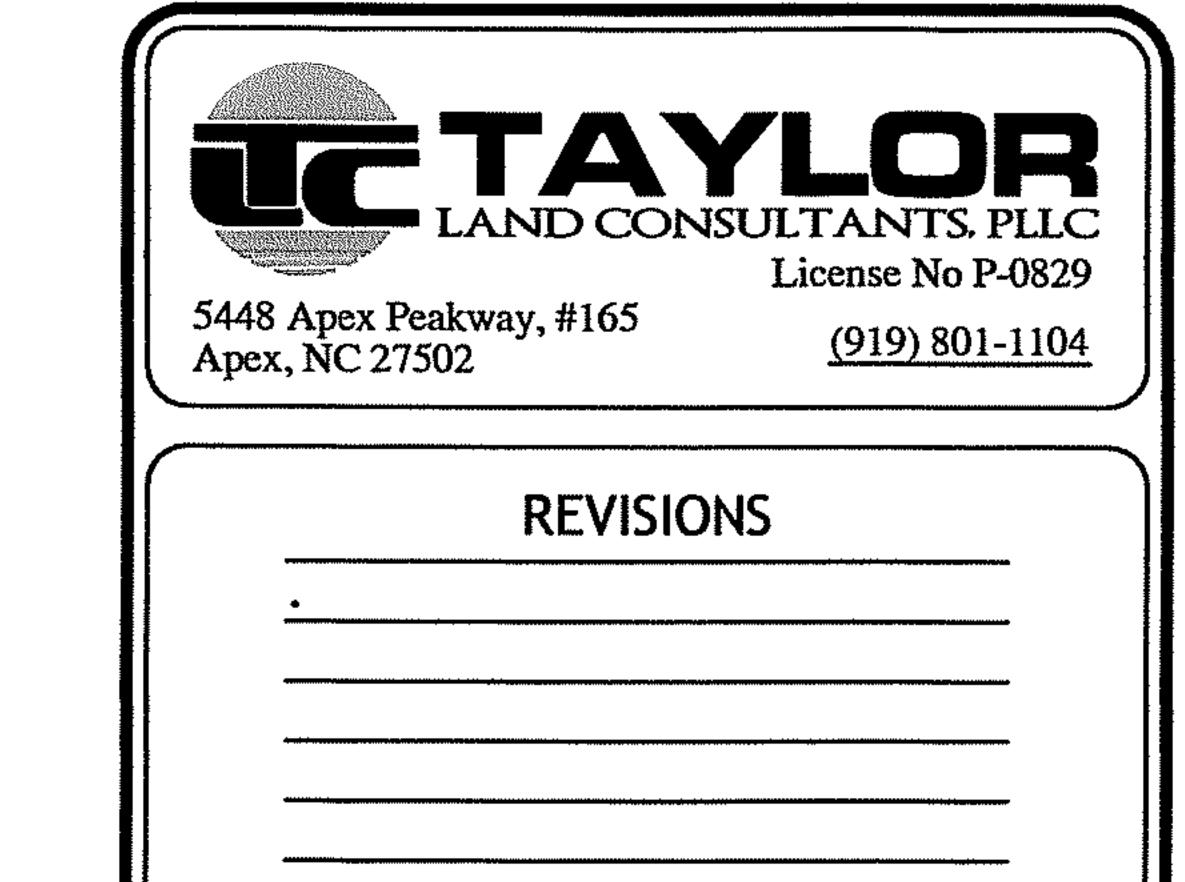


Book: 2017 Page: 35 Page 1 of 2

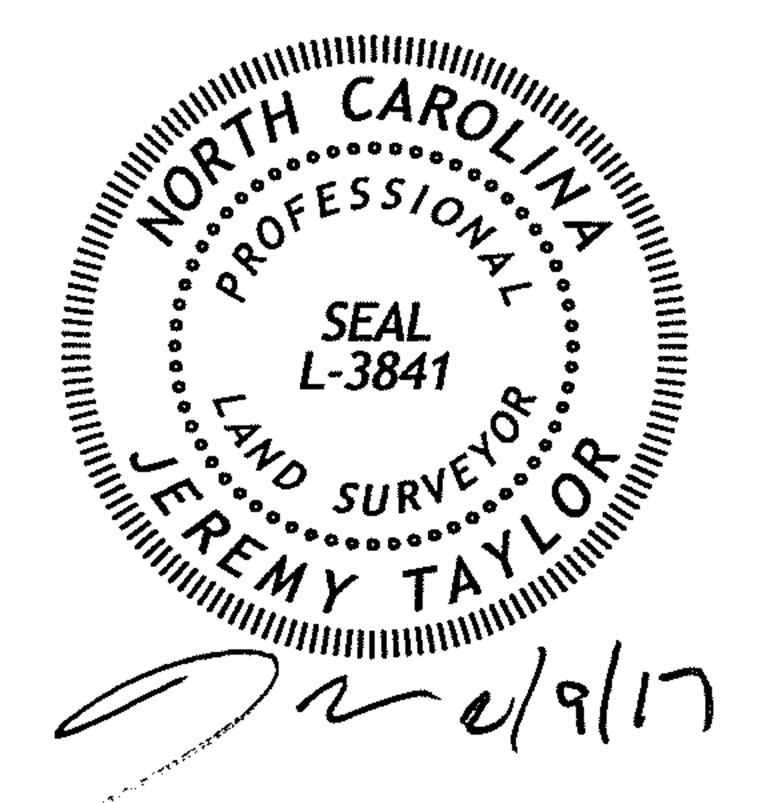
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
<u>C1</u>	1161.15'	<i>577.65</i> '	571.71'	S 79°07'51" E	28°30'13"
C2	1029.75'	196.65'	196.35'	S 87°54'36" E	10°56'31"
<i>C3</i>	1029.75'	111.16'	111.10'	S 79°20'48" E	6°11′05"
C4	897.71'	<i>88.53</i> ′	88.49'	S 79°04'45" E	5°39'00"
C5	897.71'	88.08'	88.04'	S 84°42'53" E	5°37'17"
C6	897.71'	96.98'	96.93'	N 89°22'47" E	6°11'22"
C7	20.00'	30.33'	27.50'	S 49°02'10" W	86°52'36"
C8	380.00'	64.10'	64.03'	S 10°25'49" W	9°39'55"
<i>C9</i>	330.00'	59.69'	59.61'	N 10°46'48" E	10°21'52"
C10	20.00'	31.42'	28.28'	N 39°24'08" W	90°00'00"
C12	20.00'	31.42'	28.28'	S 52°15'24" W	90°00'00"
C13	20.00'	31.42'	28.28'	N 37°44'36" W	90°00'00"
C14	470.00'	27.37'	27.37'	N 84°24'43" W	3°20'13"
C15	470.00'	72.33'	72.26'	S 89°30'39" W	8°49'03"
C16	470.00'	11.22'	11.22'	S 84°25'05" W	1°22'04"
C17	770.00'	50.36'	50.35'		
C18	770.00'	66.96'		S 81°51'39" W	3°44'49"
C19			66.94'	S 77°29'45" W	4°58'58"
······	770.00'	66.96'	66.94'	S 72°30'47" W	4°58'58"
C20	770.00'	66.96'	66.94'	S 67°31'49" W	4°58'58"
C21	770.00'	67.03'	67.01'	S 62°32'42" W	4°59'16"
C22	770.00'	66.96'	66.94'	S 57°33'36" W	4°58'58"
C23	770.00'	66.98'	66.96'	S 52°34'35" W	4°59'03"
C24	770.00'	66.96'	66.94'	S 47°35'35" W	4°58'58"
C25	770.00'	<i>66.96</i> ′	66.94'	S 42°36'37" W	4°58'58"
C26	770.00'	66.96'	66.94'	S 37°37'39" W	4°58'58"
C27	770.00'	41.00'	40.99'	S 33°36'39" W	3°03'02"
C28	25.00'	19.55'	19.05'	S 09°41'12" W	44°47'52"
C29	50.00'	26.38'	26.08'	S 02°27'45" W	30°14′05"
C30	50.00'	33.19'	32.58'	S 36°35'47" W	38°01'59"
