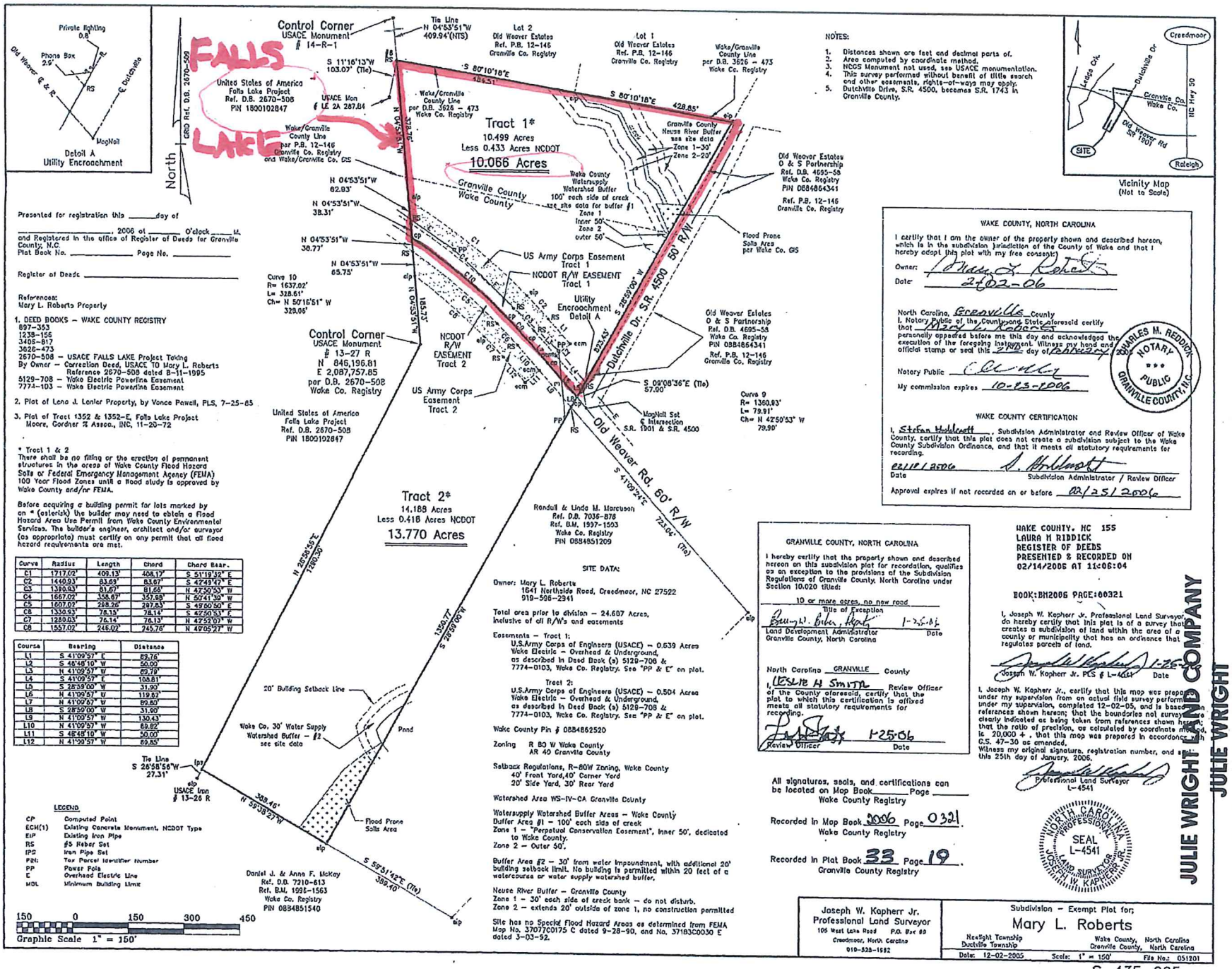
BKBM2006PG00321



NOTES:

1. Distances shown are feet and decimal parts of.
2. Area computed by coordinate method.
3. NCGS Monument not used, see USACE monumentation.
4. This survey performed without benefit of title search and other easements, rights-of-ways may apply.
5. Dutchville Drive, S.R. 4500, becomes S.R. 1743 in Granville County.

