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 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

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

PROFESSIONAL LAND SURVEYOR — L-3794 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.

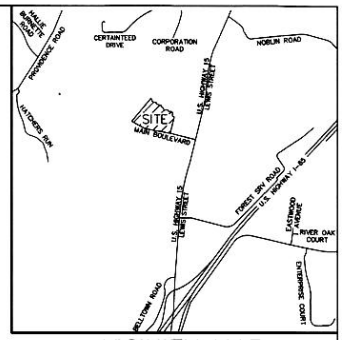
PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

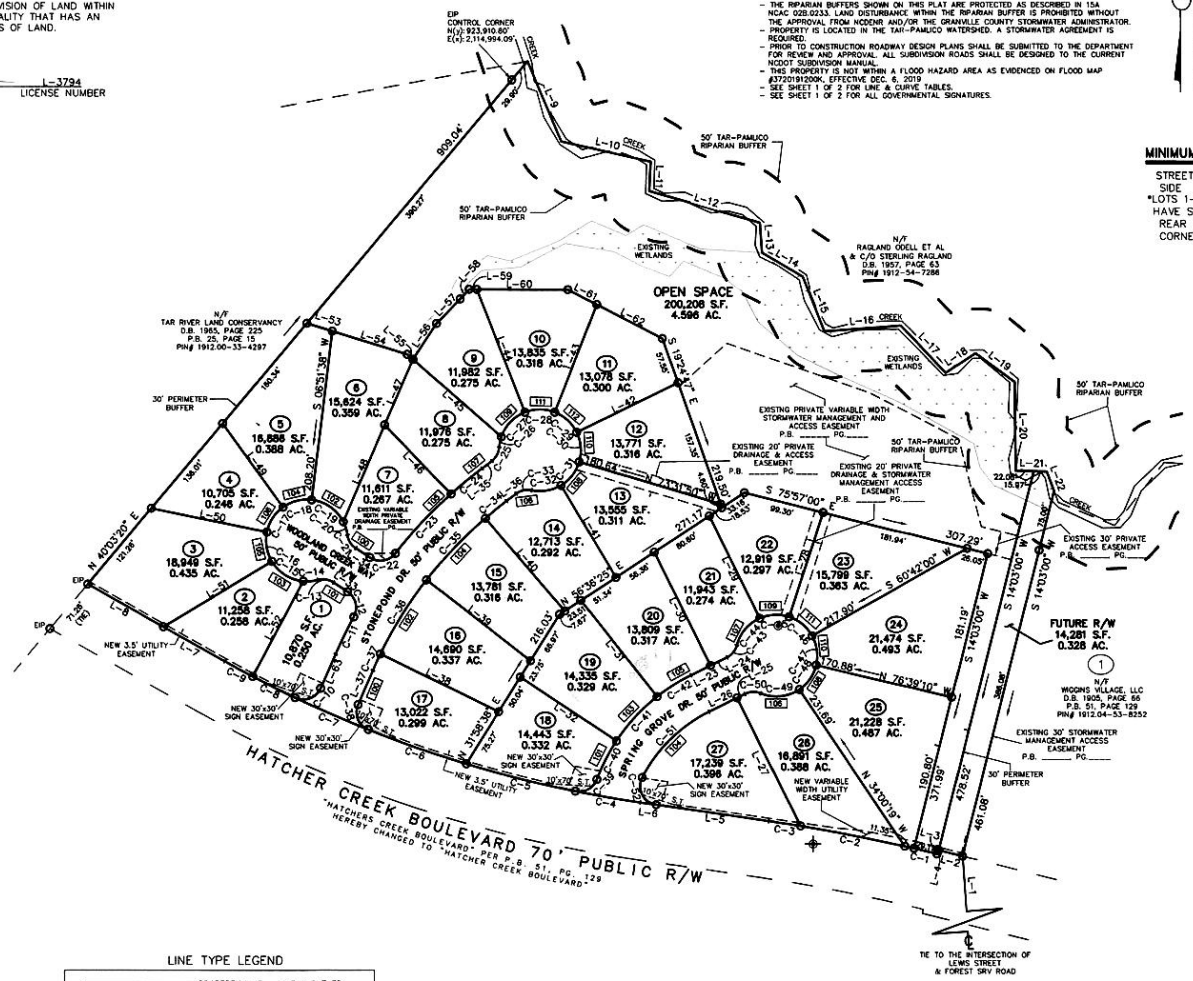
NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS 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 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 NCDOT AND WILL BE THE RESPONSIBILITY OF THE DEVELOPER/HOME OWNERS ASSOCIATION.
- THE HOME OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE PERMANENT STORMWATER CONTROL STRUCTURE AS DIRECTED BY THE GOVERNMENT 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 NCDENR AND/OR THE GRANVILLE COUNTY STORMWATER ADMINISTRATOR.
- PROPERTY IS LOCATED IN THE TAR-PAMLICO 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 NCDOT SUBDIVISION MANUAL.
- THIS PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS EVIDENCED ON FLOOD MAP #3720191200K, EFFECTIVE DEC. 6, 2019
- SEE SHEET 1 OF 2 FOR LINE & CURVE TABLES.
- SEE SHEET 1 OF 2 FOR ALL GOVERNMENTAL SIGNATURES.

NC GRID NAD 83/2011



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

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

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
PIN# 1912.04-53-0494
SHEET 2 OF 2

(X:\SUBS\HATCHERS CREEK – .dwg)

CMP

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