C31	50.00'	36.46'	35.66'	S 76°30'11" W	41°46'49"
C32	50.00'	38.05'	37.14'	N 60°48'24" W	43°36'00"
C33	50.00'	37.96'	37.06'	N 17°15'19" W	43°30'10"
C34	50.00'	55.09'	52.34'	N 36°03'35" E	63°07'38"
C35	50.00'	13.90'	13.85'	N 75°35'13" E	15°55'37"
C36	25.00'	22.28'	21.55'	N 58°01'00" E	51°04'04"
C37	820.00'	33.85'	33.84'	N 33°39'55" E	2°21′54"
C38	820.00'	62.73'	62.72'	N 37°02'22" E	4°23'01"
C39	820.00'	62.73'	62.72'	N 41°25'22" E	4°23'01"
C40	820.00'	62.73'	62.72'		
C41	820.00'	62.73'		N 45°48'23" E	4°23'01"
	<u> </u>		62.72'	N 50°11'23" E	4°23'01"
C42	820.00'	62.73'	62.72'	N 54°34'24" E	4°23'01"
C43	820.00'	62.73'	62.72'	N 58°57'24" E	4°23′01"
C44	820.00'	62.73'	62.72'	N 63°20'25" E	4°23'01"
C45	820.00'	63.25'	63.23'	N 67°44'30" E	4°25'10"
C46	820.00'	62.19'	62.17'	N 72°07'26" E	4°20'43"
C47	820.00'	62.77'	62.75'	N 76°29'22" E	4°23'09"
C48	820.00'	60.04'	60.03'	N 80°46'48" E	4°11'43"
C49	820.00'	12.26'	12.26'	N 83°18'21" E	0°51′23″
C50	520.00'	41.25'	41.24'	N 86°00'24" E	4°32'42"
C51	520.00'	58.90'	58.87'	S 88°28'34" E	6°29'23"
C52	520.00'	22.58'	22.58'	S 83°59'14" E	2°29'16"
C53	20.00'	31.42'	28.28'	N 52°15'24" E	90°00'00"
C54	962.74'	42.88'	42.87'	N 05°59'25" E	2°33'06"
C55	20.00'	32.76'	29.22'	N 42°12'39" W	93°51'13"
C56	20.00'	32.41'	28.98'	N 51°08'19" E	92°50'42"
C57	20.00'	30.54'	27.66'	S 38°09'12" E	87°30'07"
C58	20.00'	31.42'	28.28'	S 50°35'52" W	90°00'00"
C59	20.00'	31.42'	28.28'	N 37°44'36" W	90°00'00"
C60	1030.01'	45.53'	45.53'	N 05°59'25" E	2°31′58″
C62	1131.15'	562.73'			
			556.94'	S 79°07'51" E	28°30'13"
C63	1059.75'	316.78'	315.60'	S 84°49'03" E	17°07'36"
C64	<i>867.71'</i>	<i>263.11'</i>	<i>262.10</i> '	S 84°56'26" E	17°22'23"

