

I hereby certify that I am the owner of the property shown and described hereon which was conveyed to me by deed recorded in the Granville County Register of Deeds office in Book 1873 Page 644, and that we hereby adopt this plan of subdivision with my free consent. Further, we hereby certify that the land as shown hereon is within the subdivision regulation jurisdiction of Granville County, North Carolina.

DocuSigned by:
Stephen H. Packer 5/12/2024
0Y639L4605EAE8 Date
for: JSW Partners, a N.C. General Partnership

I, hereby certify that the subdivision plat as depicted hereon has been granted final approval pursuant to the Granville County Subdivision Regulations.

Land Development Administrator _____ Date 5-15-24

State of North Carolina, County of Granville

Bernie Baker

Review Official of Granville County, certify that the map or plan to which this certification is affixed meets all statutory requirements for recording.

Bernie Baker 5-15-24

Review Officer _____ Date _____

Department of Transportation Division of Highways
Proposed Suppression Road Design Standards Certification
Decommissioned by: 
Approved: _____
Date: 5/13/2024
District Engineer
Mark S. Smith

Surveyor's Certificate
I, Stephen M. Pickett, hereby certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land

I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in [reference(s)] that the ratio of precision is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 1st day of April, A.D., 2024.

Stephen A. Bockert
Professional Land Surveyor, License Number L-3991



Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1168)

PO Box 2351
Oxford, NC 27565
P. 919.528.8900

File:20010-10

As the subject of the article, *ISSW Partners* is a N.C. General Partnership, a firm composed of two partners, *Stevens & Lutz*, a law firm, and *ISSW Landscapes*, a N.C. General Partnership. The firm has a combined staff of approximately 100 employees, all of whom provide landscape architectural, site planning, grading, drainage improvements, and site construction services to its clients. *ISSW Partners* is a 501(c)(3) nonprofit organization, and its mission is to provide environmental and social control improvements (the "improvements") to the communities of the Triangle region of North Carolina. *ISSW Partners* is governed by a Board of Directors (see Chapter 32, Article XI, Section 1 of the *ISSW Partners* Bylaws) and a Board of Advisors (see Chapter 32, Article XI, Section 2 of the *ISSW Partners* Bylaws). The Board of Directors is responsible for the management of the firm, and the Board of Advisors is responsible for the maintenance of the improvements. The undersigned supervisor (hereinafter the "supervisor") is a member of the Board of Directors and is responsible for the day-to-day management of the firm. The supervisor has received training in the maintenance of the improvements and has received the assistance of a maintenance agreement with the County (i) (iii) the NCDOT or a municipality has acquired any public road improvements for maintenance.

- 1) Stormwater Maintenance and Access Easement Notes
- 2) The owner is responsible for maintaining the permanent engineered stormwater control labeled "Stormwater Maintenance and Access Easement" as directed by the government office having jurisdiction for watershed protection.
- 3) This property is located in a stormwater management protection area and/or public water supply watershed; development standards apply
- 4) The Government office having jurisdiction for watershed protection at the project location is the **City of San Francisco**
- 5) The structure labeled as "Stormwater Maintenance and Access Easement" for inspections and maintenance enforcement.
- 6) Refer to Stormwater Facility Agreement and Covenants recorded in Dated Book 1861, page 277 of the Grantville County Registry.

Stream Buffer Note
Clearing vegetation within 30 feet of the top of the stream bank (30' Zone 1 Buffer) is prohibited. Impervious structures are not allowed within the 50-foot buffer. Contact Greenville County prior to any land disturbance within the buffer.

Driveway Note:
All lots to be served by driveways that are on interior subdivision streets only.