Presented for registration this _____ day of

_____, 2006 at _____ O'clock ____ M.
and Registered in the office of Register of Deeds for Granville County, N.C.
Plat Book No. _____ Page No. _____

Register of Deeds _____

References:
Mary L. Roberts Property

1. DEED BOOKS - WAKE COUNTY REGISTRY
   897-353
   1238-156
   3405-817
   3626-473
   2670-508 - USACE FALLS LAKE Project Taking
   By Owner - Correction Deed, USACE TO Mary L. Roberts
   Reference 2670-508 dated 8-11-1995
   5129-708 - Wake Electric Powerline Easement
   7774-103 - Wake Electric Powerline Easement
2. Plat of Lena J. Lanier Property, by Vance Powell, PLS, 7-25-85
3. Plat of Tract 1352 & 1352-E, Falls Lake Project
   Moore, Gardner & Assoc., INC, 11-20-72

* Tract 1 & 2
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 and/or FEMA.

Before acquiring a building permit for lots marked by an * (asterisk) the builder may need to obtain a Flood Hazard Area Use Permit from Wake County Environmental Services. The builder's engineer, architect and/or surveyor (as appropriate) must certify on any permit that all flood hazard requirements are met.

Curve	Radius	Length	Chord	Chord Bear.
C1	1717.02'	409.13'	408.17'	S 51°19'32" E
C2	1440.93'	83.68'	83.67'	S 42°49'42" E
C3	1390.93'	81.67'	81.66'	N 42°50'53" W
C4	1667.02'	356.69'	355.98'	N 50°41'39" W
C5	1607.02'	298.26'	297.83'	S 49°00'50" E
C6	1330.93'	78.15'	78.14'	S 42°50'53" E
C7	1280.93'	76.14'	76.13'	N 42°52'07" W
C8	1557.02'	246.02'	245.76'	N 49°05'27" W

Course	Bearing	Distance
L1	S 41°09'57" E	69.76'
L2	S 48°48'10" W	50.00'
L3	N 41°09'57" W	69.79'
L4	S 41°09'57" E	108.81'
L5	S 28°59'00" W	31.90'
L6	N 41°09'57" W	119.62'
L7	N 41°09'57" W	89.80'
L8	S 28°59'00" W	31.90'
L9	N 41°09'57" W	130.43'
L10	N 41°09'57" W	89.82'
L11	S 48°48'10" W	50.00'
L12	N 41°09'57" W	69.85'

LEGEND

CP	Computed Point
ECM(1)	Existing Concrete Monument, NCDOT Type
EIP	Existing Iron Pipe
RS	#5 Rebar Set
IPS	Iron Pipe Set
PIN	Tax Parcel Identifier Number
PP	Power Pole
E	Overhead Electric Line
MBL	Minimum Building Limit

SITE DATA:

Owner: Mary L. Roberts
1641 Northside Road, Creedmoor, NC 27522
919-598-2941

Total area prior to division - 24.607 Acres, inclusive of all R/W's and easements

Easements - Tract 1:
U.S.Army Corps of Engineers (USACE) - 0.639 Acres
Wake Electric - Overhead & Underground,
as described in Deed Book (s) 5129-708 & 7774-0103, Wake Co. Registry. See "PP & E" on plat.

Tract 2:
U.S.Army Corps of Engineers (USACE) - 0.504 Acres
Wake Electric - Overhead & Underground,
as described in Deed Book (s) 5129-708 & 7774-0103, Wake Co. Registry. See "PP & E" on plat.

