

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26TH DAY OF MARCH, 2013.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR (L-3794)



NOTICE TO LOT OWNERS:
LOCAL STORMWATER MANAGEMENT REGULATIONS APPLY IN THE FALLS LAKE WATERSHED, RESIDENTIAL LAND DISTURBANCE OF 1/4 ACRE OR MORE AND NON-RESIDENTIAL LAND DISTURBANCE OF 12,000 SQ. FT. OR MORE REQUIRE SUBMITTAL OF A STORMWATER PLAN FOR COMPLIANCE WITH APPLICABLE STANDARDS TO GRANVILLE COUNTY. LOT OWNERS SEEKING BUILDING PERMITS FOR LAND DISTURBANCE EXCEEDING THESE THRESHOLDS MUST SUBMIT A STORMWATER PLAN.

N/F
WILLIAM F. MANS
D.B. 1081, PG. 69
M.B. 14, PG. 175
PIN # 1825-78-6316
LOT 21, WHITFIELD CHASE

N/F
ERIC R. & KIMBERLY B. SUNOWINE
D.B. 982, PG. 415
M.B. 14, PG. 175
PIN # 1825-78-9303
LOT 20, WHITFIELD CHASE

N/F
JAMES W. & LISA B. CRAIG
D.B. 911, PG. 45
M.B. 14, PG. 175
PIN # 1825-88-0381
LOT 19, WHITFIELD CHASE

N/F
BETH L. FOX
D.B. 1030, PG. 591
M.B. 14, PG. 175
PIN # 1825-88-2371
LOT 18, WHITFIELD CHASE

N/F
ADAM K. & SUZAN A. WEBSTER
D.B. 687, PG. 914
M.B. 14, PG. 175
PIN # 1825-88-4532
LOT 17, WHITFIELD CHASE

N/F
LINWOOD & MARY HOCKADAY
D.B. 142, PG. 366
PIN # 1825-57-5635

N/F
JOEL W. THOMPSON
D.B. 696, PG. 28
P.B. 18, PG. 173
PIN # 1825-77-4433

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

Michael Dool
DISTRICT ENGINEER

ONLY NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
APPROVED STRUCTURES ARE TO
BE CONSTRUCTED ON PUBLIC
RIGHT-OF-WAY

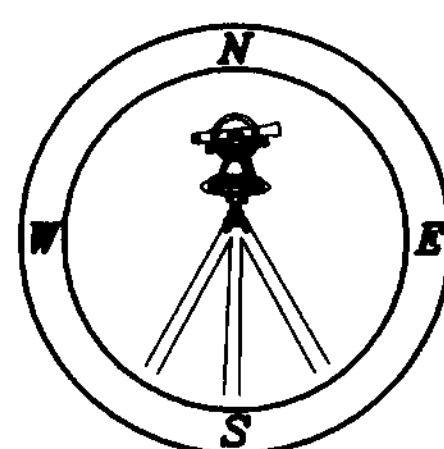
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME BY DEED RECORDED IN THE GRANVILLE COUNTY REGISTER OF DEEDS OFFICE IN BOOK _____, PAGE _____, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. FURTHER, I HEREBY CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF GRANVILLE COUNTY, NORTH CAROLINA.

3/26/2013 *Julianna O. Wright*
DATE OWNER

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

5-13-13 *Leslie A. Smith*
DATE REVIEW OFFICER

PRESENTED FOR REGISTRATION THIS _____ DAY OF _____ 2013 AT O'CLOCK _____ M. AND REGISTERED IN THE OFFICE OF REGISTER OF DEEDS FOR GRANVILLE COUNTY, N.C. BOOK NO. _____ PAGE _____ REGISTER OF DEEDS.



I HEREBY CERTIFY THAT THE SUBDIVISION AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE GRANVILLE COUNTY SUBDIVISION REGULATIONS AND REQUIREMENTS CITED THEREIN.