I hereby certify that I am

The owner of the property shown and described herein said that I have adopted this plan of subdivision with my free consent, establish the minimum building setbacks, and dedicate all alleys, walks, easements, paths, roads, streets and open spaces to public or private use as noted further. I hereby certify that the land is within the subdivision jurisdiction of Granville County, North Carolina

DATE 5-15-24

_____ & _____
OWNER

LINE	BEARING	DISTANCE
1	N 66°19'16"E	34.53
2	S 64°10'23"E	17.53
3	S 28°06'41"E	26.25
4	S 87°04'48"E	20.85
5	N 08°42'12"E	28.68
6	N 88°26'11"E	69.59
7	S 76°53'34"E	74.03
8	N 47°27'44"E	23.10
9	S 63°33'35"E	18.47
10	N 3°28'27"E	37.39
11	S 72°34'56"E	19.12
12	N 29°39'54"E	21.48
13	S 76°31'31"E	20.64
14	N 60°12'00"E	23.65
15	S 77°07'54"E	22.95
16	N 67°52'36"E	37.35
17	N 80°30'17"E	30.52
18	N 51°45'36"E	13.22
19	N 02°45'56"E	26.51
20	S 20°54'49"E	35.52
21	N 56°30'41"E	46.34
22	N 32°04'50"E	18.86
23	N 71°31'05"E	25.52
24	N 54°35'27"E	35.52
25	N 71°28'45"E	20.44
26	N 31°01'23"E	32.65
27	N 62°42'59"E	15.31
28	N 21°59'30"E	12.27
29	N 67°51'08"E	39.47
30	N 51°31'50"E	65.03
31	N 30°50'06"W	15.17
32	N 23°32'09"E	8.65
33	S 66°29'56"E	18.89
34	N 57°28'46"E	69.28
35	N 78°30'49"E	7.41
36	N 76°29'49"E	21.30
37	S 42°00'14"E	14.97
38	N 52°10'42"E	26.33
39	N 51°18'47"E	30.53
40	S 56°51'07"E	16.40
41	N 89°44'36"E	58.54
42	N 28°42'53"E	28.89
43	N 40°33'33"W	26.80
44	N 57°57'41"E	40.42
45	N 11°28'19"E	31.07
46	N 63°42'58"E	57.65
47	N 82°55'59"E	35.28
48	N 12°43'03"W	16.05
49	N 89°44'36"E	58.54
50	S 47°16'36"E	16.82
51	S 87°26'14"E	30.62
52	S 59°08'11"E	22.26
53	N 28°42'42"E	18.14
54	N 76°05'22"E	9.47
55	S 27°11'17"E	37.33
56	S 26°02'30"E	25.45
57	S 27°28'39"E	10.32
58	S 64°54'19"E	6.53
59	N 41°15'36"E	6.28
60	S 50°05'30"E	14.89
61	N 77°51'40"E	6.85
62	S 02°38'15"E	13.48
63	N 65°74'28"E	21.07
64	N 31°43'46"E	31.68
65	N 03°55'48"E	13.88
66	S 72°46'21"E	21.34
67	S 23°59'24"E	23.66
68	N 82°56'25"E	13.65
69	N 43°31'30"E	19.17
70	N 84°38'18"E	22.57
71	N 43°31'45"E	17.65
72	S 07°21'15"E	20.81
73	N 07°21'16"E	10.22
74	N 38°56'34"E	7.47
75	N 55°58'02"E	4.57

[illegible]

CURVE	RADIUS
C1	335.00'
C2	325.00'
C3	335.00'
C4	25.00'
C5	974.99'
C6	975.00'
C7	975.00'
C8	975.00'
C9	775.00'
C10	775.00'
C11	25.00'
C12	50.00'
C13	50.00'
C14	50.00'
C15	50.00'
C16	725.00'
C17	1025.00'
C18	1025.00'
C19	1025.00'
C20	1025.00'
C21	1025.00'
C22	25.00'
C23	275.00'
C24	275.00'
C25	425.00'
C26	425.00'
C27	375.00'
C28	375.00'
C29	375.00'
C30	325.00'
C31	325.00'
C32	325.00'
C33	325.00'
C34	285.75'
C35	285.75'
C36	285.36'
C37	530.00'
C38	373.00'

CURVE	RADIUS
E01	335.00'
E02	285.42'
E03	284.75'
E04	173.97'
E05	285.36'
E06	1025.00'

CURVE	RADIUS
S01	50.00'
S02	50.00'
S03	50.00'
S04	50.00'