LINE	BEARING	DISTANCE
L1	N 86°37'09" E	89.98'
L2	N 86°37'09" E	86.60'
L3	N 05°35'52" E	53.49'
L4	N 07°15'24" E	38.76'
L5	S 87°11'54" E	144.96'
L6	S 89°08'15" E	34.74'
L7	S 04°42'58" W	8.08'
<i>L8</i>	S 04°42'58" W	57.78'
L9	S 07°15'24" W	38.76'
L10	N 82°44'36" W	47.48'
L11	N 82°44'36" W	36.99'
L12	S 83°44'03" W	17.96'
L13	S 83°44'03" W	47.61'
L14	S 04°42'58" W	22.23'
L14 L15	S 04°42'58" W	57.64'
L16	N 87°30'25" W	60.21'
L17	N 83°44'03" E	14.88'
L18	N 83°44'03" E	50.69'
L19	S 82°44'36" E	39.48'
L20	S 82°44'36" E	45.00'
L21	S 89°10'50" W	51.47'
<u>L22</u>	S 84°10'47" W	<i>58.68'</i>
L23	S 82°03'38" W	56.38'
L24	S 77°32'59" W	55.18'
L25	S 72°34'07" W	<i>55.19'</i>
<i>L26</i>	S 67°35'24" W	<i>55.19</i> '
<i>L27</i>	S 62°36'40" W	<i>55.25'</i>
L28	S 57°37'41" W	55.20'
L29	S 52°30'28" W	55.22'
L30	S 47°48'41" W	51.98'
L31	S 42°34'26" W	55.19'
L32	S 37°30'41" W	55.18'
L33	S 32°46'34" W	29.86'
L34	S 28°44'42" W	14.09'
L35	S 28°44'42" W	78.60'
L36	S 24°03'51" W	5.63'
L37	S 77°04'25" W	19.44'
L38	S 48°02'19" W	12.05'
L39	S 48°02'19" W	22.58'
L40	S 82°17'29" W	62.49'
<u>L40</u> L41	S 44°17'14" W	10.33'
L42	N 86°42'36" W	8.00'
<u>L42</u> L43	S 69°30'49" W	4.66'
L43 L44	N 85°38'50" W	18.03'
L45	N 72°26'08" W	60.04'
L46	N 50°38'08" W	68.53'
<u>L47</u>	N 28°47'36" W	60.29'
<u>L48</u>	N 05°53'30" W	67.74'
<u>L49</u>	N 28°16'21" E	32.57'
L50	N 28°16'21" E	71.54'
L51	N 25°07'19" E	30.00'
L52	S 06°15'00" E	30.03'
L53	S 42°34'26" W	3.22'
L54	N 83°36′11" W	29.45'
L55	S 83°29'42" E	27.03'



