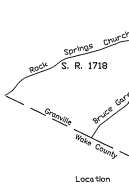
PB31 PG 63



Control corner

Existing PK nail centerline S. R. 1711 over center of 15" culvert 3960' west of the intersection of S. R. 1718 and S. R. 1711.

DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD - DESIGN STANDARDS CERTIFICATION
- Approved -

District Engineer — Date 1/12/05

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon which was conveyed to me (us) by deed recorded in the Granville County Register of Deeds Office in Book ____, Page ____ and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building lines, and dedicate all alleys, walks, easements, parks, roads, streets and open spaces to public or private use as noted. Further, I (we) hereby certify that the land as shown hereon is within the subdivision regulation jurisdiction of Granville County, North Carolina.

Owner — Date 11 JAN 05

I, James R. Wilson, Professional Land Surveyor, do hereby certify that this plat is of a survey that creates a subdivision of land within the area of a county of municipality that has an ordinance that regulates parcels of land.

James R. Wilson, P.L.S. No. L-2452 — Date 1-11-05

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision as depicted hereon has been granted final approval pursuant to the Granville County Subdivision Regulation.

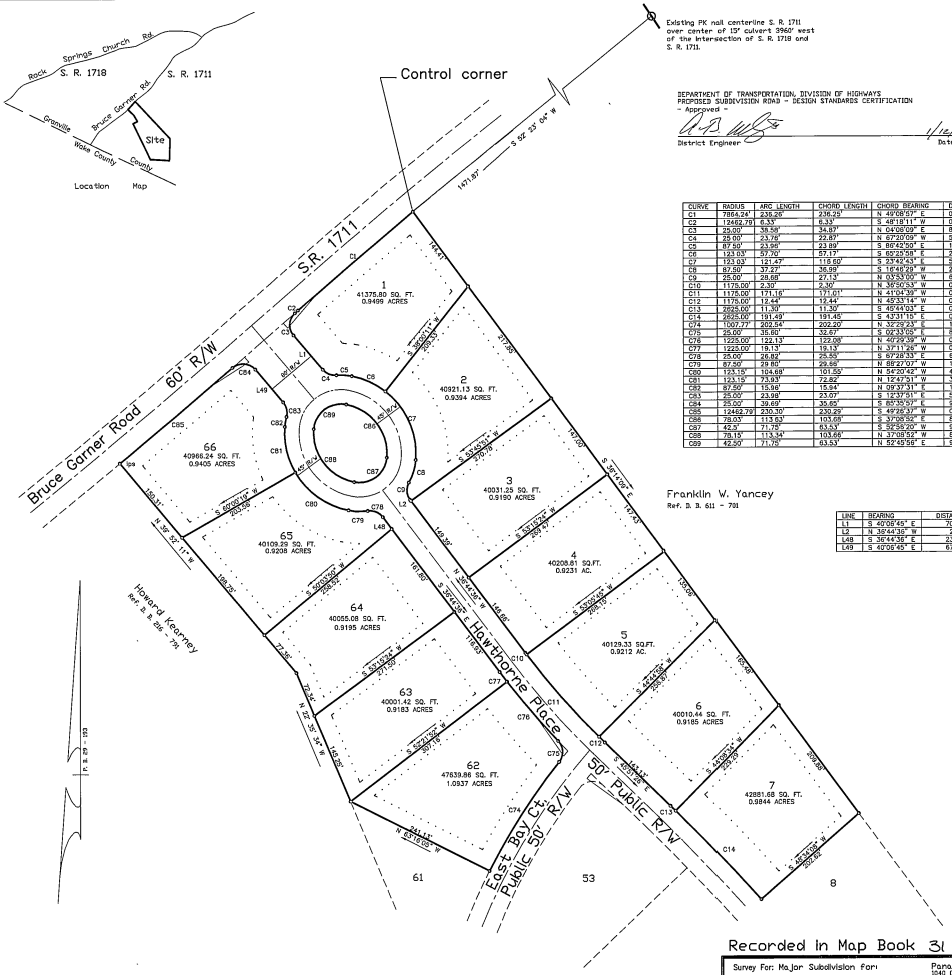
Granville County Land Development Administrator — Date 1-19-05

I (We) hereby certify that a guarantee of completion of the required improvements for this subdivision has been submitted and approved pursuant to Section 21.103 of the Granville County Land Development Ordinance.