Wake County Pin # 0884862520

Zoning R 80 W Wake County
AR 40 Granville County

Setback Regulations, R-80W Zoning, Wake County
40' Front Yard, 40' Corner Yard
20' Side Yard, 30' Rear Yard

Watershed Area WS-IV-CA Granville County

Watersupply Watershed Buffer Areas - Wake County
Buffer Area #1 - 100' each side of creek
Zone 1 - "Perpetual Conservation Easement", inner 50', dedicated to Wake County.
Zone 2 - Outer 50'.

Buffer Area #2 - 30' from water impoundment, with additional 20' building setback limit. No building is permitted within 20 feet of a watercourse or water supply watershed buffer.

Neuse River Buffer - Granville County
Zone 1 - 30' each side of creek bank - do not disturb.
Zone 2 - extends 20' outside of zone 1, no construction permitted

Site has no Special Flood Hazard Areas as determined from FEMA Map No. 3707C0175 C dated 9-28-90, and No. 3718 3C0030 E dated 3-03-92.

WAKE COUNTY, NORTH CAROLINA

I certify that I am the owner of the property shown and described hereon, which is in the subdivision jurisdiction of the County of Wake and that I hereby adopt this plat with my free consent.

Owner: Mary L. Roberts
Date 2-02-06

North Carolina, Granville County
I, Notary Public of the County and State aforesaid certify that Mary L. Roberts personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 2nd day of February, 2006.

Notary Public _____
My commission expires 10-23-2006

CHARLES M. REDDICK NOTARY PUBLIC GRANVILLE COUNTY, N.C.

WAKE COUNTY CERTIFICATION

I, Stefan Hohlwott, Subdivision Administrator and Review Officer of Wake County, certify that this plat does not create a subdivision subject to the Wake County Subdivision Ordinance, and that it meets all statutory requirements for recording.

02/10/2006
Date
Subdivision Administrator / Review Officer

Approval expires if not recorded on or before 02/25/2006

GRANVILLE COUNTY, NORTH CAROLINA

I hereby certify that the property shown and described hereon on this subdivision plat for recordation, qualifies as an exception to the provisions of the Subdivision Regulations of Granville County, North Carolina under Section 10.020 titled:

10 or more acres, no new road
Title of Exception

Land Development Administrator
Granville County, North Carolina
1-25-06
Date

North Carolina GRANVILLE County

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

Review Officer
1-25-06
Date

All signatures, seals, and certifications can be located on Map Book _____ Page _____
Wake County Registry

Recorded in Map Book 2006 Page 0321.
Wake County Registry

Recorded in Plat Book 33 Page 19.
Granville County Registry

WAKE COUNTY, NC 155
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/14/2006 AT 11:06:04

BOOK:BM2006 PAGE:00321

I, Joseph W. Kapherr Jr. 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 or municipality that has an ordinance that regulates parcels of land.

Joseph W. Kapherr Jr. PLS # L-4541
1-26-06
Date

I, Joseph W. Kapherr Jr., certify that this map was prepared under my supervision from an actual field survey performed under my supervision, completed 12-02-05, and is based on references shown hereon; that the boundaries not surveyed are clearly indicated as being taken from references shown hereon; that the ratio of precision, as calculated by coordinate method, is 20,000 +, that this map was prepared in accordance with G.S. 47-30 as amended.
Witness my original signature, registration number, and seal this 25th day of January, 2006.

Professional Land Surveyor
L-4541

NORTH CAROLINA PROFESSIONAL SEAL L-4541 LAND SURVEYOR JOSEPH W. KAPHERR JR.

JULIE WRIGHT LAND COMPANY
JULIE WRIGHT
PHONE: (919) 847-5731
CELL: (919) 632-8264

Joseph W. Kapherr Jr.
Professional Land Surveyor
105 West Lake Road P.O. Box 69
Creedmoor, North Carolina
919-528-1582

Subdivision - Exempt Plat for;
Mary L. Roberts
Neuflight Township
Dutchville Township
Wake County, North Carolina
Granville County, North Carolina
Date: 12-02-2005 Scale: 1" = 150' File No.: 051201

S-435-005