SUBDIVISION
PLAT
(REVISED)
for

HOLDEN CREEK
PRESERVE
Phase 1A



Youngsville Township Franklin County North Carolina

February 9, 2017

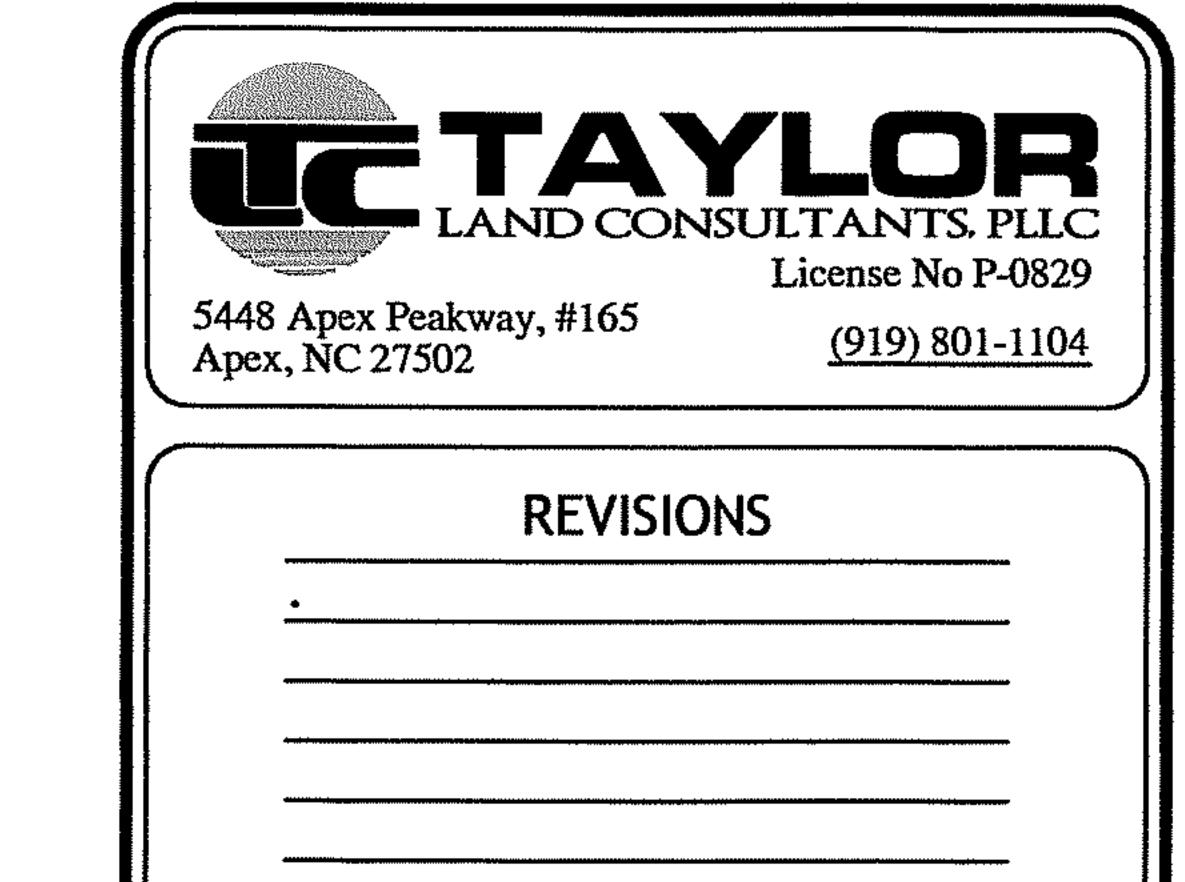
Recorded in Book of Maps 2017, Page $3 \wp$, Franklin County Registry

