

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 AND AMENDMENTS; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 6TH DAY OF MARCH A.D. 2025.

Michael A. Moss L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael A. Moss L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF THE CITY OF OXFORD, NORTH CAROLINA.

Hatcher Creek Village, LLC

3/19/25 By: *William H. Wynn-Morgan* Member
DATE OWNER: HATCHER CREEK VILLAGE, LLC

I DO HEREBY CERTIFY (1) THAT STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION ENTITLED *The Village at Hatcher Creek* OR, (2) THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER SATISFACTORY TO THE CITY OF OXFORD HAS BEEN RECEIVED.

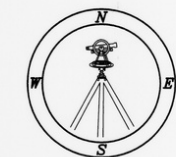
3/19/25 *W. Brad Taylor*
DATE CITY OF OXFORD - City Manager
Cynthia Brown
CITY CLERK

I, *Cynthia Brown* CITY CLERK OF THE CITY OF OXFORD, NORTH CAROLINA, DO HEREBY CERTIFY THAT ON THE 19th DAY OF MARCH 2025, THE CITY OF OXFORD BOARD OF COMMISSIONERS APPROVED THIS PLAT FOR RECORDING, AND ACCEPTED THE DEDICATION OF STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PARKS AND OTHER SITES FOR PUBLIC PURPOSES AS SHOWN HEREON, BUT ASSUMED NO RESPONSIBILITY TO OPEN OR MAINTAIN SAME UNTIL, IN THE OPINION OF THE GOVERNING BODY OF THE CITY OF OXFORD, IT IS IN THE PUBLIC INTEREST TO DO SO.

3/19/25 *Cynthia Brown*
DATE CITY CLERK

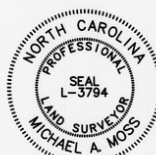
I, *R. David Wickes Jr.* CHAIRMAN OF THE PLANNING BOARD, DO HEREBY CERTIFY THAT SAID BOARD FULLY APPROVED THE FINAL PLAT OF THE SUBDIVISION ENTITLED *The Village at Hatcher Creek* ON THE 19th DAY OF MARCH 2025.

3/19/2025 *R. David Wickes Jr.*
DATE ADMINISTRATOR



CMP

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



LINE	BEARING	DISTANCE
L-1	N 04°08'20" W	2519.28
L-2	N 75°57'00" W	30.00
L-3	N 75°57'00" W	0.89
L-4	S 14°03'00" W	5.00
L-5	N 81°51'47" W	139.57
L-6	N 81°51'47" W	19.84
L-7	N 60°44'37" W	86.35
L-8	N 60°44'37" W	106.65
L-9	S 22°43'56" E	106.72
L-10	S 77°21'35" E	112.18
L-11	S 02°53'47" W	35.97
L-12	S 74°02'08" E	141.29
L-13	S 04°12'13" E	36.75
L-14	S 59°30'41" E	57.45
L-15	S 21°38'38" E	71.90
L-16	N 85°44'27" E	94.12
L-17	S 43°14'05" E	80.01
L-18	N 56°32'47" E	43.39
L-19	S 53°53'30" E	59.45
L-20	S 00°38'15" E	108.54
L-21	S 88°13'32" E	38.03
L-22	S 20°34'44" E	25.33
L-23	N 63°35'29" E	26.76
L-24	N 63°35'29" E	22.51
L-25	S 63°35'29" E	11.02
L-26	S 63°35'29" E	38.25
L-27	N 26°24'31" W	174.85
L-28	S 18°03'09" W	134.35
L-29	S 26°24'31" E	139.77
L-30	S 26°24'31" E	154.92
L-31	S 38°24'56" E	150.25
L-32	S 56°27'55" E	141.05
L-33	N 56°39'14" W	20.65
L-34	S 56°39'14" W	20.65
L-35	N 53°00'53" E	14.82
L-36	S 53°00'53" W	14.82
L-37	S 23°33'03" W	45.79
L-38	N 63°59'23" W	161.18
L-39	N 52°11'02" W	161.26
L-40	N 40°40'57" W	149.48
L-41	N 30°53'00" W	130.97
L-42	S 63°49'19" W	138.18
L-43	S 21°10'29" W	141.71
L-44	S 21°28'22" E	161.81
L-45	S 48°47'07" E	144.01
L-46	S 43°53'39" E	117.00
L-47	S 23°19'25" W	87.64
L-48	S 23°19'25" W	128.69
L-49	S 35°47'12" E	126.45
L-50	S 78°26'03" E	144.66
L-51	N 58°55'07" E	155.15
L-52	N 27°56'13" E	132.19
L-53	S 72°51'49" E	32.28
L-54	S 72°51'49" E	96.36
L-55	S 48°47'07" E	9.38
L-56	N 33°14'44" E	52.67
L-57	N 43°34'59" E	41.62
L-58	N 43°18'54" E	16.16
L-59	S 89°55'02" E	9.41
L-60	S 89°55'02" E	111.50
L-61	S 62°44'33" E	39.69
L-62	S 62°44'33" E	90.56
L-63	N 23°33'03" E	45.78