1	

LINE TABLE			CURVE TABLE		
LINE	BEARING	DISTANCE	CURVE LENGTH	CHORD BEARING	CHORD BEARING
RI	S 64°13'18" W	224.61'	244.19'	N 36°44'30" W	199.74'
RI	S 65°23'16" W	229.51'	194.74'	N 32°47'30" W	152.86'
			172.62'	N 64°11'42" E	112.46'
			35.82'	N 37°54'04" E	35.82'
			16.33'	N 03°37'16" W	16.33'
			93.04'	N 05°30'05" W	93.04'
			93.04'	N 12'18'07" W	93.04'
			90.12'	N 17°41'00" W	90.12'
			67.69'	N 17°49'45" W	67.69'
			25.88'	N 14°23'13" W	25.88'
			30.77'	N 48°40'13" W	30.77'
			55.42'	N 28°11'26" W	55.42'
			58.17'	N 22°17'56" E	58.17'
			55.11'	S 71°16'17" E	55.11'
			22.84'	S 26°33'18" E	22.84'
			82.54'	S 19°52'31" E	82.54'
			7.81'	S 20°06'47" E	7.81'
			90.03'	S 17°22'42" E	90.03'
			90.03'	S 12°20'46" E	90.03'
			103.44'	S 05°56'19" E	103.44'
			16.21'	S 03°35'40" E	16.21'
			39.27'	S 48°08'28" E	39.27'
			181.69'	N 67°55'35" E	181.69'
			93.11'	N 39°18'16" E	93.11'
			200.18'	N 43°05'53" E	200.18'
			109.03'	N 63°56'28" E	109.03'
			152.84'	S 59°56'52" W	152.84'
			1720.01'	S 38°46'17" W	1720.01'
			40.01'	S 33°50'51" W	40.01'
			85.00'	S 44°09'00" W	85.00'
			85.00'	S 59°08'08" W	85.00'
			85.00'	S 74°07'15" W	85.00'
			29.75'	S 84°14'10" W	29.75'
			133.66'	S 72°37'05" W	133.66'
			303.17'	S 29°31'45" E	303.17'
			128.02'	S 33°35'52" E	128.02'
			107.39'	S 67°03'53" E	107.39'
			142.35'	S 77°47'07" W	142.35'
CURVE TABLE			CHORD BEARING		
CURVE LENGTH	CHORD BEARING	CHORD BEARING	CURVE LENGTH	CHORD BEARING	CHORD BEARING
16.40'	N 17°32'36" E	N 07°55'46" E	16.40'	N 17°32'36" E	N 07°55'46" E
88.23'	N 07°55'46" E	N 10°06'48" E	88.23'	N 07°55'46" E	N 10°06'48" E
132.42'	N 10°06'48" E	N 34°07'49" E	132.42'	N 10°06'48" E	N 34°07'49" E
10.00'	N 34°07'49" E	N 52°28'03" E	10.00'	N 34°07'49" E	N 52°28'03" E
91.04'	N 52°28'03" E	N 77°42'28" E	91.04'	N 52°28'03" E	N 77°42'28" E
84.00'	N 77°42'28" E	N 17°12'56" W	84.00'	N 77°42'28" E	N 17°12'56" W
CHORD BEARING			CHORD BEARING		
CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
N 10°06'48" E	N 34°07'49" E	N 52°28'03" E	N 10°06'48" E	N 34°07'49" E	N 52°28'03" E
N 34°07'49" E	N 52°28'03" E	N 77°42'28" E	N 34°07'49" E	N 52°28'03" E	N 77°42'28" E
N 52°28'03" E	N 77°42'28" E	N 17°12'56" W	N 52°28'03" E	N 77°42'28" E	N 17°12'56" W
N 17°12'56" W	N 33°50'51" W	N 44°09'00" W	N 17°12'56" W	N 33°50'51" W	N 44°09'00" W
N 33°50'51" W	N 44°09'00" W	N 59°08'08" W	N 33°50'51" W	N 44°09'00" W	N 59°08'08" W
N 44°09'00" W	N 59°08'08" W	N 74°07'15" W	N 44°09'00" W	N 59°08'08" W	N 74°07'15" W
N 59°08'08" W	N 74°07'15" W	N 84°14'10" W	N 59°08'08" W	N 74°07'15" W	N 84°14'10" W
N 74°07'15" W	N 84°14'10" W	N 93°18'16" E	N 74°07'15" W	N 84°14'10" W	N 93°18'16" E

