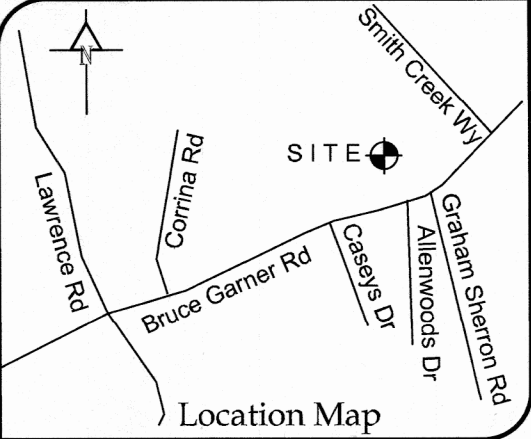




- Survey Notes**
- 1) Area by Coordinate Method.
 - 2) Distances are horizontal ground in U.S. Survey Feet.
 - 3) No title report provided. Easements and rights of others not shown hereon may exist.
 - 4) Any utilities depicted hereon are based on visible evidence only. Contact utility companies for information regarding utilities and any associated easements.
 - 5) Riparian buffers are measured from the top of bank on either side of any applicable stream. Buffer locations shall be verified prior to development or construction activity.
 - 6) Wake Electric Membership Corporation easement set forth in Deed Book 2024, page 446.

- Stormwater Maintenance and Access Easement Notes**
- 1) The owner is responsible for maintaining the permanent engineered stormwater control labeled "Bioretention areas" as directed by the government office having jurisdiction for watershed protection.
 - 2) This property is located in a stormwater management protection area and/or public water supply watershed, development restrictions apply.
 - 3) The Government office having jurisdiction for watershed protection and their assigns will have the right to access the engineered stormwater control structure labeled as "Bioretention areas" for inspections and maintenance enforcement.
 - 4) Refer to Stormwater Facility Agreement and Covenants between Granville County and Garner Road Associates, LLC, recorded in Deed Book 1996, page 610, Granville County Registry.

As the subdivider of Preserve West, Garner Road Associates, LLC understands and acknowledges that it is responsible for the maintenance, at its own expense, of all required public road improvements including, but not limited to, grading, ditching, culverts, stone base, asphalt, seeding, drainage improvements, and sedimentation and erosion control improvements (the "improvements") to the standards required by Chapter 32, Article XVII, Division 2 and Chapter 32, Article XI, Division 2 of the Granville County, North Carolina Code of Ordinances (the "Code") until such time as the NCDOT or a municipality assumes formal, legal responsibility for maintenance of the improvements. The undersigned subdivider further acknowledges that it will provide each prospective buyer of any lot shown on the record plat with (1) written disclosure of the subdivider's responsibility for maintaining the required improvements as set out in the Code and (2) the provisions of the Code prohibiting the issuance of building permits until such time as (i) the subdivider has entered into a maintenance agreement with the County or (ii) the NCDOT or a municipality has accepted any public road improvements for maintenance.

DocuSigned by:
R. Wayne Bailey 4/30/2026
By: _____
for: Garner Road Associates, LLC

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 (references) and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building setbacks, and dedicate all alleys, walks, easements, parks, roads, streets, and open spaces to public or private use as noted. Further, I hereby certify that the land as shown hereon is within the subdivision regulation jurisdiction of Granville County, North Carolina.

DocuSigned by:
R. Wayne Bailey 4/30/2026
Owner, For: Garner Road Associates, LLC Date

State of North Carolina, County of Granville
I, Barry Baker
Review Officer of Granville County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Barry Baker 5-27-26
Review Officer Date

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

Barry Baker 5-27-26
Land Development Administrator Date

Stream Buffer Note
Clearing vegetation within 30 feet of the top of the stream bank (30' Zone 1 Buffer) is prohibited. Impervious surfaces are not allowed within the 50-foot buffer. Contact Granville 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.