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	40.46'	2035.00'	40.46'	N 76°31'11" W
C-2	130.44'	2035.00'	130.41'	N 78°55'32" W
C-3	39.12'	2035.00'	39.12'	N 81°18'45" W
C-4	80.47'	1465.00'	80.46'	N 80°17'13" W
C-5	137.92'	1465.00'	137.87'	N 76°01'09" W
C-6	127.13'	1465.00'	127.09'	N 70°50'11" W
C-7	97.55'	1465.00'	97.53'	N 66°26'34" W
C-8	58.21'	1465.00'	58.21'	N 63°23'49" W
C-9	38.74'	1465.00'	38.74'	N 61°30'04" W
C-10	36.90'	23.00'	33.07'	N 69°30'28" E
C-11	50.81'	570.00'	50.80'	N 26°06'17" E
C-12	34.99'	23.50'	31.85'	N 13°59'51" W
C-13	19.98'	23.50'	19.38'	N 81°00'33" W
C-14	17.80'	50.00'	17.71'	S 84°50'08" W
C-15	47.02'	50.00'	45.31'	N 58°01'23" W
C-16	37.22'	50.00'	36.36'	N 09°45'28" W
C-17	37.22'	50.00'	36.36'	N 32°53'22" E
C-18	37.22'	50.00'	36.36'	N 75°32'13" E
C-19	48.51'	50.00'	46.63'	S 55°20'45" E
C-20	17.11'	50.00'	17.03'	S 17°44'52" E
C-21	19.98'	23.50'	19.38'	S 32°17'55" E
C-22	34.99'	23.50'	31.85'	N 80°41'23" E
C-23	99.54'	570.00'	99.41'	N 43°02'11" E
C-24	49.50'	570.00'	49.48'	N 50°31'37" E
C-25	19.98'	23.50'	19.38'	N 28°39'34" E
C-26	12.82'	50.00'	12.78'	N 11°38'57" E
C-27	43.23'	50.00'	41.89'	N 43°45'38" E
C-28	37.22'	50.00'	36.36'	N 89°51'04" E
C-29	37.22'	50.00'	36.36'	S 47°30'06" E
C-30	37.22'	50.00'	36.36'	S 04°51'15" E
C-31	37.22'	50.00'	36.36'	S 37°47'35" W
C-32	37.18'	50.00'	36.33'	S 80°25'16" W
C-33	19.98'	23.50'	19.38'	S 77°22'12" W
C-34	33.56'	520.00'	33.55'	S 51°09'58" W
C-35	104.38'	520.00'	104.21'	S 43°34'01" W
C-36	107.15'	520.00'	106.96'	S 31°54'48" W
C-37	22.32'	520.00'	22.32'	S 24°46'50" W
C-38	36.89'	23.00'	33.06'	S 22°23'59" E
C-39	32.40'	23.00'	29.78'	S 60°55'57" E
C-40	53.13'	235.00'	53.02'	N 27°03'29" E
C-41	74.03'	235.00'	73.73'	N 42°33'35" E
C-42	49.25'	235.00'	49.16'	N 57°35'17" E
C-43	19.98'	23.50'	19.38'	N 39°14'10" E
C-44	44.77'	50.00'	43.29'	N 40°32'00" E
C-45	36.54'	50.00'	35.73'	N 87°07'09" E
C-46	37.22'	50.00'	36.36'	S 50°37'26" E
C-47	37.22'	50.00'	36.36'	S 07°58'35" E
C-48	37.22'	50.00'	36.36'	S 34°40'16" W
C-49	49.14'	50.00'	47.18'	S 84°08'54" W
C-50	19.98'	23.50'	19.38'	S 87°56'48" W
C-51	116.89'	185.00'	114.95'	S 45°29'29" W
C-52	43.86'	23.00'	37.51'	S 27°14'10" E