C H O R D			L I N E T A B L E				
CHORD LENGTH	LINE	BEGINNING	DISTANCE	CHORD LENGTH	LINE	BEGINNING	DISTANCE
	S1.1	S 2'07.933" E	10.00'		S1.2	S 2'07.933" E	10.00'
		192.01'			S1.3	S 2'09.157" E	10.00'
		170.56'			S1.4	S 1'69.407" W	194.92'
		32.83'			S1.5	S 1'40.953" E	59.88'
		16.33'			S1.6	S 1'55.407" W	61.33'
		93.00'			S1.7	S 1'53.477" W	7.43'
		33.00'			S1.8	S 1'53.726" E	30.08'
		87.48'			S1.9	S 1'53.677" W	33.09'
		77.81'			S1.10	S 1'53.607" W	25.15'
		90.00'			S1.11	S 1'53.607" W	20.55'
		100.40'			S1.12	S 1'50.041" W	60.60'
		151.28'			S1.13	S 1'49.613" W	34.15'
		119.46'			S1.14	S 1'49.636" W	4.99'
		39.98'			S1.15	N 1'07.926" E	50.45'
		84.76'			S1.16	N 6'02.913" W	8.66'
		77.81'			S1.17	N 6'37.206" E	18.04'
		90.00'			S1.18	S 7'55.364" E	8.71'
		100.40'			S1.19	N 4'12.553" E	53.38'
		151.28'			S1.20	N 7'07.511" E	20.61'
		119.46'			S1.21	N 3'45.733" E	79.75'
		39.98'			S1.22	N 3'45.733" E	19.32'
		84.76'			S1.23	N 6'40.077" E	204.88'
		84.76'			S1.24	S 2'01.933" E	11.00'
		84.76'			S1.25	S 2'01.933" E	9.60'
		84.76'			S1.26	S 6'04.007" W	198.63'
		84.76'			S1.27	S 3'45.723" W	84.73'
		84.76'			S1.28	S 7'03.349" E	12.48'
		84.76'			S1.29	S 5'22.710" E	12.41'
		84.76'			S1.30	S 2'50.094" E	45.39'
		84.76'			S1.31	S 3'50.044" E	12.51'
		84.76'			S1.32	N 6'40.077" E	235.77'
		84.76'			S1.33	N 1'42.854" W	154.24'
		84.76'			S1.34	S 6'45.801" W	68.89'
		84.76'			S1.35	N 4'11.159" W	10.60'
		84.76'			S1.36	N 4'01.159" W	39.89'
		84.76'			S1.37	N 5'00.133" E	56.00'
		84.76'			S1.38	S 6'03.309" E	64.54'
		84.76'			S1.39	S 4'28.584" E	181.48'
		84.76'			S1.40	N 1'74.177" W	157.72'
		84.76'			S1.41	N 3'50.721" W	60.56'
		84.76'			S1.42	N 3'50.922" W	12.53'
		84.76'			S1.43	N 3'50.922" W	88.06'
		84.76'			S1.44	N 3'48.401" W	83.82'
		84.76'			S1.45	N 0'21.633" E	12.84'
		84.76'			S1.46	N 4'31.610" E	11.33'
		84.76'			S1.47	N 6'53.911" E	55.54'
		84.76'			S1.48	N 6'41.601" E	46.11'
		84.76'			S1.49	S 7'05.533" E	31.26'
		84.76'			S1.50	S 4'24.081" E	29.57'
		84.76'			S1.51	S 3'46.610" E	145.37'
		84.76'			S1.52	S 2'11.009" E	29.20'
		84.76'			S1.53	S 4'15.563" W	51.04'
		84.76'			S1.54	S 4'15.563" W	44.72'
		84.76'			S1.55	S 1'74.127" E	83.89'

