

Sheet

PROPERTY ZONED: AR-45 (AGRICULTURAL-RESIDENTIAL)
MINIMUM LOT AREA: 40,000 SQ. FT.
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT DEPTH: 100 FEET
MINIMUM LOT AREA: 40,000 SQ. FT.
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT DEPTH: 100 FEET

GRANVILLE COUNTY, NORTH CAROLINA
I, Matthew C. Smith, Surveyor
OFFICE OF GRANVILLE COUNTY, CERTIFY THAT
THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
ATTACHED MEETS ALL STATUTORY REQUIREMENTS
OR RECORDING.

3-24-25
DATE
RECORDING OFFICER

I, Matthew C. Smith, Chairman of the
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

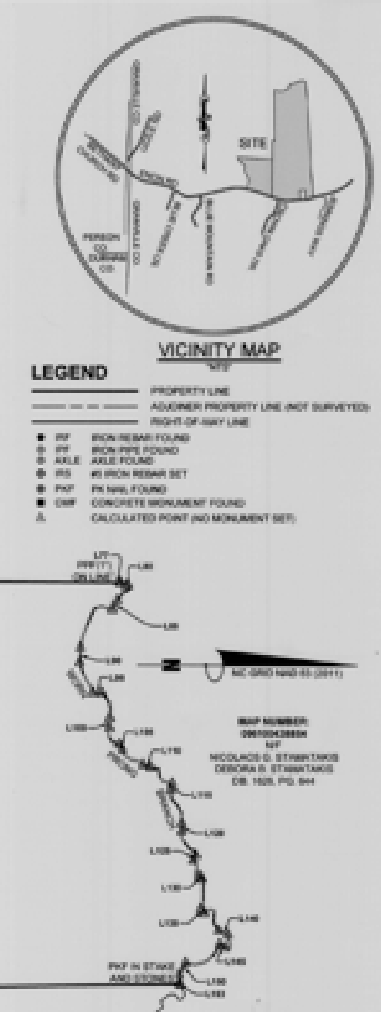
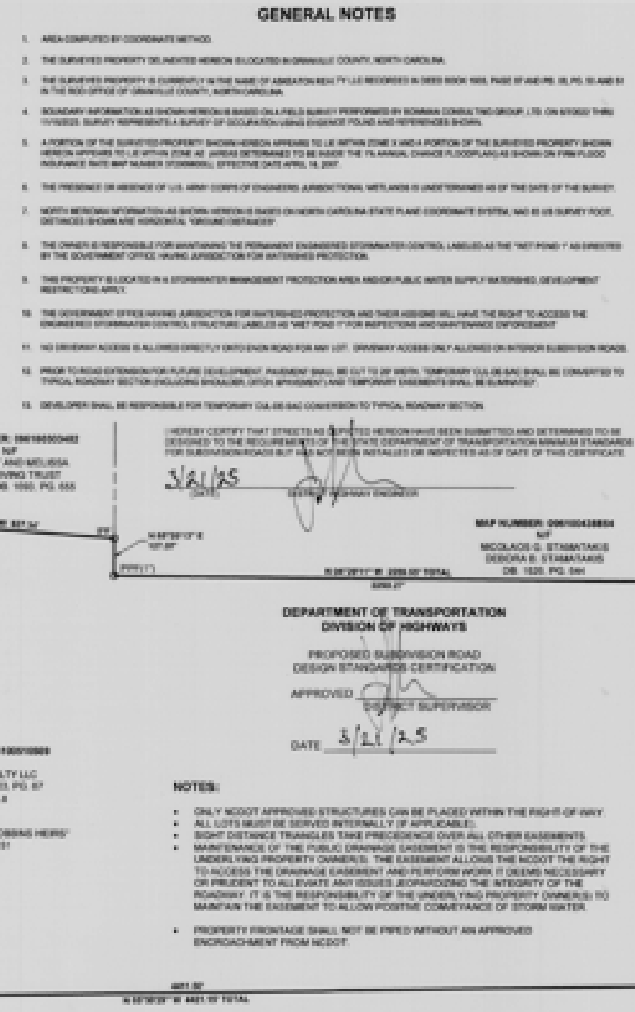
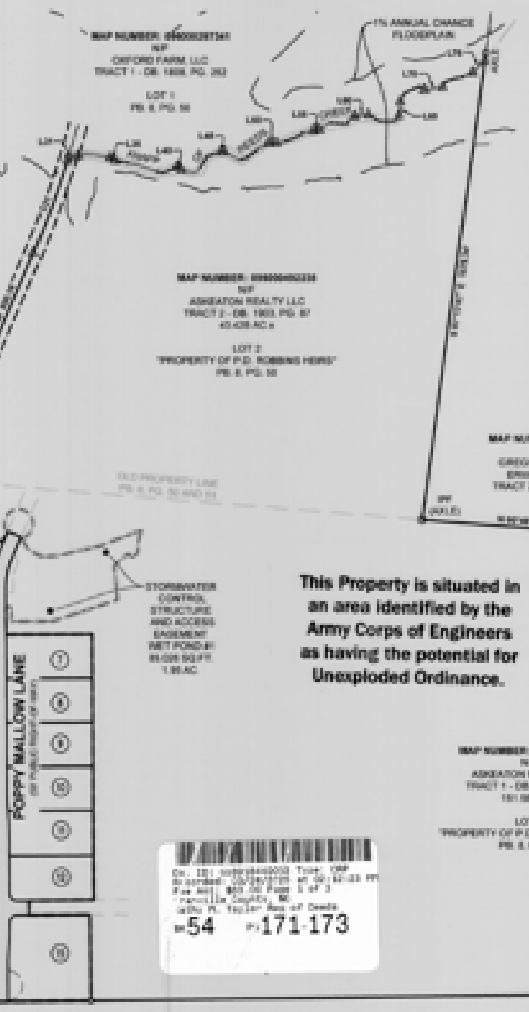
CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.