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Professional Land Surveyors
FIRM LICENSE NO. (P-1168)
PO Box 2351
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File:20061-10

- NCDOT Notes**
- 1-Only NCDOT approved structures can be placed within the ROW.
 - 2-Sight distance triangles take precedence over all other easements.
 - 3-Maintenance of the Public Drainage Easement is the responsibility of the underlying property owner(s). The easement allows the NCDOT the right to access the drainage easement and perform work it deems necessary or prudent to alleviate any issues jeopardizing the integrity of the roadway. It is the responsibility of the underlying property owner(s) to maintain the easement to allow positive conveyance of storm water.
 - 4-Property frontage shall not be piped without an approved encroachment from NCDOT.
 - 5-NCDOT assumes no responsibility for the operation, maintenance, or liability of the sidewalks or curb ramps. The developer, homeowners' association, or local governmental authority shall be responsible for the operation, maintenance, and liability of the sidewalk (if applicable).
 - 6-All lots must be served internally.

Department of Transportation Division of Highways
Proposed Subdivision Road Design Standards Certification

Approved: Matthew J. Nolfo
District Engineer

Date: 4/30/2026

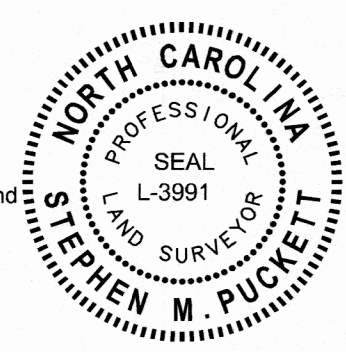


- Legend (unless otherwise noted)**
- 3/4" Pipe Found
 - #4 Rebar Set
 - Nail Found
 - Calculated Point
 - Concrete Monument
 - Right of Way
 - Centerline
 - Property Line
 - Overhead Utilities
 - Total Distance
 - Property Line Surveyed
 - Property Line Tie
 - Deed or Plat Line
 - Right of Way Line
 - Overhead Utility Line
 - Utility Pole
 - Pole mounted area light
 - Rebar Found
 - State Plane Coordinates
 - 10'x70' Sight Distance Triangle
 - Cluster Mailbox Unit
 - Lot Total Distance
 - Telecom Pedestal
 - East of P/L
- RF
SPC
ST
CBU
(L)
TP
EOL

Surveyor's Certificate
I, Stephen M. Puckett, 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 (references)); that the positional accuracy is $\pm 0.15'$ ± 150 ppm; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 9th day of April, A.D., 2026.

DocuSigned by:
Stephen M. Puckett
Professional Land Surveyor, License Number L-3991



LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 79°09'25" E	54.07'
E2	S 37°30'38" E	33.00'
E3	N 79°09'25" E	20.77'
E4	N 08°29'27" E	31.25'
E5	S 48°51'04" E	90.62'
E6	N 20°06'45" E	76.91'
E7	N 51°30'29" E	19.11'
E8	N 08°37'42" E	68.27'
E9	N 76°39'28" E	45.01'
E10	S 10°37'15" E	41.25'
E11	S 45°43'42" E	31.63'
E12	N 79°09'25" E	9.49'
E13	S 49°05'03" E	111.14'
E14	S 34°04'59" W	14.86'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	945.00'	82.37'	S 49°19'03" W	82.34'
C2	945.00'	82.04'	S 54°18'06" W	82.02'
C3	945.00'	286.13'	S 65°27'46" W	285.04'
C4	945.00'	59.50'	S 75°56'27" W	59.49'
C5	2905.00'	95.72'	S 76°48'02" W	95.72'
C6	2905.00'	100.00'	S 74°52'14" W	100.00'
C7	64.00'	21.28'	N 46°23'36" W	21.18'
C8	36.00'	8.18'	N 49°24'39" W	8.16'
C9	470.43'	99.53'	N 48°57'57" W	99.35'
C10	470.43'	100.19'	N 61°07'41" W	100.00'
C11	470.43'	100.19'	N 73°19'50" W	100.00'
C12	470.43'	103.40'	N 85°43'42" W	103.19'
C13	470.43'	72.40'	S 83°33'57" W	72.33'
C14	25.00'	39.27'	N 55°50'35" W	35.36'
C15	25.00'	21.03'	N 13°15'06" E	20.41'
C16	50.00'	90.57'	N 14°32'51" W	78.69'
C17	50.00'	85.00'	S 64°51'20" W	75.13'
C18	50.00'	65.61'	S 21°26'25" E	61.00'
C19	25.00'	21.03'	S 34°56'17" E	20.41'
C20	25.00'	39.27'	S 34°09'25" W	35.36'
C21	475.00'	219.50'	N 87°36'16" W	217.56'
C22	475.00'	229.47'	N 60°31'35" W	227.24'
C23	475.00'	190.85'	N 35°10'35" W	189.57'
C24	25.00'	39.27'	N 21°20'03" E	35.36'
C25	275.00'	70.73'	N 58°57'55" E	70.54'
C26	275.00'	108.34'	N 40°18'39" E	107.64'
C27	275.00'	111.53'	N 17°24'23" E	110.77'
C28	975.00'	68.00'	N 07°47'07" E	67.98'
C29	975.00'	53.75'	N 11°21'45" E	53.74'
C30	25.00'	21.03'	N 37°02'12" E	20.41'
C31	50.00'	58.03'	N 27°53'00" E	54.83'
C32	50.00'	125.70'	N 77°23'03" W	95.12'
C33	50.00'	57.46'	S 02°19'32" E	54.35'
C34	25.00'	21.03'	S 11°09'11" E	20.41'
C35	1025.00'	9.12'	S 12°41'13" W	9.12'
C36	1025.00'	118.87'	S 09°06'35" W	118.81'
C37	225.00'	73.10'	S 15°05'39" W	72.78'
C38	225.00'	164.67'	S 45°22'03" W	161.02'
C39	25.00'	39.27'	N 68°39'57" W	35.36'
C40	25.00'	39.27'	S 21°20'03" W	35.36'
C41	25.00'	21.03'	N 89°34'16" W	20.41'
C42	50.00'	92.21'	S 61°41'33" W	79.69'
C43	50.00'	85.00'	S 39°50'30" E	75.13'
C44	50.00'	63.98'	N 54°47'59" E	59.70'
C45	25.00'	21.03'	N 42°14'21" E	20.41'
C46	25.00'	39.27'	S 68°39'57" E	35.36'
C47	525.00'	209.09'	S 35°04'31" E	207.71'
C48	525.00'	85.09'	S 51°07'40" E	85.00'
C49	525.00'	100.15'	S 61°14'10" E	100.00'
C50	525.00'	100.15'	S 72°09'58" E	100.00'
C51	525.00'	142.22'	S 85°23'31" E	141.79'
C52	525.00'	70.47'	N 83°00'08" E	70.41'
C53	420.43'	55.32'	N 82°55'35" E	55.28'
C54	420.43'	100.25'	S 86°28'25" E	100.01'
C55	420.43'	243.18'	S 63°04'22" E	239.81'
C56	420.43'	19.72'	S 45°09'32" E	19.72'
C57	36.00'	15.21'	S 31°42'33" E	15.10'
C58	64.00'	19.29'	S 28°14'12" E	19.21'