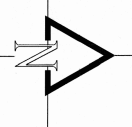
References
DB 18/3/644
PB 51/41
PB 52/71

Owner
JSM/Partners
10931 Strickland Rd, Ste 111
Raleigh, NC 27615

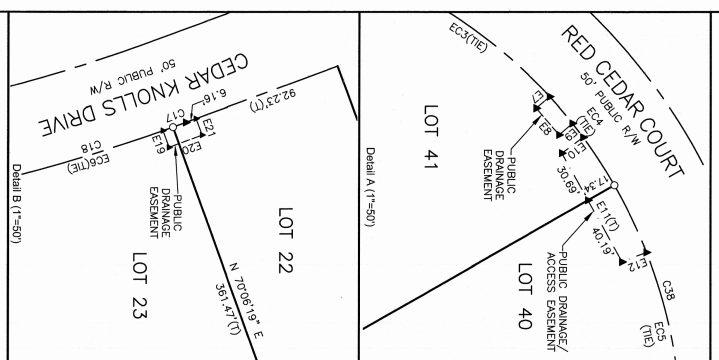
Site Data
1) PIN 183-400164083
Record No. 3086
2) Zone: Cluster AR-40
3) Setbacks:
Street: 25'
Site: 61/15'
Rear: 30'
4) Watershed: Falls Lake

Final Subdivision Plat
Cedar Knolls
October 25, 2023
Brassfield Township, Granville Co., N.C.
Map Set, Sheet 1 of 4

Doc ID: 00384870004 Type: CRP
Recorded: 05/16/2024 at 02:14:19 PM
Fee Amt: \$84.00 Page 1 of 4
Greenville County, NC
Kathy N. Taylor Reg of Deeds
BK 53 pg 103-106



N.C. State Plane
Coordinate System
NAD 83(2011)
PB 51/41



Legend (unless otherwise noted)

- 74' Rebar Found
- 74' Rebar Set
- △ Nail Set
- Concrete Monument
- Right of Way
- Centimeter
- Property Line
- Total Distance
- Property Line Surveyed
- Dead or Flat Line
- Centerline Utility Line
- Utility Pole
- Pole mounted area light
- Address
- Public Drainage Easement
- 10x70 Sign Triangle
- 10x70 Sign Triangle
- CBU

Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-11168)
PO Box 2351
Oxford, NC 27565
P. 919.528.8900



Final Subdivision Plat
Cedar Knolls
October 25, 2023
Brassfield Township, Granville Co., N.C.
Map Set, Sheet 2 of 4
Graphic Scale (1"=100')

-
- Survey map showing a boundary line with bearings and distances:
- S 00°59'38" E 90.64'
 - S 72°42'59" W 434.50'
 - S 07°25'25" E
- Other features include a stream, a lot labeled "LOT B", and a north arrow.



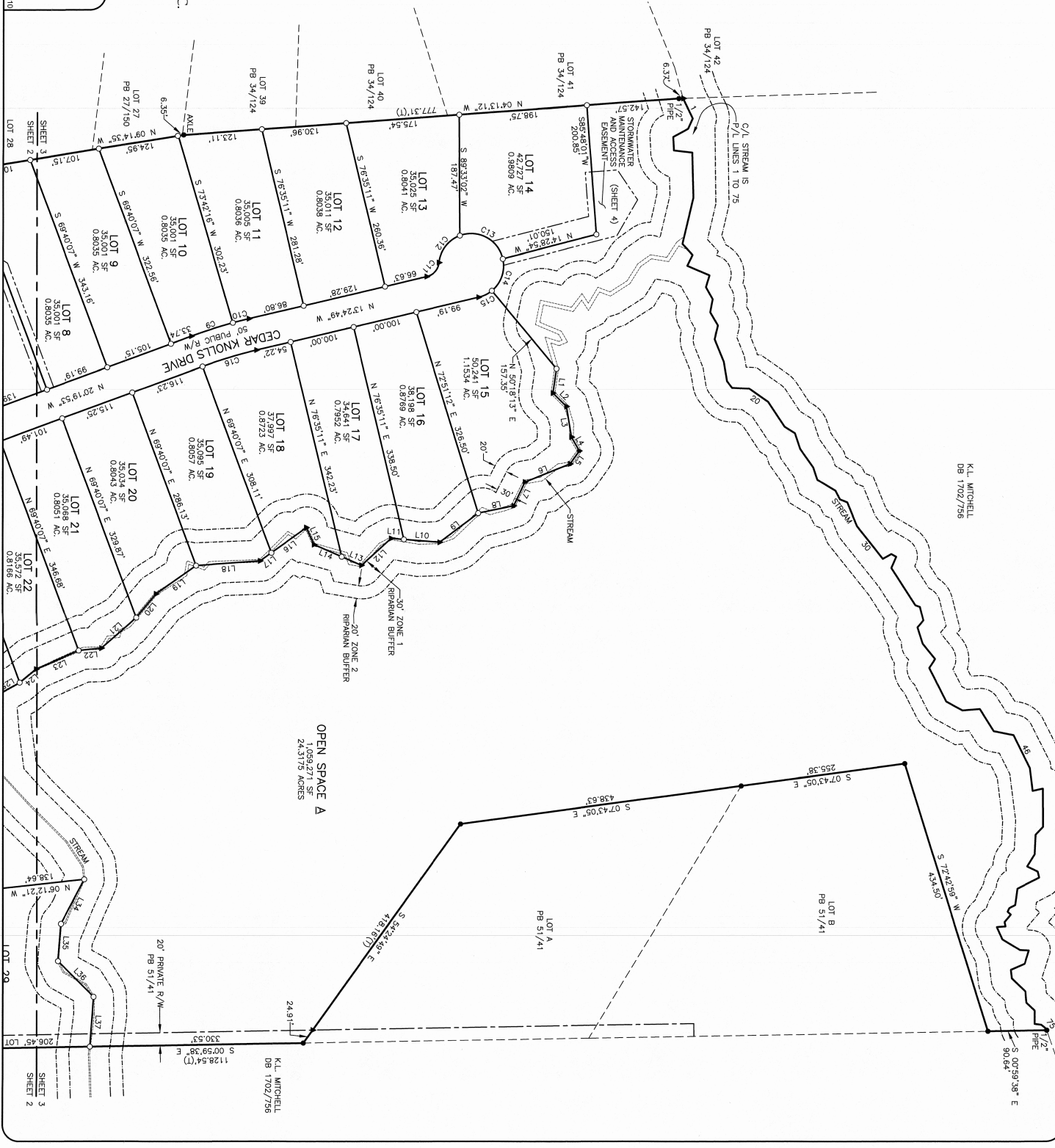
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5/12/2024

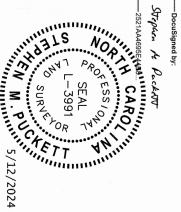
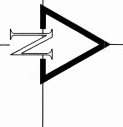
Graphic Scale (1"=100')

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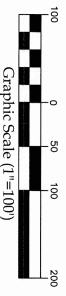
- Legend (unless otherwise noted)
- Nail Set
 - Nail Set
 - △ Calculated Point
 - ▲ Calculated Monument
 - Right of Way
 - Centerline
 - Property Line
 - Overhead Utilities
 - Pole Distance Surveyed
 - Property Line Tie
 - Dead or Pail Line
 - Overhead Utility Line
 - Pole mounted area light
 - #5 Rebar Found
 - Address
 - SCM Easement
 - Public Damage Easement
 - 10x70 Sign Triangle