CHURMAN OF THE
PLANNING BOARD OF GRANVILLE COUNTY, CERTIFY THAT SAID
BOARD FULLY APPROVED THE FINAL PLAT OF THE
SUBDIVISION ENTITLED MURPHY'S RIDGE, PHASE 1
ON THE 3-24-25 DAY OF 2025.



SURVEYOR'S CERTIFICATION
I, Matthew C. Smith, CERTIFY THAT THIS MAP OR PLAT WAS DRAWN UNDER MY SUPERVISION FROM
AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND DESCRIBED RECORDED IN DEED BOOK
100, PAGE 83, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED BY BROKEN LINES AND WERE
PUT INTO FROM INFORMATION AS REFERENCED HEREON, THAT THE SAID OF PRECISION OR
POSITIONAL ACCURACY IS 1/10,000 IN THAT THIS MAP OR PLAT WAS PREPARED IN ACCORDANCE
WITH G.S. 42-38.4(a) AS AMENDED.
I FURTHER CERTIFY THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS
USED FOR A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 1.00 M HORIZONTAL
TYPE OF SURVEY: FIELD PROCEDURE WITH
DATE OF SURVEY: 8/10/22 THRU 11/10/22
DATA PROCESSOR: NAD83/2011/10210
COORDINATES: 18
PUBLISHED CONTROL USE: BENCHMARK - NORTH
COMBINED GRID FACTOR: 1.00000000
I FURTHER 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.
WITNESSE MY ORIGINAL SIGNATURE, REGISTRATION LICENSE NUMBER AND SEAL THIS 2025.03.20 DAY OF
March, 2025.
Matthew C. Smith
2025.03.20
11:32:07-04:00
MATTHEW C. SMITH
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1-5507

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, Matthew C. Smith, CERTIFY THAT I AM (AM) ARE THE CHURMAN
OF THE PROPERTY SHOWN AND DESCRIBED HEREON
WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN
THE GRANVILLE COUNTY REGISTER OF DEEDS OFFICE IN
DEED BOOK 100, PAGE 83, AND THAT I (WE) HEREBY ADOPT THIS
PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT
ESTABLISH THE UNDERLYING BUILDING LINES, AND DESIGNATE
ALL ALLEYS, PHASES, EASEMENTS, RIGHTS, ROADS, STREETS
AND OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED
FURTHER, I (WE) HEREBY CERTIFY THAT THE LAND AS
SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATORY
JURISDICTION OF GRANVILLE COUNTY, NORTH CAROLINA.
WITNESSE MY ORIGINAL SIGNATURE, REGISTRATION LICENSE NUMBER AND SEAL THIS 2025.03.20 DAY OF
March, 2025.
Matthew C. Smith
2025.03.20
11:32:07-04:00
MATTHEW C. SMITH
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1-5507