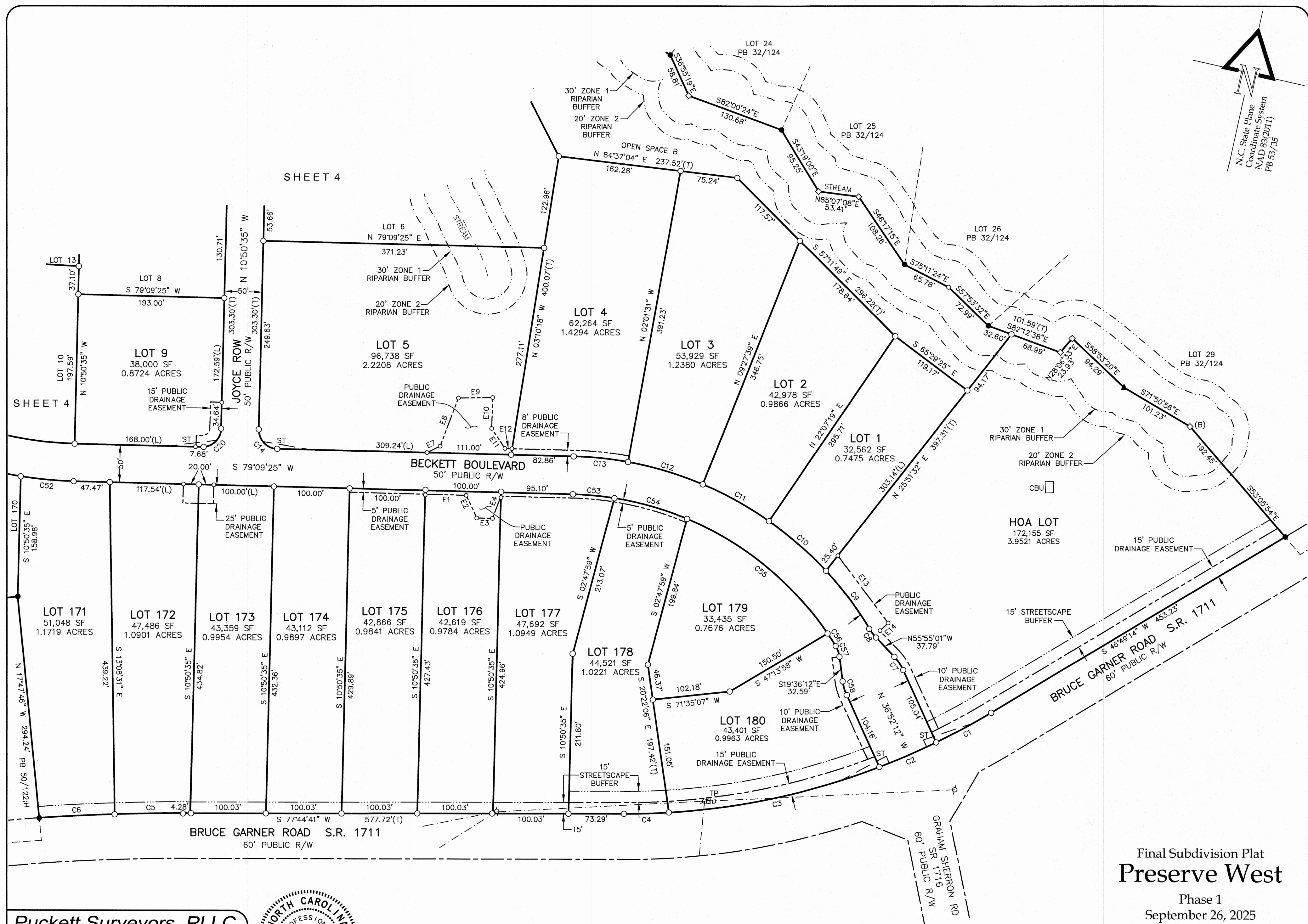
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Recorded: 05/27/2026 at 01:28:26 PM
Fee Amt: \$105.00 Page 1 of 5
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 56 Pg 58-62

Final Subdivision Plat
Preserve West
Phase 1
September 26, 2025
Brassfield Twp., Granville Co., N.C.
Map Set, Sheet 1 of 5

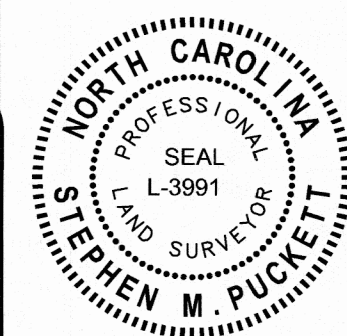
- Site Data**
- 1) PIN 182400175596
 - Record No. 23889
 - 2) Zone: Cluster AR-40
 - 3) Building Setbacks:
Street: 25'
Side: 7.5/15'
Rear: 30'
 - 4) Watershed: Falls Lake