SITE DATA

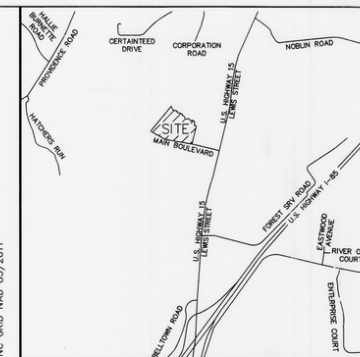
TOTAL AREA = 15.147 AC.
(TO BE SUBDIVIDED)
LESS R/W DEDICATIONS = 1.308 AC.
LESS FUTURE R/W = 0.328 AC.
OPEN SPACE REQUIRED = 2.27 AC. (15%)
OPEN SPACE PROVIDED = 4.596 AC. (30%)
NET AREA = 8.915 AC.
TOTAL LOTS = 27
AVERAGE LOT SIZE = 0.330 AC.
PROPOSED USE - SINGLE FAMILY

LINE TYPE LEGEND

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

OWNER/DEVELOPER:

HATCHER CREEK VILLAGE, LLC
2550 CAPITOL DRIVE, STE 105
CREEDMOOR, NC 27522



VICINITY MAP

MINIMUM BUILDING SETBACKS:

STREET	20'
SIDE	10'
*LOTS 1-4 & 9 ARE TO HAVE SIDE SETBACK OF	6'
REAR	30'
CORNER	12'

LEGEND:

EIP	- EXISTING IRON PIPE
EB	- EXISTING IRON BAR
BEIP	- BENT IRON PIPE
BEIB	- BENT IRON BAR
CM	- CONCRETE MONUMENT
EPK	- EXISTING PK NAIL
SPK	- SET PK NAIL
○	- NEW IRON PIPE SET
R/W	- RIGHT OF WAY
CATV	- CABLE TV BOX
EB	- ELECTRIC BOX
TEL	- TELEPHONE PEDESTAL
PP	- POWER POLE
CHL	- OVERHEAD LINE
LP	- LIGHT POLE
WM	- WATER METER
WV	- WATER VALVE
SC	- SEWER CLEAN-OUT
CC	- CONCRETE
CB	- CATCH BASIN
MH	- MANHOLE
FDH	- FIRE HYDRANT
+	- ADDRESS
S.T.	- SIGHT TRIANGLE

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NOISE MONUMENT WITHIN 2000' FEET OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO TARIFFS/RIPIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. IT IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER OTHER EASEMENTS.
- ONLY NCDOT APPROVED STRUCTURES ALLOWED WITHIN THE RIGHT OF WAY.
- THE OPERATION AND MAINTENANCE AGREEMENT ACKNOWLEDGES THAT THE HOME OWNERS ASSOCIATION SHALL CONTINUOUSLY OPERATE AND MAINTAIN THE STRUCTURAL STORM WATER CONTROLS AT NO COST TO THE DIVISION OF HIGHWAYS OR THE CITY OF OXFORD.
- THE DECORATIVE POST AND SIGNS WILL NOT BE MAINTAINED BY THE NC DOT AND WILL BE THE RESPONSIBILITY OF THE DEVELOPER/HOME OWNERS ASSOCIATION.
- THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE PERMANENT STORMWATER CONTROL STRUCTURE AS DIRECTED BY THE GOVERNING OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND THEIR ASSIGNS WILL HAVE THE RIGHT TO ACCESS THE PERMANENT STORMWATER CONTROLS FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT.
- THE RIPARIAN BUFFERS SHOWN ON THIS PLAT ARE PROTECTED AS DESCRIBED IN 15A NCAC 02B.0233. LAND DISTURBANCE WITHIN THE RIPARIAN BUFFER IS PROHIBITED WITHOUT THE APPROVAL FROM NCDEM AND/OR THE GRANVILLE COUNTY STORMWATER ADMINISTRATOR.
- PROPERTY IS LOCATED IN THE TAYLOR-PALMCO WATERSHED. A STORMWATER AGREEMENT IS REQUIRED.
- PRIOR TO CONSTRUCTION ROADWAY DESIGN PLANS SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL. ALL SUBDIVISION ROADS SHALL BE DESIGNED TO THE CURRENT NC DOT SUBDIVISION MANUAL.
- THIS PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS EVIDENCED ON FLOOD MAP #3720191200K, EFFECTIVE DEC. 6, 2019

FINAL SUBDIVISION PLAT FOR
OXFORD NC 27565

THE VILLAGE AT HATCHER CREEK

U.S. HIGHWAY 15 LEWIS STREET
OWNER: HATCHER CREEK VILLAGE, LLC
REF: D.B. 1918, PAGE 180
REF: P.B. 51, PAGE 129
REF: P.B. _____, PAGE _____
FISHING CREEK TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA
100 50 0 100 200

SCALE 1"=100'

JUNE 2, 2022

REVISED DECEMBER 19, 2023

REVISED MARCH 6, 2025

ZONED PUD

PLAT# 1912.04-53-0494

SHEET 1 OF 2



Doc ID: 003918490002 Type: CRP
Recorded: 03/26/2025 at 02:58:01 PM
Fee Amt: \$42.00 Page 1 of 2
Granville County, NC
Kathy N. Taylor Reg of Deeds

BOOK 54 PAGE 174-175

GRANVILLE COUNTY, NORTH CAROLINA
I, *Eric E. Johnson* REVIEW OFFICER
OF GRANVILLE COUNTY, CERTIFY THAT THE
MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

03/26/25 *Eric E. Johnson*
DATE REVIEW OFFICER

PRESENTED FOR REGISTRATION THIS _____ DAY OF
2025 AT _____ O'CLOCK _____ M. AND
REGISTERED IN THE OFFICE OF REGISTER OF
DEEDS FOR GRANVILLE COUNTY, N.C.
BOOK NO. _____ PAGE _____
REGISTER OF DEEDS:

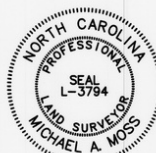
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THIS 6TH DAY OF MARCH A.D. 2025.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

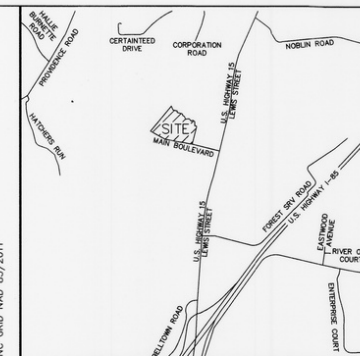
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794



NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NGSS MONUMENT WITHIN 2000' FEET OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO TAR-PAMLICO RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. IT IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER OTHER EASEMENTS.
- ONLY NCDDT APPROVED STRUCTURES ALLOWED WITHIN THE RIGHT OF WAY.
- THE OPERATION AND MAINTENANCE AGREEMENT ACKNOWLEDGES THAT THE HOME OWNERS ASSOCIATION SHALL CONTINUOUSLY OPERATE AND MAINTAIN THE STRUCTURAL STORM WATER CONTROLS AT NO COST TO THE DIVISION OF HIGHWAYS OR THE CITY OF OXFORD.
- THE DECORATIVE POST AND SIGNS WILL NOT BE MAINTAINED BY THE NCDDT AND WILL BE THE RESPONSIBILITY OF THE DEVELOPER/HOME OWNERS ASSOCIATION.
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- THIS PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS EVIDENCED ON FLOOD MAP 6720191200K, EFFECTIVE DEC 6, 2019.
- SEE SHEET 1 OF 2 FOR LINE & CURVE TABLES.
- SEE SHEET 1 OF 2 FOR ALL GOVERNMENTAL SIGNATURES.



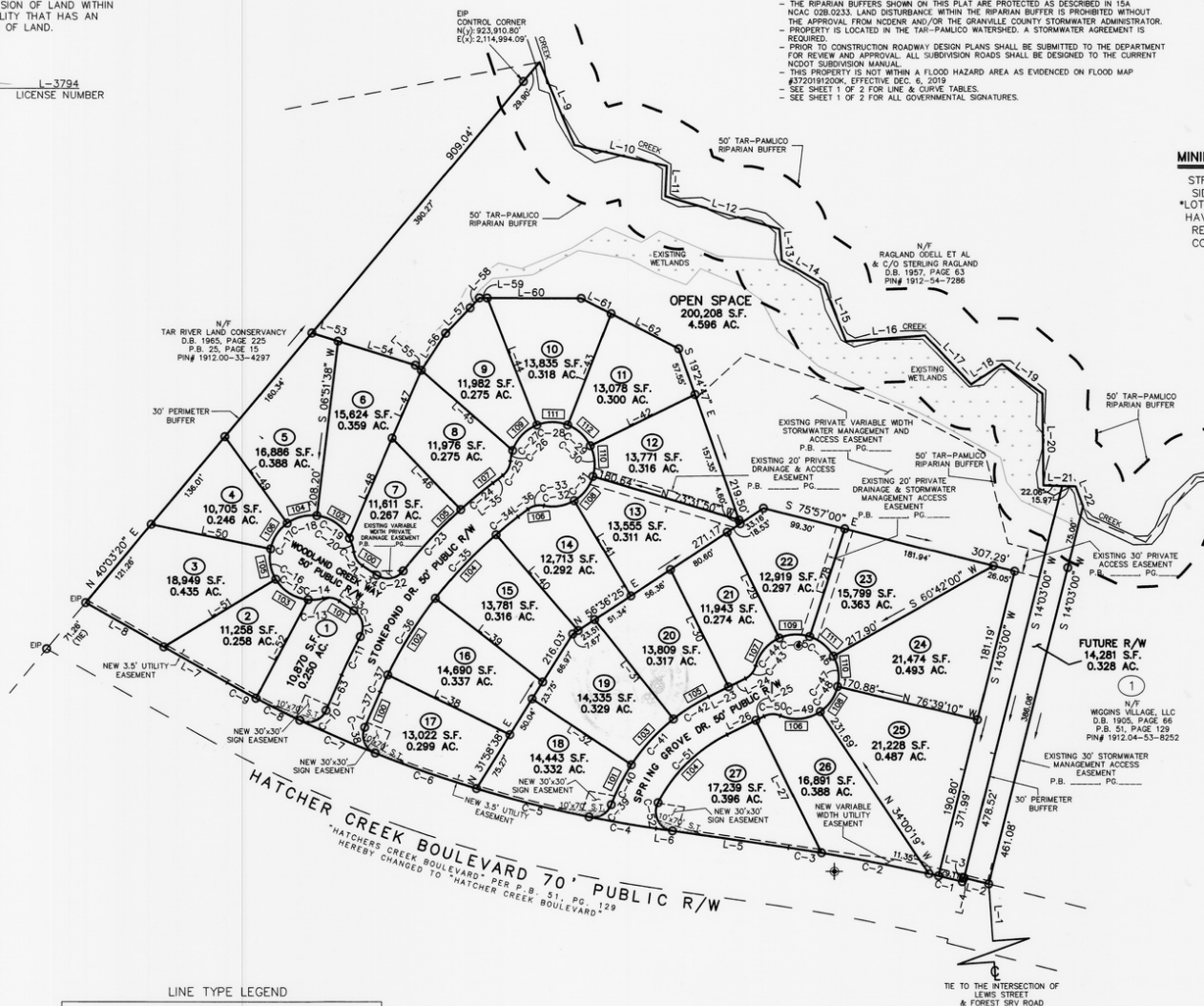
VICINITY MAP

MINIMUM BUILDING SETBACKS:

STREET	20'
SIDE	10'
*LOTS 1-4 & 9 ARE TO HAVE SIDE SETBACK OF	6'
REAR	30'
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LEGEND:

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FINAL SUBDIVISION PLAT FOR OXFORD NC 27565

THE VILLAGE AT HATCHER CREEK

U.S. HIGHWAY 15 LEWIS STREET
OWNER: HATCHER CREEK VILLAGE, LLC
REF: D.B. 1918, PAGE 180
REF: P.B. 51, PAGE 129
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FISHING CREEK TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA

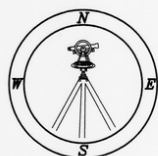
100 50 0 100 200

SCALE 1"=100'
JUNE 2, 2022

REVISED DECEMBER 19, 2023
REVISED MARCH 6, 2025
ZONED PUD
PIN# 1912.04-53-0494
SHEET 2 OF 2

OWNER/DEVELOPER:

HATCHER CREEK VILLAGE, LLC
2550 CAPITOL DRIVE, STE 105
CREEDMOOR, NC 27522



LINE TYPE LEGEND

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

CMP

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

(X) SUBS/HATCHERS CREEK - JC