GENERAL NOTES
1. AREA COMPUTED BY COORDINATE METHOD.
2. THE SUBDIVISION PROPERTY DELINEATED HEREON IS LOCATED IN GRANVILLE COUNTY, NORTH CAROLINA.
3. THE SUBDIVISION PROPERTY IS CURRENTLY IN THE NAME OF ASKEATON REALTY, LLC, RECORDED IN DEED BOOK 100, PAGE 83, AS A PART OF A LARGER LOT, BEING PART OF THE SUBDIVISION OF GRANVILLE COUNTY, NORTH CAROLINA.
4. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LLC, ON BEHALF OF THE SUBDIVISION PROPERTY OWNERS. THE SURVEY REPRESENTS A SURVEY OF A SUBDIVISION OF LAND AND IS NOT A SURVEY OF A LOT.
5. A PORTION OF THE SUBDIVISION PROPERTY SHOWN HEREON APPEARS TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 130000000000, EFFECTIVE DATE APRIL 18, 2007.
6. THE PRESENCE OR ABSENCE OF ALL ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THE SURVEY.
7. NORTH ARROW INFORMATION AS SHOWN HEREON IS BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, AND IS AN ARROW POINT, DISTANCE SHOWN ARE HORIZONTAL, VERTICAL DISTANCE.
8. THE OWNER IS RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED STORMWATER CONTROL, LABELED AS THE "TWO POND" AS SHOWN BY THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERWAY PROTECTION.
9. THE PROPERTY IS LOCATED IN A STORMWATER MANAGEMENT PROTECTION AREA AND PUBLIC WATER SUPPLY SYSTEMS DEVELOPMENT RESTRICTIONS APPLY.
10. THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERWAY PROTECTION AND THEIR AGENCIES WILL HAVE THE RIGHT TO ACCESS THE ENGINEERED STORMWATER CONTROL STRUCTURE LABELED AS "TWO POND" FOR INSPECTION AND MAINTENANCE IMPROVEMENTS.
11. NO EASEMENT ACCESS IS ALLOWED EXCEPT BY EASEMENT ROAD FOR ANY LOT. EASEMENT ACCESS ONLY ALLOWED ON EXISTING SUBDIVISION ROADS.
12. PRIOR TO ROAD EXTENSION/ROAD DEVELOPMENT, EASEMENT SHALL BE CUT TO WITH TEMPORARY 100' ROAD AND SHALL BE CONVEYED TO TYPICAL ROADWAY SECTION INCLUDING SHOULDER, LOT, EASEMENT AND TEMPORARY EASEMENT SHALL BE SUBMITTED.
13. DEVELOPER SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE AND CONVEYANCE TO TYPICAL ROADWAY SECTION.
I HEREBY CERTIFY THAT STREETS AS SHOWN HEREON HAVE BEEN SUBMITTED AND DETERMINED TO BE
CONVEYED TO THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION MINIMUM STANDARDS
FOR SUBDIVISIONS BUT ARE NOT BEING NOTICED OR INSPECTED AS OF DATE OF THIS CERTIFICATE.
3/24/25
DATE
Matthew C. Smith
Surveyor
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
APPROVED: Matthew C. Smith
DATE: 3/24/25
NOTES:
• ONLY NC DOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
• ALL LOTS MUST BE SERVED INDIVIDUALLY IF APPLICABLE.
• RIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
• MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS. THE EASEMENT ALLOWS THE NC DOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND TO REPAIR WORK IF DRAINAGE NECESSARY OR PRELUDE TO ALL EASEMENTS ISSUED. MAINTAINING THE INTEGRITY OF THE ROADWAY, IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
• PROPERTY FRONTAGE SHALL NOT BE ERODED WITHOUT AN APPROVED ENCROACHMENT FROM NC DOT.
WITNESSE MY ORIGINAL SIGNATURE, REGISTRATION LICENSE NUMBER AND SEAL THIS 2025.03.20 DAY OF
March, 2025.
Matthew C. Smith
2025.03.20
11:32:07-04:00
MATTHEW C. SMITH
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1-5507

SUBDIVISION PLAT OF:
MURPHY'S RIDGE, PHASE 1
PROPERTY OWNERS AS SHOWN ON PLAT
TALLY HO TOWNSHIP,
GRANVILLE COUNTY, NORTH CAROLINA
PREPARED FOR
ASKEATON REALTY, LLC.
SCALE: 1" = 300'
DATE: 02/26/2025
Bowman
Bowman North Carolina, LLC
6000 Parkway Plaza, Suite 100
Charlotte, NC 28206
Phone (704) 491-1024
FAX (704) 491-1025
www.bowman.com
BOW PROJECT NO: 202504-01-001 TALK: 03001 SURVEY DATE: 8/10/22 THRU 11/10/22 BY: WTC CHK: JPP QCC
14-SHEET 1 OF 3

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE
- IRON REBAR FOUND
- IRON PIPE FOUND
- AXLE FOUND
- #5 IRON REBAR SET
- PK NAIL FOUND
- CONCRETE MONUMENT FOUND
- CALCULATED POINT (NO MONUMENT SET)
- STORMWATER EASEMENT (SW)
- ACCESS EASEMENT (AE)