References
DB 1979/228;1
PB 53/35
PB 53/178

Owner
Garner Road Associates, LLC
10931 Strickland Rd Ste 111
Raleigh, NC 27615

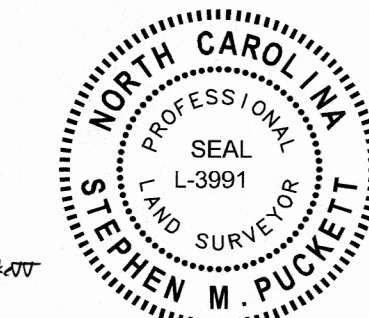
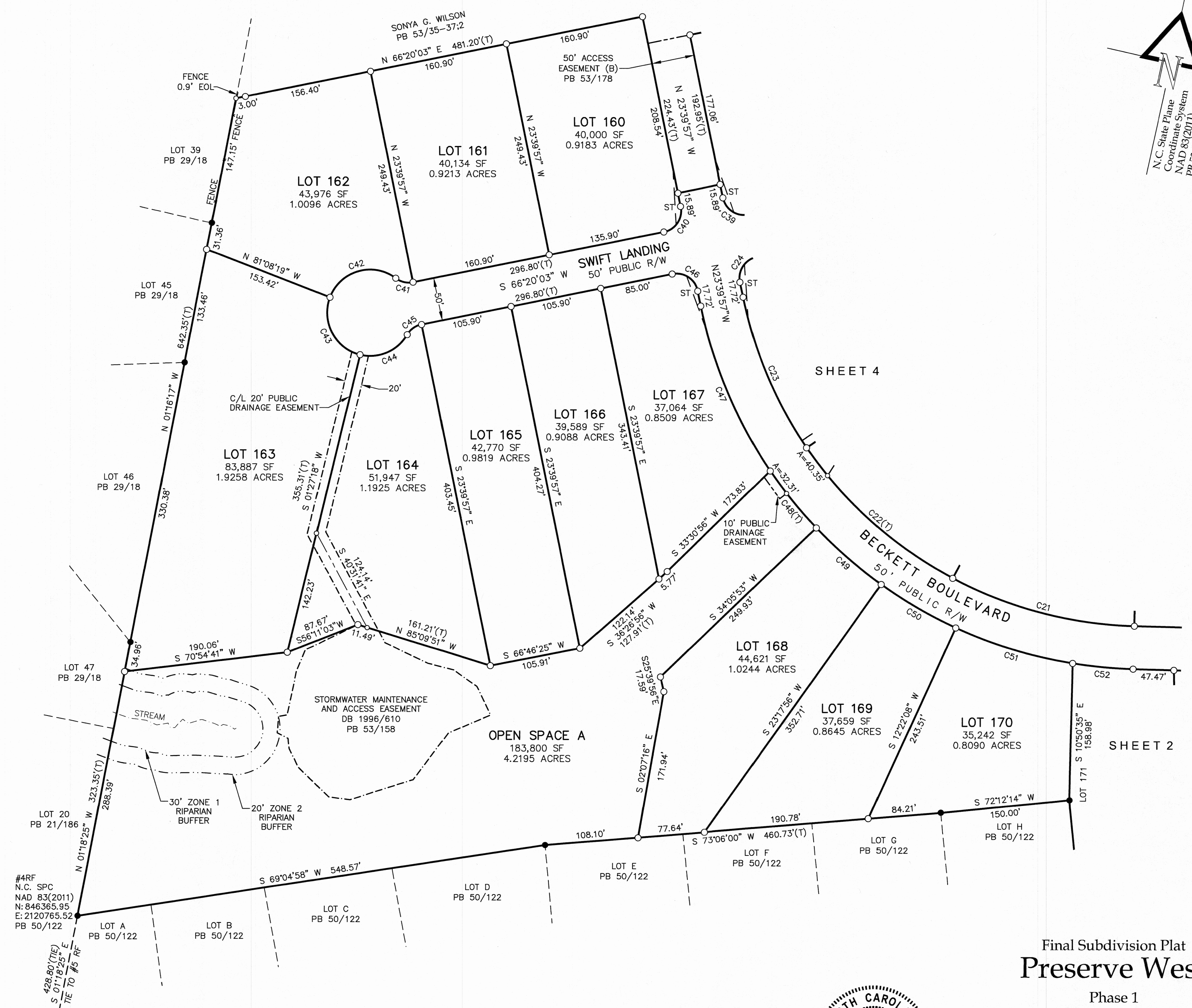
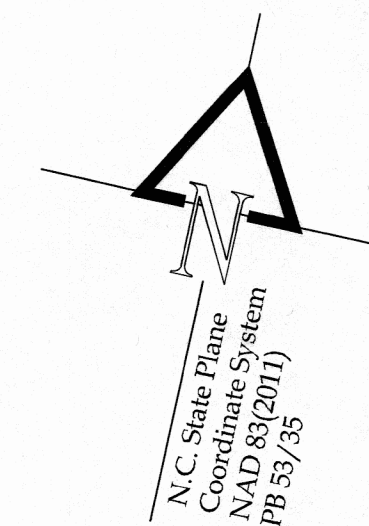


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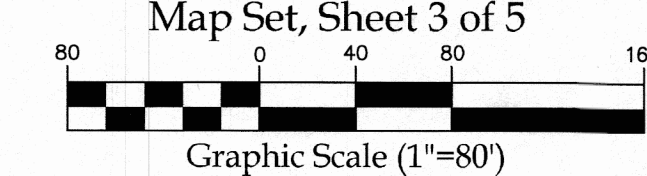
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Stephen M. Puckett
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Final Subdivision Plat
Preserve West
Phase 1
September 26, 2025
Brassfield Twp., Granville Co., N.C.
Map Set, Sheet 2 of 5
Graphic Scale (1"=80')

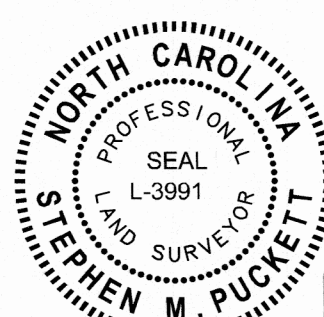
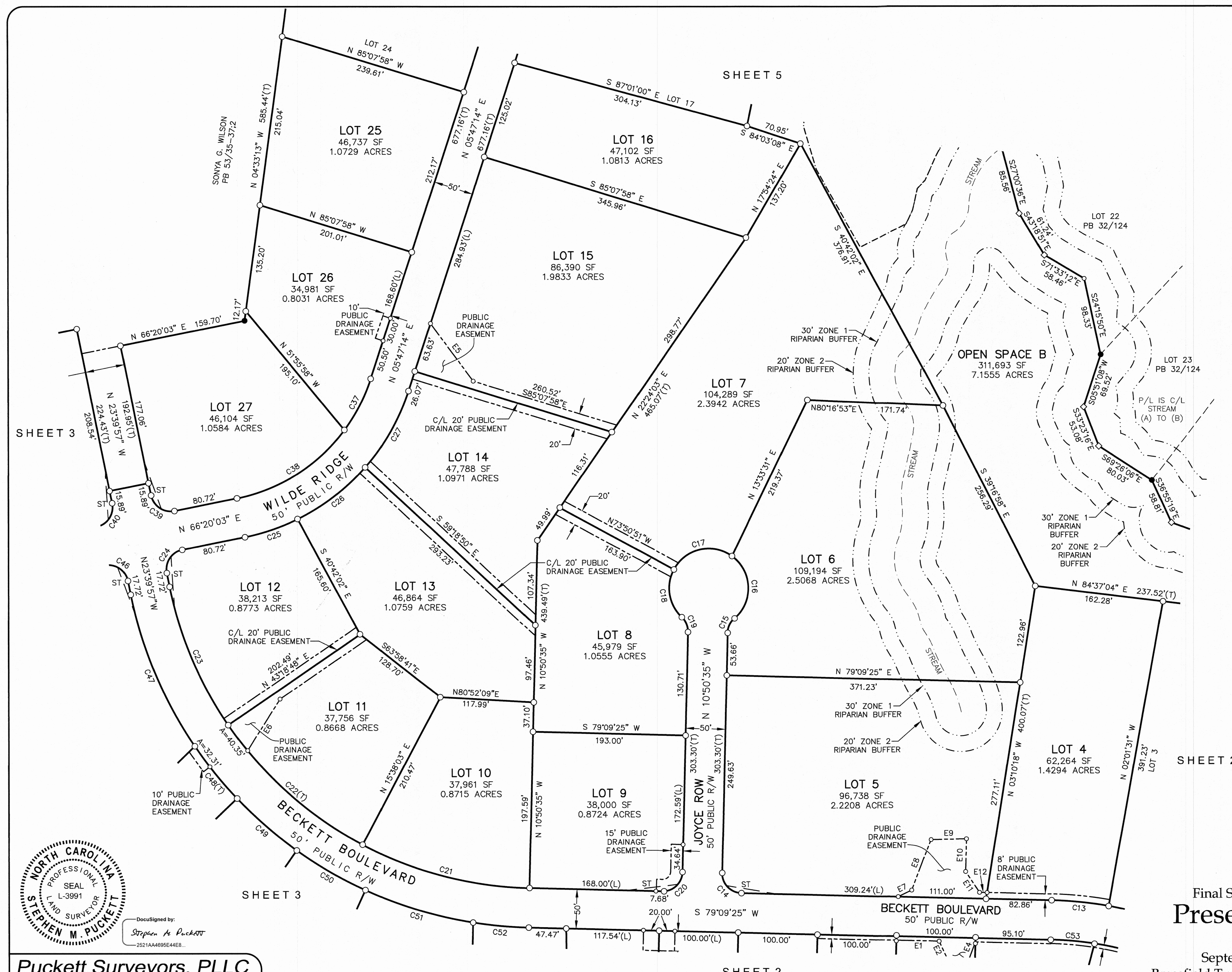
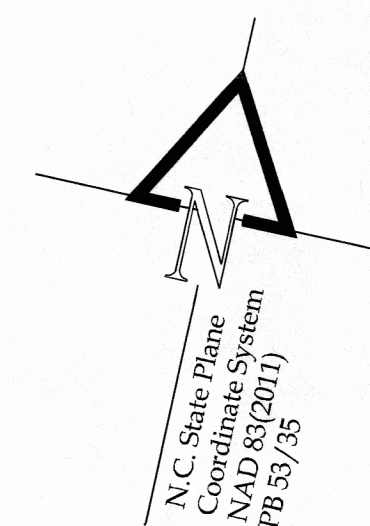


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Final Subdivision Plat
Preserve West
Phase 1
September 26, 2025
Brassfield Twp., Granville Co., N.C.
Map Set, Sheet 3 of 5