5-13-13 *Don A. Wells*
DATE DIRECTOR OF PLANNING

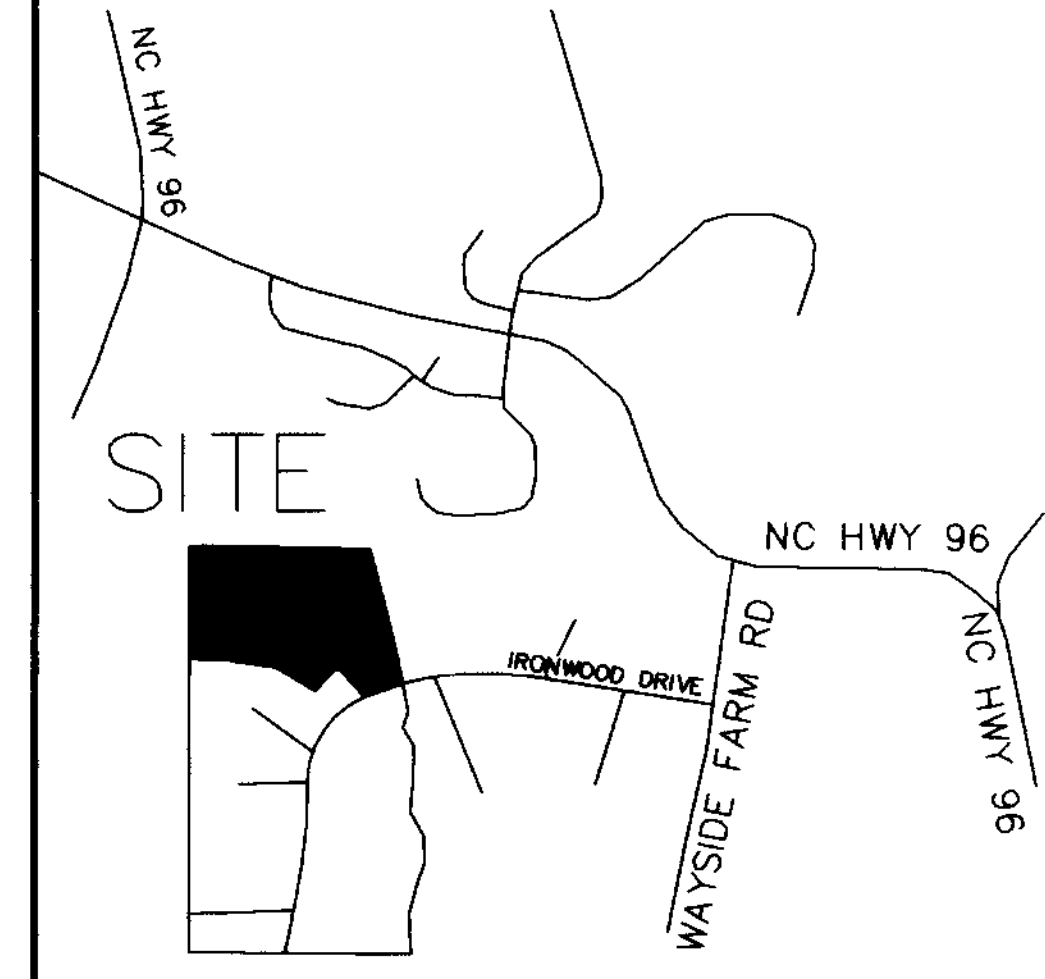
CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	167.89'	750.00'	167.34'	S 58°25'30" W
C-2	37.66'	25.00'	34.20'	S 84°49'47" E
C-3	133.28'	475.00'	132.84'	N 49°43'03" W
C-4	52.94'	475.00'	52.92'	N 80°56'56" W
C-5	15.53'	50.00'	15.46'	N 73°02'14" W
C-6	50.07'	50.00'	48.00'	S 69°22'55" W
C-7	50.07'	50.00'	48.00'	S 12°00'40" W
C-8	50.07'	50.00'	48.00'	S 45°21'35" E
C-9	52.91'	50.00'	50.47'	N 75°38'31" E
C-10	30.77'	25.00'	28.87'	N 80°35'37" W
C-11	166.82'	425.00'	165.56'	N 52°54'38" W
C-12	37.66'	25.00'	34.20'	N 01°28'16" E
C-31	243.26'	700.00'	242.04'	S 53°57'58" W

LINE	LENGTH	BEARING
L-1	51.30'	S 12°40'35" E
L-2	50.59'	N 35°53'51" W
L-4	57.70'	N 07°56'12" W

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT 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 NO. L-3794

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



VICINITY MAP

MINIMUM BUILDING SETBACKS

FRONT	50'
REAR	25'
SIDE	15'

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
○ - 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
S.T. - SIGHT TRIANGLE
TME - TEMPORARY MAINTENANCE EASEMENT

OWNER/DEVELOPER:

BRUCE W. GULLEY, R. WAYNE BAILEY SR.
& JULIANNA O. WRIGHT
7901 SAGEWOOD COURT
RALEIGH, NC 27615
(919) 846-9221

NOTES

- 1) ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 2) ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC TANKS.
- 3) ALL LOT AREAS ARE GREATER THAN OR EQUAL TO 40,000 SQUARE FEET.
- 4) NEUSE RIVER RIPARIAN BUFFERS ARE MEASURED FROM TOP OF BANK EACH SIDE OF CREEK.
- 5) ALL TEMPORARY EASEMENTS ARE TO BE ABANDONED WITH THE REMOVAL OF THE SEDIMENT BASINS.

FINAL PLAT FOR
IRONWOOD SUBDIVISION
PHASE 1-B

OWNER: BRUCE W. GULLEY, R. WAYNE BAILEY SR.

AND JULIANNA O. WRIGHT

REF: D.B. 1455, PG. 529

REF: P.B. 40, PAGE 107

BRASSFIELD TOWNSHIP

GRANVILLE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

JULY 10, 2007

REVISED MARCH 25, 2013

ZONED AR-40

PIN #1825-86-0957



Doc ID: 002754560001 Type: CRP
Recorded: 05/13/2013 at 02:47:02 PM
Fee Amt: \$21.00 Page 1 of 1
Granville County, NC
Kathy M. Adcock Reg of Deeds

BK 41 PG 200

IRONWOOD SUBDIVISION PHASE 1-B