MAP NUMBER: 096100303482
N/F
GREGORY AND MELISSA ERWIN LIVING TRUST
TRACT 2 - DB: 1993, PG. 655

MAP NUMBER: 096000492236
N/F
ASKEATON REALTY LLC
DB: 2023, PG. 769
DB: 1993, PG. 67 (TRACT 2)
43.45 AC±

LOT 3
"PROPERTY OF P.D. ROBBINS HEIRS"
PB. 9, PG. 51
PB. 54, PG. 171

MAP NUMBER: 096100516569
N/F
ASKEATON REALTY LLC
DB: 2023, PG. 769
DB: 1993, PG. 97 (TRACT 1)
153.76 AC±

LOT 3
"PROPERTY OF P.D. ROBBINS HEIRS"
PB. 9, PG. 51
PB. 54, PG. 171

MAP NUMBER: 096000297341
N/F
OXFORD FARM, LLC
TRACT 1 - DB: 1808, PG. 252

LOT 1
PB. 9, PG. 50

50' NEUSE RIPARIAN
ZONE IS MEASURED
FROM THE TOP OF BANK

(HEREBY ABANDONED)
PORTION OF ACCESS EASEMENT #3
AREA: 42,008 SQ.FT. OR 0.96 AC±
PB. 53, PG. 113

(HEREBY ABANDONED)
STORMWATER MAINTENANCE
AND ACCESS EASEMENT
WET POND #5
PB. 53, PG. 113
AREA: 39,436 SQ.FT. OR 0.91 AC±

TEMPORARY
CUL-DE-SAC
EASEMENT #2
PB. 54, PG. 171

STORM WATER
EASEMENT #1
PB. 54, PG. 171
PB. 53, PG. 113

ENON ROAD NCSR 1139
(80' PUBLIC RIGHT-OF-WAY)
PB. 14, PG. 139

CROWN OAKS
DRIVE
(PUBLIC ROAD
RIGHT-OF-WAY)

COMMON OPEN
SPACE #7
PB. 54, PG. 171

CONTROL
CORNER:
N=908670.30
E=2095295.92

MURPHY'S RIDGE - PHASE 1
PB. 54, PG. 171

LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

POPPY MALLOW LANE
(AKA ACCESS EASEMENT #3)
(80' PUBLIC RIGHT-OF-WAY)
PB. 54, PG. 171
PB. 53, PG. 113

LOT 13 LOT 14

MAP NUMBER: 09600061430
N/F
LINDA
LASSITER-BRAMICK
DB: 1808, PG. 252
8037 ENON ROAD

LOT 2
DB: 47, PG. 36

COMMON OPEN SPACE #6
PB. 54, PG. 171

ENON ROAD NCSR 1139
(80' PUBLIC RIGHT-OF-WAY)
PB. 14, PG. 139
PB. 54, PG. 171
PB. 53, PG. 113

DEDICATED R/W #2
PB. 54, PG. 171
PB. 53, PG. 113

ENON ROAD NCSR 1139
(80' PUBLIC RIGHT-OF-WAY)
PB. 14, PG. 139
PB. 54, PG. 171
PB. 53, PG. 113

DEDICATED R/W #1
PB. 54, PG. 171
PB. 53, PG. 113

ACCESS EASEMENT #3
AREA: 369,180 SQ.FT. OR 8.44 ACRES.
SEE NOTE #12
PB. 53, PG. 113

STORM WATER
EASEMENT #6
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

STORM WATER
EASEMENT #2
PB. 53, PG. 113

EASEMENT ABANDONMENT EXHIBIT:
PHASE 2,3 AND 4 - MURPHY'S RIDGE
PROPERTY OWNERS AS SHOWN ON PLAT
TALLY HO TOWNSHIP,
GRANVILLE COUNTY, NORTH CAROLINA
PREPARED FOR
ASKEATON REALTY, LLC.

200 100 0 200 400
GRAPHIC SCALE
1" = 200'

SCALE: 1" = 200'

REVISION	
07/28/25	ATTORNEY COMMENTS
© 2025 Bowman Consulting Group Ltd	
DWG: V1220134 - Enon Road Site/220134-01-001 (SUR) - Enon Road Site/Plat/Subdivision/220134-01-001 Stormwater Plat	
BCG PROJECT NO: 220134-01-001	TASK: EX001
SURVEY DATE: 6/7/2022 THRU 11/15/2023	
SHEET 2 OF 2	



Bowman

Bowman North Carolina LTD.
10100 Perimeter Place, Suite 100
Charlotte, NC 28226
Phone: (704) 422-7474
F-1445
www.bowman.com

DATE: 06/30/2025

BY: WTC CHK: WTC QC:
BY: WTC CHK: WTC QC:

