BKBM2024PG02208

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 16th DAY OF OCTOBER A.D. 2024.

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

NEUSE RIPARIAN BUFFER NOTE:

AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER RESOURCES (DWR) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

PROPERTY OWNERS CERTIFICATE FOR NON-DEDICATION

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

BOOK NO.: 19711

PAGE NO.: 977 & 981

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):

Manager

Granite Ridge Trail Developers LLC

"THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING."

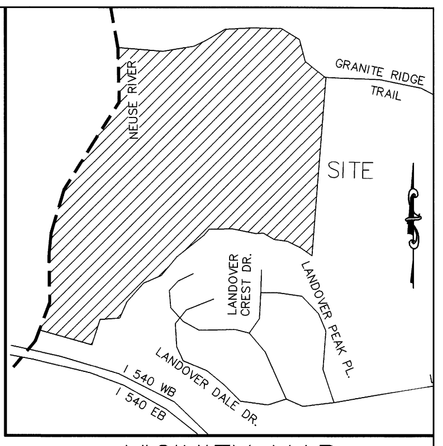
Peggy F. Sadler
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER
10/30/2024

NORTH CAROLINA, Wake COUNTY.
I, Karen M. Tinker, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY Chris Simmering (Manager of Granite Ridge Trail Developers LLC), PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 16th DAY OF October 2022. 2024

Karen M. Tinker
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/12/2029

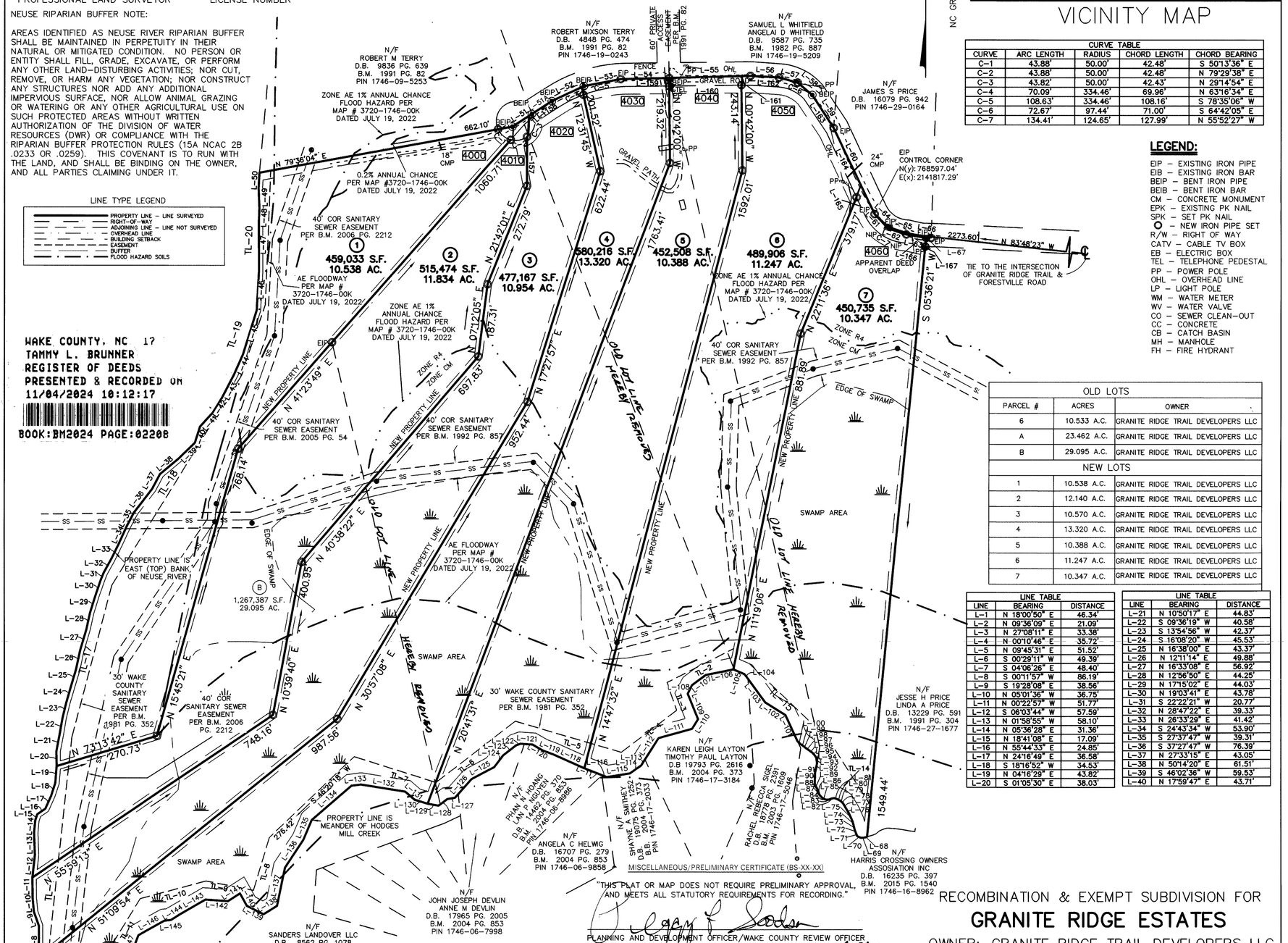
KAREN M TINKER NOTARY PUBLIC WAKE COUNTY, NC