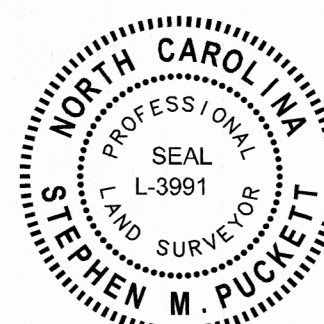
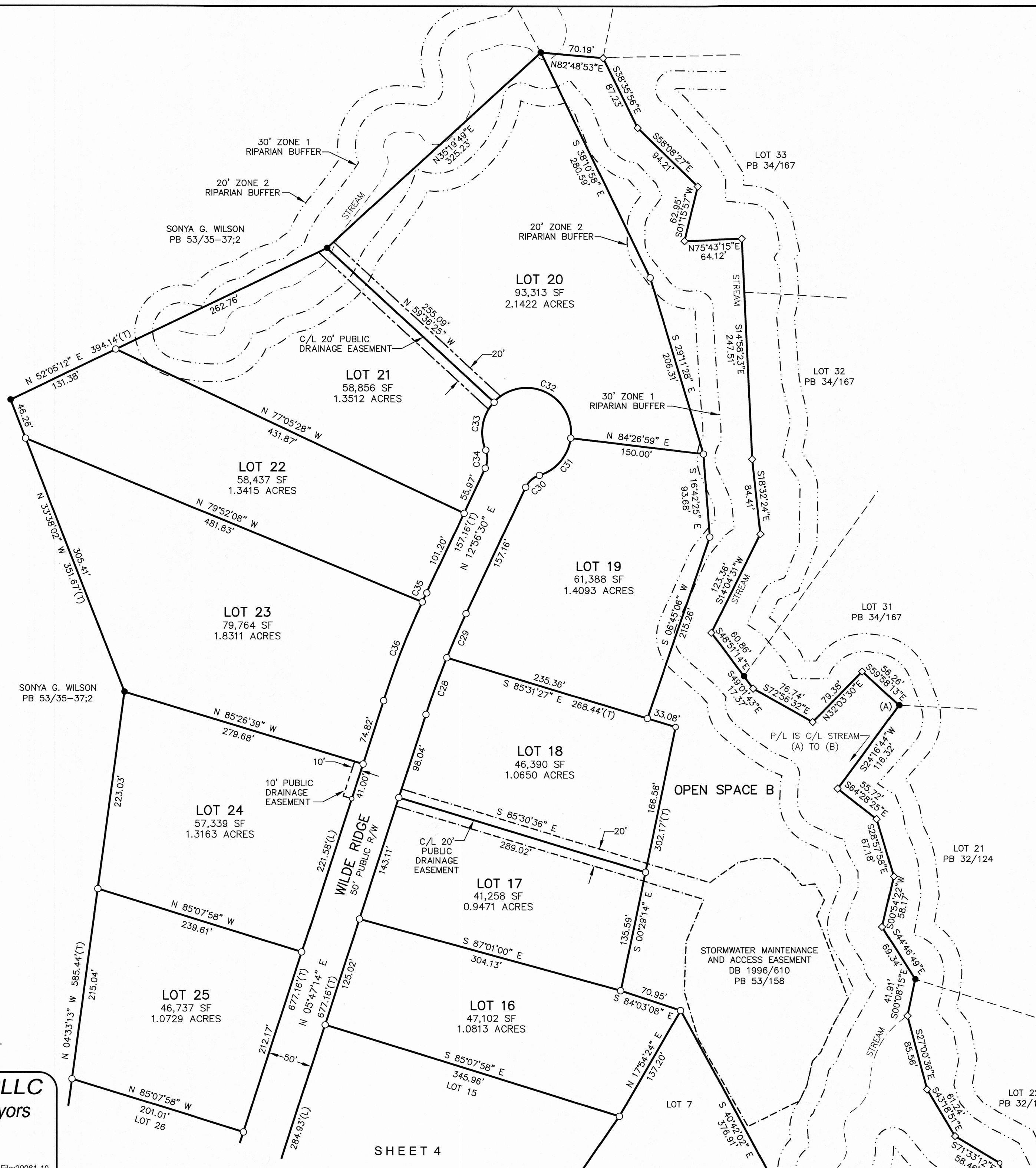
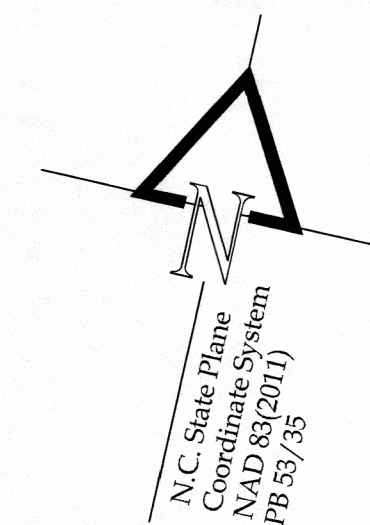
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Final Subdivision Plat
Preserve West
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September 26, 2025
Brassfield Twp., Granville Co., N.C.
Map Set, Sheet 4 of 5
Graphic Scale (1"=80')



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SHEET 4

Final Subdivision Plat

Preserve West

Phase 1
September 26, 2025
Brassfield Twp., Granville Co., N.C.
Map Set, Sheet 5 of 5