N.C. State Plane
Coordinate System
NAD 83(2011)
PB 51/41



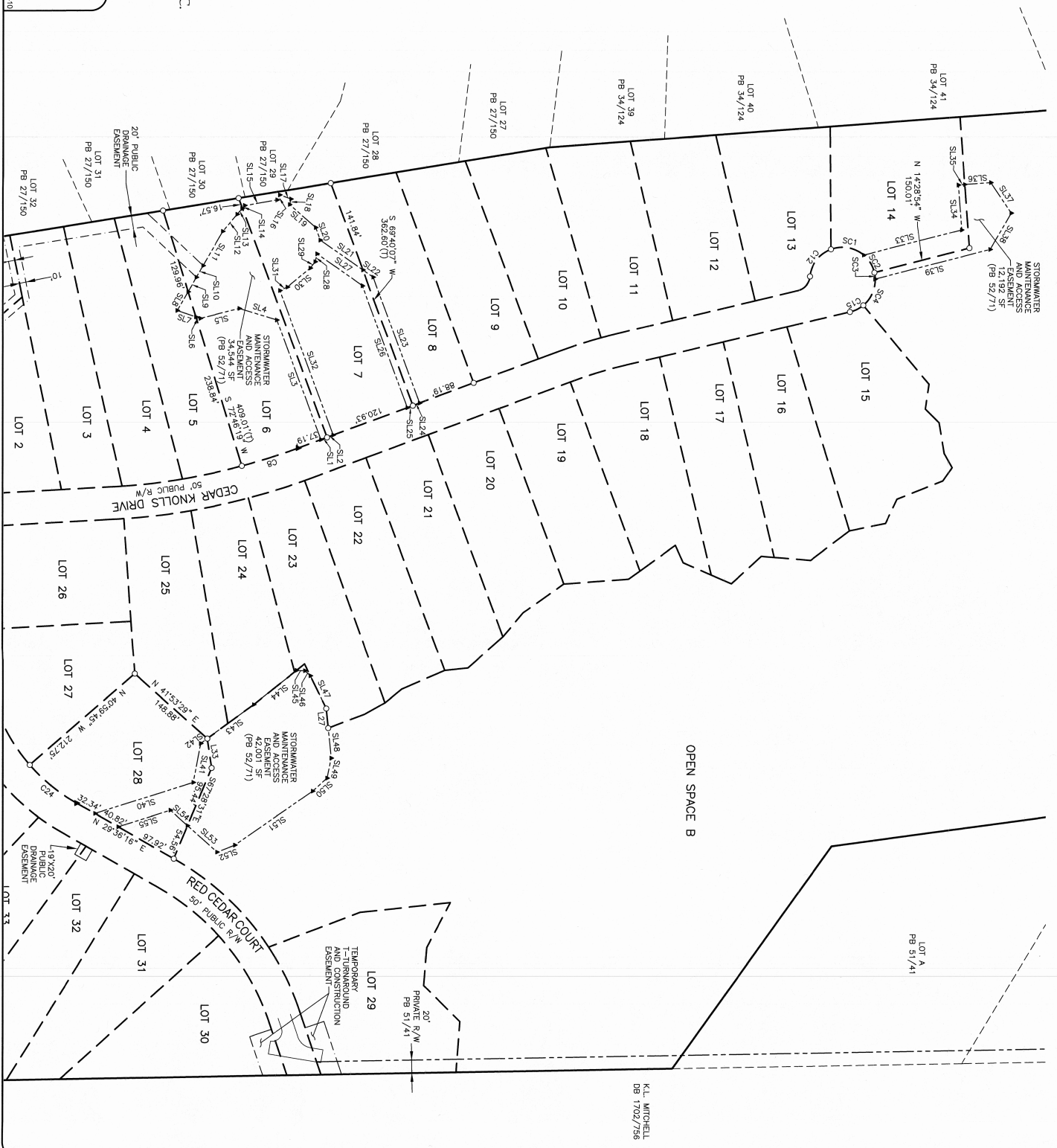
Final Subdivision Plat
Cedar Knolls

October 25, 2023
Brassfield Township, Granville Co., N.C.
Map Set, Sheet 4 of 4



Puckett Surveyors, PLLC
Professional Land Surveyors

PO Box 2351
Oxford, NC 27565
P. 919.528.8900



K.L. MITCHELL
DB 1702/756