NC GRID NAD 83' (2011)



VICINITY MAP

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	43.88'	50.00'	42.48'	S 50°13'36" E
C-2	43.88'	50.00'	42.48'	N 79°29'38" E
C-3	43.82'	50.00'	42.43'	N 29°14'54" E
C-4	70.09'	334.46'	69.96'	N 63°16'34" E
C-5	108.63'	334.46'	108.16'	S 78°35'06" W
C-6	72.67'	97.44'	71.00'	S 64°42'05" E
C-7	134.41'	124.65'	127.99'	N 55°52'27" W



OLD LOTS		
PARCEL #	ACRES	OWNER
6	10.533 A.C.	GRANITE RIDGE TRAIL DEVELOPERS LLC
A	23.462 A.C.	GRANITE RIDGE TRAIL DEVELOPERS LLC
B	29.095 A.C.	GRANITE RIDGE TRAIL DEVELOPERS LLC
NEW LOTS		
1	10.538 A.C.	GRANITE RIDGE TRAIL DEVELOPERS LLC
2	12.140 A.C.	GRANITE RIDGE TRAIL DEVELOPERS LLC
3	10.570 A.C.	GRANITE RIDGE TRAIL DEVELOPERS LLC
4	13.320 A.C.	GRANITE RIDGE TRAIL DEVELOPERS LLC
5	10.388 A.C.	GRANITE RIDGE TRAIL DEVELOPERS LLC
6	11.247 A.C.	GRANITE RIDGE TRAIL DEVELOPERS LLC
7	10.347 A.C.	GRANITE RIDGE TRAIL DEVELOPERS LLC

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 18°00'50" E	46.34'
L-2	N 09°36'09" E	21.09'
L-3	N 27°08'11" E	33.38'
L-4	N 00°10'46" E	35.72'
L-5	N 09°45'31" E	51.52'
L-6	S 00°29'11" W	49.39'
L-7	S 04°06'26" E	48.40'
L-8	S 00°11'57" W	86.19'
L-9	S 19°28'08" E	38.56'
L-10	N 05°01'36" W	36.75'
L-11	N 00°22'57" W	51.77'
L-12	S 06°03'44" W	57.59'
L-13	N 01°58'55" W	58.10'
L-14	N 05°36'28" E	31.36'
L-15	N 18°41'08" E	17.09'
L-16	N 55°44'33" E	24.85'
L-17	N 24°16'49" E	36.58'
L-18	S 18°16'52" W	34.53'
L-19	N 04°16'29" E	43.82'
L-20	S 01°05'30" E	38.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L-21	N 10°50'17" E	44.83'
L-22	S 09°36'19" W	40.58'
L-23	S 13°54'56" W	42.37'
L-24	S 16°08'20" W	45.53'
L-25	N 16°38'00" E	43.37'
L-26	N 12°11'14" E	49.88'
L-27	N 16°33'08" E	56.92'
L-28	N 12°56'50" E	44.25'
L-29	N 17°15'02" E	44.03'
L-30	N 19°03'41" E	43.78'
L-31	S 22°22'21" W	20.77'
L-32	N 28°47'22" E	39.33'
L-33	N 26°33'29" E	41.42'
L-34	S 24°43'34" W	53.90'
L-35	S 27°37'47" W	39.31'
L-36	S 37°27'47" W	76.39'
L-37	N 27°33'15" E	43.05'
L-38	N 50°14'20" E	61.51'
L-39	S 46°02'36" W	59.53'
L-40	N 17°59'47" E	43.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L-41	S 42°13'41" W	48.70'
L-42	N 31°30'24" E	46.63'
L-43	N 27°10'02" E	65.51'
L-44	N 23°41'03" E	57.63'
L-45	S 17°15'56" W	118.24'
L-46	N 03°18'00" E	100.00'
L-47	N 00°13'29" W	128.78'
L-48	N 02°22'19" E	34.50'
L-49	N 02°00'55" W	51.23'
L-50	N 02°48'33" E	39.54'
L-51	S 57°02'56" W	59.89'
L-51A	S 57°02'56" W	61.04'
L-52	N 64°45'08" E	91.44'
L-53	S 79°25'05" W	96.52'
L-54	S 88°29'07" W	124.47'
L-55	N 88°30'41" E	210.00'
L-56	S 86°40'19" E	73.51'
L-57	S 74°56'25" E	49.71'
L-58	S 49°32'09" E	49.36'
L-59	S 32°55'44" E	101.32'
L-60	S 25°54'28" E	245.47'
L-61	S 42°56'29" E	49.97'
L-62	N 71°21'39" W	49.78'
L-63	N 80°11'33" W	51.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L-64	S 47°27'51" E	48.74'
L-65	S 71°36'19" E	49.80'
L-66	N 80°10'41" W	50.02'
L-67	N 05°36'21" E	4.10'
L-68	N 72°24'09" E	5.69'
L-69	N 85°08'48" E	10.58'
L-70	N 66°45'47" W	10.05'
L-71	S 23°08'37" E	8.73'
L-72	S 19°29'50" E	9.36'
L-73	S 14°01'51" E	11.57'
L-74	S 15°35'45" E	11.55'
L-75	S 24°08'55" E	19.91'
L-76	S 29°28'04" E	13.62'
L-77	S 31°00'06" E	18.76'
L-78	S 41°20'04" E	2.55'
L-79	S 51°07'08" E	6.76'
L-80	S 61°43'25" E	8.36'
L-81	S 71°17'21" E	8.63'
L-82	S 79°36'01" W	7.76'
L-83	S 69°19'28" E	8.13'
L-84	S 83°15'02" E	8.25'
L-85	S 61°37'01" E	7.69'
L-86	N 45°01'49" W	7.85'
L-87	N 34°42'10" W	9.54'
L-88	N 15°41'11" W	10.41'
L-89	N 27°58'28" W	12.59'
L-90	N 00°29'09" E	29.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L-91	S 14°31'19" W	11.54'
L-92	S 10°23'03" W	15.13'
L-93	S 08°45'37" E	13.07'
L-94	S 27°13'58" E	6.66'
L-95	S 41°42'00" E	10.63'
L-96	S 52°53'34" E	9.22'
L-97	S 54°27'17" E	13.93'
L-98	N 52°59'07" W	3.36'
L-99	S 53°06'19" E	9.94'
L-100	S 48°42'53" E	11.40'
L-101	N 25°01'32" W	74.75'
L-102	N 57°47'29" W	61.21'
L-103	N 36°05'16" E	75.34'
L-104	S 38°05'16" E	15.14'
L-105	S 66°40'52" E	30.54'
L-106	N 78°36'06" E	72.42'
L-107	N 53°39'32" E	43.84'
L-108	S 27°09'17" W	24.88'
L-109	N 22°00'51" W	71.03'
L-110	N 11°39'38" E	28.89'
L-111	N 74°31'09" E	90.00'
L-112	N 32°40'49" E	65.54'
L-113	S 32°40'49" W	18.09'
L-114	N 54°15'01" E	35.30'
L-115	N 80°45'11" E	60.54'
L-116	N 68°15'00" W	13.84'
L-117	N 68°15'00" W	48.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L-118	S 65°48'49" E	88.25'
L-119	N 69°38'18" W	28.05'
L-120	S 60°48'25" E	30.91'
L-121	N 85°56'42" W	30.94'
L-122	S 70°32'29" W	12.07'
L-123	S 51°59'41" W	41.61'
L-124	N 37°24'17" E	38.63'
L-125	N 62°04'34" E	66.13'
L-126	S 41°25'57" W	64.16'
L-127	N 79°59'44" E	19.83'
L-128	N 52°53'26" E	28.18'
L-129	N 79°28'34" W	28.64'
L-130	S 73°03'42" E	35.19'
L-131	S 49°27'13" E	31.58'
L-132	S 80°55'29" E	115.56'
L-133	N 82°20'49" E	24.62'
L-134	N 49°20'26" E	134.61'
L-135	N 23°10'08" E	55.35'
L-136	S 33°28'06" W	85.70'
L-137	N 11°51'17" E	100.76'
L-138	N 58°13'01" E	41.33'
L-139	S 63°04'18" E	47.94'
L-140	S 29°10'34" E	36.41'
L-141	N 57°20'00" E	36.91'
L-142	S 86°00'55" E	57.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L-143	N 60°01'22" E	74.12'
L-144	S 58°04'11" W	28.79'
L-145	N 82°55'10" E	17.11'
L-146	N 61°06'04" E	76.92'
L-147	N 20°59'48" E	70.11'
L-148	N 15°47'06" E	75.72'
L-149	S 22°21'42" W	41.54'
L-150	N 02°23'50" E	137.96'
L-151	N 71°50'35" W	21.63'
L-152	N 74°18'45" E	58.65'
L-153	N 89°37'47" E	53.65'
L-154	S 86°31'57" W	52.27'
L-155	N 65°40'00" E	25.03'
L-156	N 73°48'23" E	13.53'
L-157	S 00°02'49" W	126.05'
L-158	N 57°16'20" E	73.52'
L-159	N 89°18'00" E	114.75'
L-160	N 89°18'00" E	186.46'
L-161	S 89°18'00" W	24.74'
L-162	S 86°04'07" E	71.71'
L-163	S 33°53'21" E	105.20'
L-164	S 24°58'56" E	183.24'
L-165	N 24°58'56" W	51.20'
L-166	S 77°21'23" E	37.78'
L-167	S 88°50'42" E	12.29'

WAKE COUNTY, NC 17
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/04/2024 10:12:17
BOOK:BM2024 PAGE:02208

THIS PLAT IS NOT TO BE RECORDED AFTER THE 6th DAY OF Nov 2024

1 MYLAR COPY IS TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☐ IN ■ OUT OF THE CITY LIMITS.

"THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING."

Peggy F. Sadler
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER
10/30/2024

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
4) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES.CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
5) NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSUPPLY WATERSHED BUFFER.
6) THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.

RECOMBINATION & EXEMPT SUBDIVISION FOR

GRANITE RIDGE ESTATES

OWNER: GRANITE RIDGE TRAIL DEVELOPERS LLC
LOT 5 & 6 TERRY SUBDIVISION &
LOTS A & B DAVID EARL HODGENS SUBDIVISION
4024, 4004, 4000 GRANITE RIDGE TRAIL
REF: D.B. 19711 PAGE 977
REF: B.M. 1980 PAGE 458
REF: B.M. 1981 PAGE 352
REF: D.B. 19711 PAGE 981
REF: B.M. 1983 PAGE 1342
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

200 100 0 200 400

SCALE 1"=200'

JULY 11, 2024
ZONED R4, CM, & SHOD-1
PIN # 1746-18-6295
PIN # 1746-18-0170
PIN # 1746-07-2741
RCMP-0153-2024

(GRANITE RIDGE-SIMMERING.DWG - JML)

CMP
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148