County Manager
Granville County
North Carolina — Date 1/19/05

NOTES:

1 - Minimum building setbacks are shown as dotted lines: Front = 30 feet, Side = 15 feet, Rear = 25 feet, Corner lot side = 25 feet
2 - Zoning is AR - 40
3 - This property is located in a WS - VI - GW watershed.
4 - The entire property shown is located outside any special flood hazard boundary, as per FIRM No. 3727700285 C — Dated September 26, 1990 ##
5 - Site triangles are shown on this map as per North Carolina Department of Transportation
6 - Iron pins set at all corners
7 - Lot 27 dwelling will face Kragen Place due to lot depth requirements.
8 - A 20' Drainage Easement is reserved 10' either side of side property lines.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	7854.24'	235.25'	235.25'	N 49°08'57" E	01°43'17"
C2	12462.79'	6.33'	6.33'	S 48°18'11" W	00°01'45"
C3	25.00'	38.58'	34.87'	N 04°08'09" E	88°25'48"
C4	25.00'	23.76'	22.87'	N 67°30'09" W	54°26'48"
C5	87.50'	23.96'	23.89'	S 80°42'50" E	15°41'23"
C6	123.03'	57.70'	57.17'	S 60°23'56" E	26°51'18"
C7	123.03'	121.47'	116.60'	S 23°42'43" E	56°34'11"
C8	87.50'	37.27'	36.99'	S 16°40'29" W	24°24'14"
C9	25.00'	28.68'	27.13'	N 03°53'00" W	65°43'12"
C10	1175.00'	2.30'	2.30'	N 38°50'53" W	00°08'44"
C11	1175.00'	171.16'	171.01'	N 41°04'39" W	08°20'47"
C12	1175.00'	12.44'	12.44'	N 45°33'14" W	00°36'25"
C13	2625.00'	11.30'	11.30'	S 49°44'03" E	00°14'48"
C14	2625.00'	191.49'	191.45'	S 42°31'15" E	04°10'47"
C74	1007.77'	202.54'	202.20'	N 32°22'23" E	11°30'53"
C75	25.00'	35.60'	32.67'	S 02°33'05" E	81°35'52"
C76	1225.00'	122.13'	122.08'	N 40°29'39" W	05°42'44"
C77	1225.00'	19.13'	19.13'	N 37°11'29" W	00°53'41"
C78	25.00'	26.82'	25.55'	S 67°28'33" E	61°27'54"
C79	87.50'	29.80'	29.66'	N 89°27'07" W	19°30'47"
C80	123.15'	104.68'	101.50'	N 54°20'42" W	48°42'02"
C81	123.15'	75.93'	72.82'	N 12°47'51" W	34°23'39"
C82	87.50'	15.96'	15.94'	N 09°37'31" E	10°27'05"
C83	25.00'	23.98'	23.07'	S 12°37'51" E	54°97'49"
C84	25.00'	39.69'	35.60'	S 80°35'07" E	90°58'24"
C85	12462.79'	230.30'	230.29'	S 49°26'37" W	01°03'53"
C86	78.03'	113.63'	103.68'	S 37°36'55" E	83°23'29"
C87	42.5'	71.75'	63.53'	S 52°39'20" W	96°43'55"
C88	78.15'	113.34'	103.68'	N 37°09'52" W	83°00'41"
C89	42.50'	71.75'	63.53'	N 52°45'56" E	96°43'55"

LINE	BEARING	DISTANCE
L1	S 40°08'45" E	70.55'
L2	N 36°44'36" W	2.00'
L48	S 36°44'36" E	23.04'
L49	S 40°09'45" E	67.07'

North Carolina
GRANVILLE County

I, LESLIE H. SMITH, Review Officer of the County aforesaid, certify that this plat to which this certification is affixed meets all statutory requirements for recording.

1-19-05
Review Officer — Date

I, James R. Wilson, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the error of closure as calculated by latitudes and departures is 1:10,000; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ____, Page ____; that this plat was prepared in accordance with G.S. 47-30 as ammended. Witness my original signature, registration number and seal this 7th day of October, A.D., 2004.

Professional Land Surveyor
L-2452
Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-2452 LAND SURVEYOR JAMES R. WILSON

Presented for registration this 19 day of January 2005 at 9:02 o'clock A.M. and registered in the office of Register of Deeds for Granville County, North Carolina.
Book number 31 Page number 63.

Kathryn Davis Averett
Register of Deeds
By: Angela D. Balmer Deputy

Recorded In Map Book 31, Page 63, Granville Co. Registry.

LEGEND

ecm	Existing concrete monument
eip	Existing iron pin
ips	Iron pin set
epk	Existing PK nail
pks	PK nail set

500 250 100 50 25 0
Graphic Scale

Survey For: Major Subdivision for:

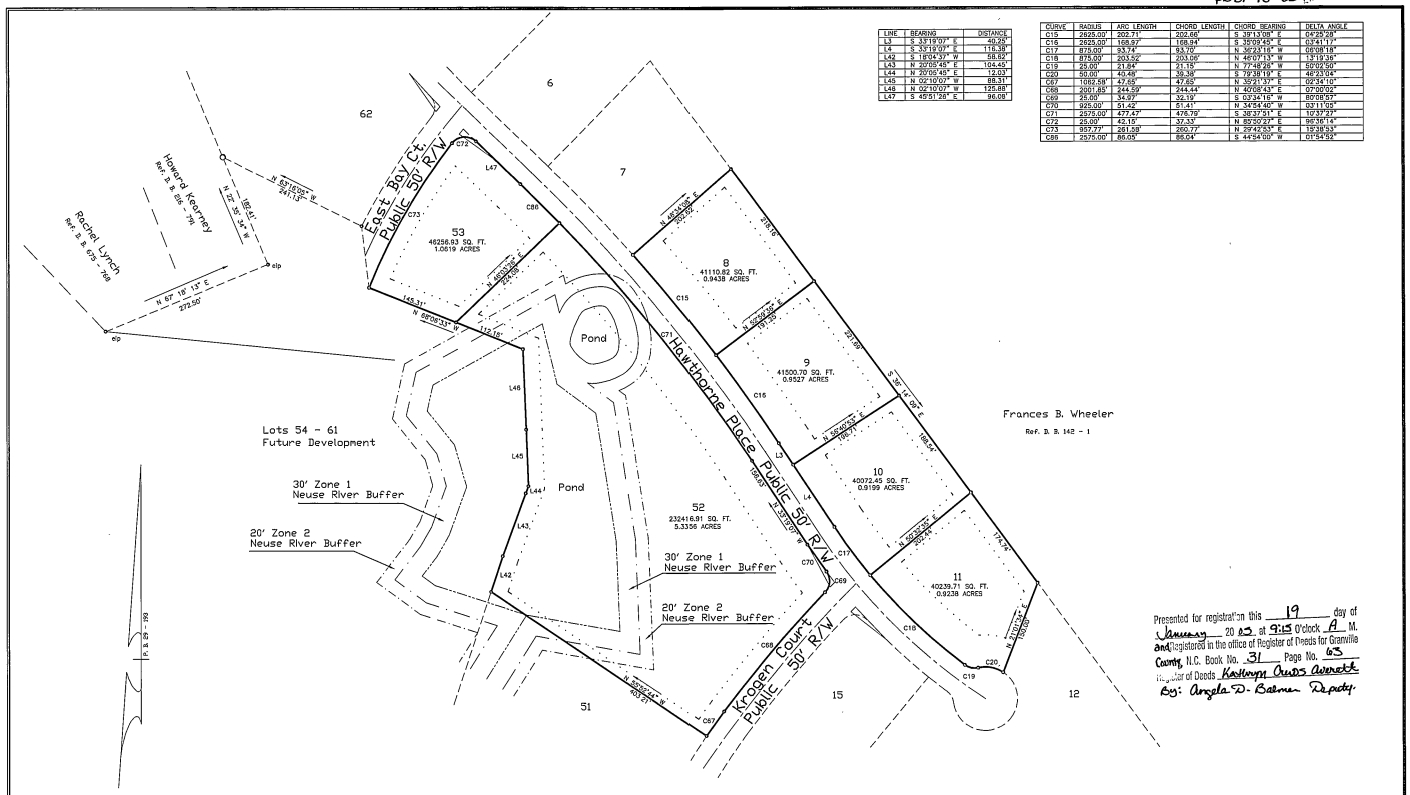
Panora Development, LLC
1040 Grayson Farm Road
Creedmoor, N. C. 27522
919-528-4926

Hawthorne Subdivision
Brassfield Township
Granville County, North Carolina
Sheet 1 Of 4

Scale: 1" = 100' Date: 10 - 07 - 2004 File No.: 2004 - 012

James R. Wilson
Professional Land Surveyor
Main Street - Creedmoor, N.C.
919-528-3184

PB31 PG 63



LINE	BEARING	DISTANCE
L3	S 33°19'07" E	49.25'
L4	S 33°19'07" E	116.38'
L42	S 18°04'37" W	58.52'
L43	N 20°05'45" E	104.40'
L44	N 20°05'45" E	12.03'
L45	N 02°10'07" W	88.31'
L46	N 02°10'07" W	125.88'
L47	S 45°51'26" E	96.08'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C15	2625.00'	202.71'	202.66'	S 39°13'08" E	04°25'28"
C16	2625.00'	168.97'	168.94'	S 35°09'45" E	03°41'17"
C17	875.00'	53.74'	53.73'	N 32°23'16" W	03°08'18"
C18	875.00'	203.52'	203.06'	N 46°07'13" W	13°19'36"
C19	25.00'	21.94'	21.19'	N 77°48'26" W	50°02'50"
C20	50.00'	40.49'	39.38'	S 79°38'19" E	46°23'04"
C67	1092.28'	47.65'	47.65'	N 39°21'37" E	02°34'10"
C68	2001.85'	244.59'	244.44'	N 40°08'43" E	07°00'02"
C69	25.00'	34.97'	32.19'	S 63°34'18" W	80°08'27"
C70	925.00'	51.42'	51.41'	N 34°54'40" W	03°11'05"
C71	2575.00'	477.47'	476.79'	S 38°37'31" E	10°37'27"
C72	25.00'	43.15'	37.33'	N 82°50'27" E	98°36'14"
C73	957.77'	261.58'	260.77'	N 29°42'53" E	15°38'53"
C85	2575.00'	86.05'	86.04'	S 44°54'05" W	01°54'52"

Presented for registration this 19 day of January 20 03 at 9:15 O'clock A M. and registered in the office of Register of Deeds for Granville County, N.C. Book No. 31 Page No. 63
Register of Deeds Kathryn Quick Averett
By: Angela D. Barnes Deputy

NORTH CAROLINA
SEAL
L-2452
LAND SURVEYOR
JAMES R. WILSON

Recorded In Map Book 31 , Page 63 , Granville Co. Registry.

LEGEND

ecm	Existing concrete monument
eip	Existing iron pin
ips	Iron pin set
epk	Existing PK nail
pks	PK nail set

500 250 100 50 25 0
Graphic Scale

Survey For: Major Subdivision For:

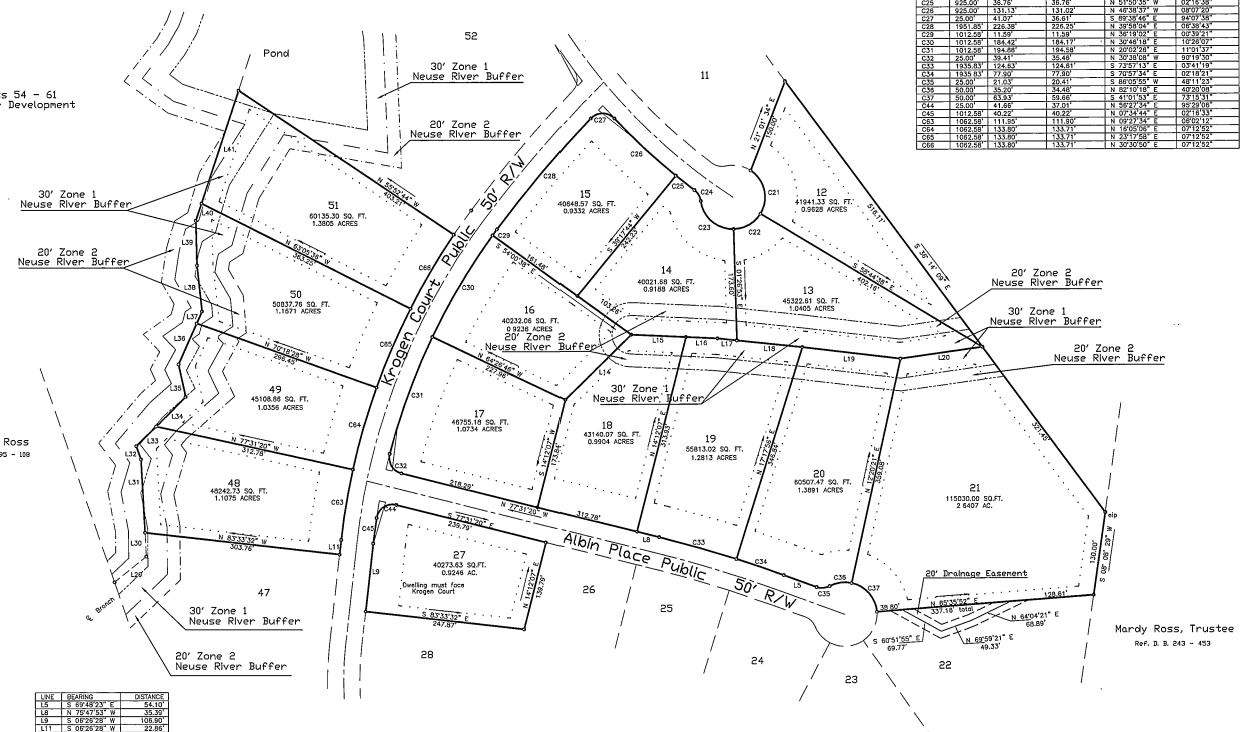
Hawthorne Subdivision
Brassfield Township
Granville County, North Carolina

Sheet 2 Of 4

Scale: 1" = 100' Date: 10 - 07 - 2004 File No.: 2004 - 912

James R. Wilson
Professional Land Surveyor
Main Street – Creedmoor, N.C.
919-528-3184

PB31 PG 63



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C21	50.00'	76.53'	69.26'	S 12°36'42" E	87°42'08"
C22	50.00'	50.60'	47.94'	S 59°54'14" W	57°17'45"
C23	50.00'	74.13'	67.53'	N 48°58'28" W	84°56'50"
C24	25.00'	20.28'	19.73'	S 29°44'29" E	46°28'51"
C25	925.00'	36.76'	36.76'	N 51°50'35" W	02°16'38"
C26	925.00'	131.13'	131.02'	N 46°38'37" W	09°07'20"
C27	25.00'	41.07'	36.61'	S 89°38'46" E	94°07'16"
C28	1851.88'	226.38'	226.25'	N 39°58'04" E	06°36'43"
C29	1012.58'	11.59'	11.59'	N 36°19'02" E	02°39'21"
C30	1012.58'	184.42'	184.17'	N 30°46'18" E	10°26'02"
C31	1012.58'	194.58'	194.28'	N 20°05'29" E	11°01'37"
C32	25.00'	39.41'	35.48'	N 30°38'08" W	90°19'30"
C33	1935.83'	124.83'	124.81'	S 73°52'13" E	03°41'16"
C34	1935.83'	77.90'	77.90'	S 70°57'34" E	02°18'21"
C35	25.00'	21.03'	20.41'	S 86°02'50" W	48°11'23"
C36	50.00'	35.20'	34.48'	N 82°10'16" E	40°20'08"
C37	50.00'	63.83'	59.66'	S 41°01'53" E	73°13'01"
C44	25.00'	41.66'	37.01'	N 59°21'54" E	95°29'08"
C45	1012.58'	40.22'	40.22'	N 07°24'44" E	02°16'33"
C63	1062.58'	111.95'	111.80'	N 09°27'54" E	06°02'12"
C64	1062.58'	133.80'	133.71'	N 16°05'08" E	07°12'52"
C65	1062.58'	133.80'	133.71'	N 23°17'58" E	07°12'52"
C66	1062.58'	133.80'	133.71'	N 30°30'50" E	07°12'52"

LINE	BEARING	DISTANCE
L5	S 69°48'23" E	54.10'
L8	N 75°47'53" W	35.39'
L9	S 09°26'28" W	108.90'
L11	S 06°26'28" W	22.86'
L14	S 42°29'56" W	144.10'
L15	S 87°16'13" E	85.25'
L16	S 87°16'13" E	48.78'
L17	N 83°30'45" W	30.17'
L18	N 83°55'48" W	102.03'
L19	S 83°08'14" E	153.53'
L20	N 81°54'27" E	128.27'
L29	S 51°04'01" W	63.77'
L30	S 03°05'05" E	37.09'
L31	S 03°09'05" E	114.82'
L32	S 18°58'13" E	22.14'
L33	S 44°48'47" W	43.71'
L34	S 44°48'47" W	65.21'
L35	S 11°53'44" E	51.95'
L36	S 23°47'19" W	69.61'
L37	S 23°47'19" W	20.61'
L38	S 08°53'30" E	71.94'
L39	S 01°27'38" E	69.85'
L40	S 18°15'53" W	28.49'
L41	S 18°09'08" W	188.25'

LEGEND

ccn	Existing concrete monument
eip	Existing iron pin
ips	Iron pin set
epk	Existing PK nail
pks	PK nail set

500 250 100 50 25 0
Graphic Scale

Presented for registration this 19 day of January 20 05 at 9:15 O'clock A M. and Registered in the office of Register of Deeds for Granville County, N.C. Book No. 31 Page No. 63
Register of Deeds Kathryn Crews Averett
By: Angela D. Balmer Deputy

NORTH CAROLINA PROFESSIONAL SEAL L-2452 LAND SURVEYOR JAMES R. WILSON

Recorded In Map Book 31, Page 63, Granville Co. Registry.

Survey For: Major Subdivision for:

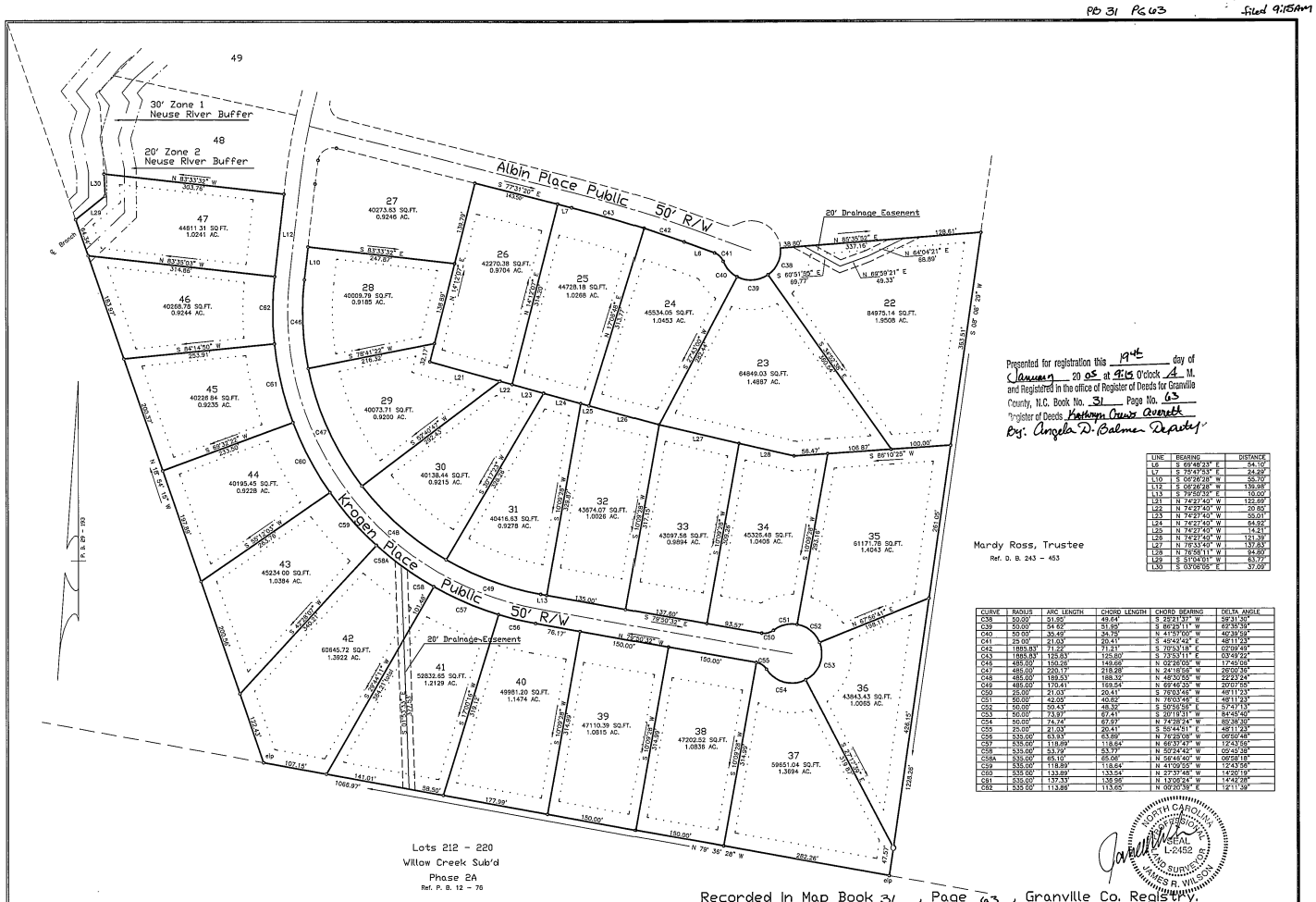
Hawthorne Subdivision
Brassfield Township
Granville County, North Carolina

Sheet 3 Of 4

Scale: 1" = 100' Date: 10 - 07 - 2004 File No.: 2004 - 012

James R. Wilson
Professional Land Surveyor
Main Street – Creedmoor, N.C.
919-528-3184

BK 31 PG 63 Filed 9:15AM



Presented for registration this 19th day of January 20 05 at 9:15 O'clock A M. and Registered in this office of Register of Deeds for Granville County, N.C. Book No. 31 Page No. 63

Register of Deeds Kathryn Davis Averett

By: Angela D. Palmer Deputy

Mardy Ross, Trustee

Ref. D. B. 243 - 453

LINE	BEARING	DISTANCE
L6	S 69°48'23" E	54.10'
L7	S 75°47'53" E	24.29'
L10	S 06°26'28" W	55.10'
L12	S 06°26'28" W	139.98'
L13	S 79°50'33" E	10.00'
L21	N 74°27'40" W	122.89'
L22	N 74°27'40" W	20.89'
L23	N 74°27'40" W	55.01'
L24	N 74°27'40" W	64.92'
L25	N 74°27'40" W	14.21'
L26	N 74°27'40" W	121.39'
L27	N 76°33'49" W	137.83'
L28	N 76°58'11" W	94.80'
L29	S 51°04'01" W	63.77'
L30	S 03°08'55" E	37.09'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C38	50.00'	51.95'	49.64'	S 28°21'33" W	59°31'30"
C39	50.00'	54.62'	51.95'	S 86°23'11" W	62°38'19"
C40	50.00'	35.49'	34.76'	N 41°57'00" W	40°39'59"
C41	25.00'	21.03'	20.41'	S 48°42'42" E	48°11'23"
C42	1885.83'	71.22'	71.21'	S 70°53'18" E	02°09'49"
C43	1885.83'	125.83'	125.80'	S 73°53'11" E	03°49'22"
C46	485.00'	150.26'	149.68'	N 02°26'05" W	17°45'06"
C47	485.00'	220.17'	218.28'	N 24°18'58" W	26°00'38"
C48	485.00'	189.53'	188.32'	N 48°30'55" W	22°23'24"
C49	485.00'	170.41'	169.54'	N 69°46'30" W	20°07'55"
C50	25.00'	21.03'	20.41'	S 79°03'46" W	48°11'23"
C51	50.00'	42.05'	40.82'	N 76°03'46" E	48°11'23"
C52	50.00'	50.43'	48.32'	S 59°56'56" E	57°47'13"
C53	50.00'	73.97'	67.41'	S 20°19'31" W	84°45'40"
C54	50.00'	74.74'	67.97'	N 74°39'24" W	85°36'30"
C55	25.00'	21.03'	20.41'	S 56°44'51" E	48°11'23"
C56	535.00'	63.33'	63.99'	N 76°25'08" W	06°50'48"
C57	535.00'	118.89'	118.64'	N 66°37'47" W	12°43'56"
C58	535.00'	53.70'	53.73'	N 59°24'42" W	05°45'38"
C58A	535.00'	65.10'	65.06'	N 56°46'40" W	06°58'18"
C59	535.00'	118.89'	118.64'	N 41°09'55" W	12°43'56"
C60	535.00'	133.89'	133.54'	N 27°37'46" W	14°20'18"
C61	535.00'	137.33'	136.96'	N 13°06'24" W	14°42'28"
C62	535.00'	113.86'	113.65'	N 05°20'38" E	12°11'39"

Lots 212 - 220
Willow Creek Sub'd
Phase 2A
Ref. P. B. 12 - 76

LEGEND

ecm	Existing concrete monument
ep	Existing iron pin
ips	Iron pin set
epk	Existing PK nail
pks	PK nail set

500 250 100 50 25 0
Graphic Scale

NORTH CAROLINA PROFESSIONAL SEAL L-2452 LAND SURVEYOR JAMES R. WILSON

Recorded in Map Book 31, Page 63, Granville Co. Registry.

Survey For: Major Subdivision for:

Hawthorne Subdivision

Brassfield Township

Granville County, North Carolina

Sheet 4 Of 4

Scale: 1" = 100' Date: 10 - 07 - 2004 File No.: 2004 - 012

James R. Wilson
Professional Land Surveyor
Main Street - Creedmoor, N.C.
919-528-3184