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SHEET 2 OF 2

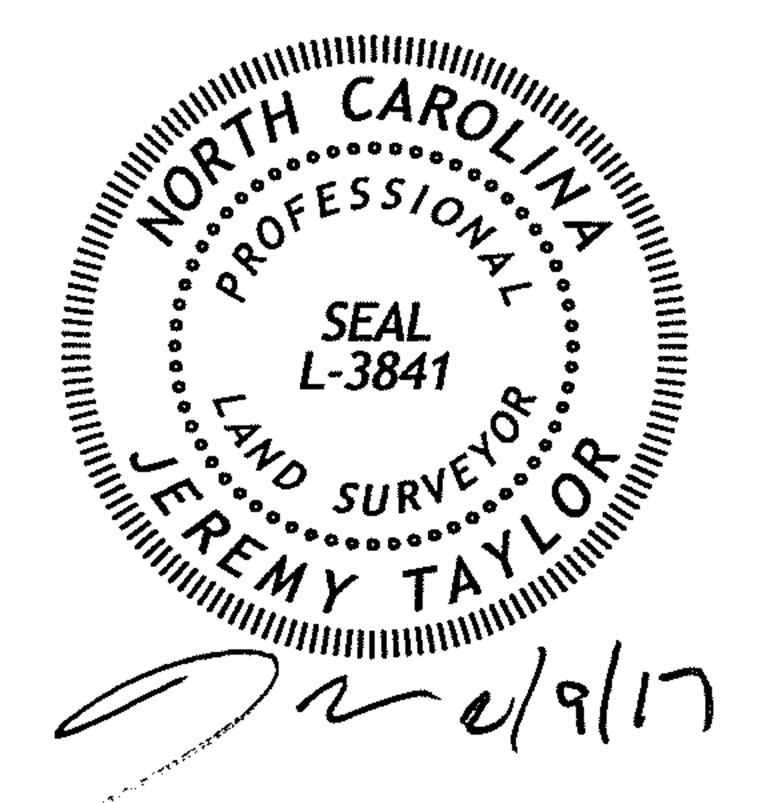
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
<u>C1</u>	1161.15'	<i>577.65</i> '	571.71'	S 79°07'51" E	28°30'13"
C2	1029.75'	196.65'	196.35'	S 87°54'36" E	10°56'31"
<i>C3</i>	1029.75'	111.16'	111.10'	S 79°20'48" E	6°11′05"
C4	897.71'	<i>88.53</i> ′	88.49'	S 79°04'45" E	5°39'00"
C5	897.71'	88.08'	88.04'	S 84°42'53" E	5°37'17"
C6	897.71'	96.98'	96.93'	N 89°22'47" E	6°11'22"
C7	20.00'	30.33'	27.50'	S 49°02'10" W	86°52'36"
C8	380.00'	64.10'	64.03'	S 10°25'49" W	9°39'55"
<i>C9</i>	330.00'	59.69'	59.61'	N 10°46'48" E	10°21'52"
C10	20.00'	31.42'	28.28'	N 39°24'08" W	90°00'00"
C12	20.00'	31.42'	28.28'	S 52°15'24" W	90°00'00"
C13	20.00'	31.42'	28.28'	N 37°44'36" W	90°00'00"
C14	470.00'	27.37'	27.37'	N 84°24'43" W	3°20'13"
C15	470.00'	72.33'	72.26'	S 89°30'39" W	8°49'03"
C16	470.00'	11.22'	11.22'	S 84°25'05" W	1°22'04"
C17	770.00'	50.36'	50.35'		
C18	770.00'	66.96'		S 81°51'39" W	3°44'49"
C19			66.94'	S 77°29'45" W	4°58'58"
······	770.00'	66.96'	66.94'	S 72°30'47" W	4°58'58"
C20	770.00'	66.96'	66.94'	S 67°31'49" W	4°58'58"
C21	770.00'	67.03'	67.01'	S 62°32'42" W	4°59'16"
C22	770.00'	66.96'	66.94'	S 57°33'36" W	4°58'58"
C23	770.00'	66.98'	66.96'	S 52°34'35" W	4°59'03"
C24	770.00'	66.96'	66.94'	S 47°35'35" W	4°58'58"
C25	770.00'	<i>66.96</i> ′	66.94'	S 42°36'37" W	4°58'58"
C26	770.00'	66.96'	66.94'	S 37°37'39" W	4°58'58"
C27	770.00'	41.00'	40.99'	S 33°36'39" W	3°03'02"
C28	25.00'	19.55'	19.05'	S 09°41'12" W	44°47'52"
C29	50.00'	26.38'	26.08'	S 02°27'45" W	30°14′05"
C30	50.00'	33.19'	32.58'	S 36°35'47" W	38°01'59"
C31	50.00'	36.46'	35.66'	S 76°30'11" W	41°46'49"
C32	50.00'	38.05'	37.14'	N 60°48'24" W	43°36'00"
C33	50.00'	37.96'	37.06'	N 17°15'19" W	43°30'10"
C34	50.00'	55.09'	52.34'	N 36°03'35" E	63°07'38"
C35	50.00'	13.90'	13.85'	N 75°35'13" E	15°55'37"
C36	25.00'	22.28'	21.55'	N 58°01'00" E	51°04'04"
C37	820.00'	33.85'	33.84'	N 33°39'55" E	2°21′54"
C38	820.00'	62.73'	62.72'	N 37°02'22" E	4°23'01"
C39	820.00'	62.73'	62.72'	N 41°25'22" E	4°23'01"
C40	820.00'	62.73'	62.72'		
C41	820.00'	62.73'		N 45°48'23" E	4°23'01"
	<u> </u>		62.72'	N 50°11'23" E	4°23'01"
C42	820.00'	62.73'	62.72'	N 54°34'24" E	4°23'01"
C43	820.00'	62.73'	62.72'	N 58°57'24" E	4°23′01"
C44	820.00'	62.73'	62.72'	N 63°20'25" E	4°23'01"
C45	820.00'	63.25'	63.23'	N 67°44'30" E	4°25'10"
C46	820.00'	62.19'	62.17'	N 72°07'26" E	4°20'43"
C47	820.00'	62.77'	62.75'	N 76°29'22" E	4°23'09"
C48	820.00'	60.04'	60.03'	N 80°46'48" E	4°11'43"
C49	820.00'	12.26'	12.26'	N 83°18'21" E	0°51′23″
C50	520.00'	41.25'	41.24'	N 86°00'24" E	4°32'42"
C51	520.00'	58.90'	58.87'	S 88°28'34" E	6°29'23"
C52	520.00'	22.58'	22.58'	S 83°59'14" E	2°29'16"
C53	20.00'	31.42'	28.28'	N 52°15'24" E	90°00'00"
C54	962.74'	42.88'	42.87'	N 05°59'25" E	2°33'06"
C55	20.00'	32.76'	29.22'	N 42°12'39" W	93°51'13"
C56	20.00'	32.41'	28.98'	N 51°08'19" E	92°50'42"
C57	20.00'	30.54'	27.66'	S 38°09'12" E	87°30'07"
C58	20.00'	31.42'	28.28'	S 50°35'52" W	90°00'00"
C59	20.00'	31.42'	28.28'	N 37°44'36" W	90°00'00"
C60	1030.01'	45.53'	45.53'	N 05°59'25" E	2°31′58″
C62	1131.15'	562.73'			
			556.94'	S 79°07'51" E	28°30'13"
C63	1059.75'	316.78'	315.60'	S 84°49'03" E	17°07'36"
C64	<i>867.71'</i>	<i>263.11'</i>	<i>262.10</i> '	S 84°56'26" E	17°22'23"

LINE	BEARING	DISTANCE
L1	N 86°37'09" E	89.98'
L2	N 86°37'09" E	86.60'
L3	N 05°35'52" E	53.49'
L4	N 07°15'24" E	38.76'
L5	S 87°11'54" E	144.96'
L6	S 89°08'15" E	34.74'
L7	S 04°42'58" W	8.08'
<i>L8</i>	S 04°42'58" W	57.78'
L9	S 07°15'24" W	38.76'
L10	N 82°44'36" W	47.48'
L11	N 82°44'36" W	36.99'
L12	S 83°44'03" W	17.96'
L13	S 83°44'03" W	47.61'
L14	S 04°42'58" W	22.23'
L14 L15	S 04°42'58" W	57.64'
L16	N 87°30'25" W	60.21'
L17	N 83°44'03" E	14.88'
L18	N 83°44'03" E	50.69'
L19	S 82°44'36" E	39.48'
L20	S 82°44'36" E	45.00'
L21	S 89°10'50" W	51.47'
<u>L22</u>	S 84°10'47" W	<i>58.68'</i>
L23	S 82°03'38" W	56.38'
L24	S 77°32'59" W	55.18'
L25	S 72°34'07" W	<i>55.19'</i>
<i>L26</i>	S 67°35'24" W	<i>55.19</i> '
<i>L27</i>	S 62°36'40" W	<i>55.25'</i>
L28	S 57°37'41" W	55.20'
L29	S 52°30'28" W	55.22'
L30	S 47°48'41" W	51.98'
L31	S 42°34'26" W	55.19'
L32	S 37°30'41" W	55.18'
L33	S 32°46'34" W	29.86'
L34	S 28°44'42" W	14.09'
L35	S 28°44'42" W	78.60'
L36	S 24°03'51" W	5.63'
L37	S 77°04'25" W	19.44'
L38	S 48°02'19" W	12.05'
L39	S 48°02'19" W	22.58'
L40	S 82°17'29" W	62.49'
<u>L40</u> L41	S 44°17'14" W	10.33'
L42	N 86°42'36" W	8.00'
<u>L42</u> L43	S 69°30'49" W	4.66'
L43 L44	N 85°38'50" W	18.03'
L45	N 72°26'08" W	60.04'
L46	N 50°38'08" W	68.53'
<u>L47</u>	N 28°47'36" W	60.29'
<u>L48</u>	N 05°53'30" W	67.74'
<u>L49</u>	N 28°16'21" E	32.57'
L50	N 28°16'21" E	71.54'
L51	N 25°07'19" E	30.00'
L52	S 06°15'00" E	30.03'
L53	S 42°34'26" W	3.22'
L54	N 83°36′11" W	29.45'
L55	S 83°29'42" E	27.03'



SUBDIVISION
PLAT
(REVISED)
for

HOLDEN CREEK
PRESERVE
Phase 1A




Youngsville Township Franklin County North Carolina

February 9, 2017

Recorded in Book of Maps 2017, Page $3 \wp$, Franklin County Registry

Book: 2017 Page: 35 Page 2 of 2

SHEET 2 OF 2



SUBDIVISION PLAT

for

HOLDEN CREEK
PRESERVE

Phase 1A, Section 2

Youngsville Township
Franklin County
North Carolina

July 6, 2017

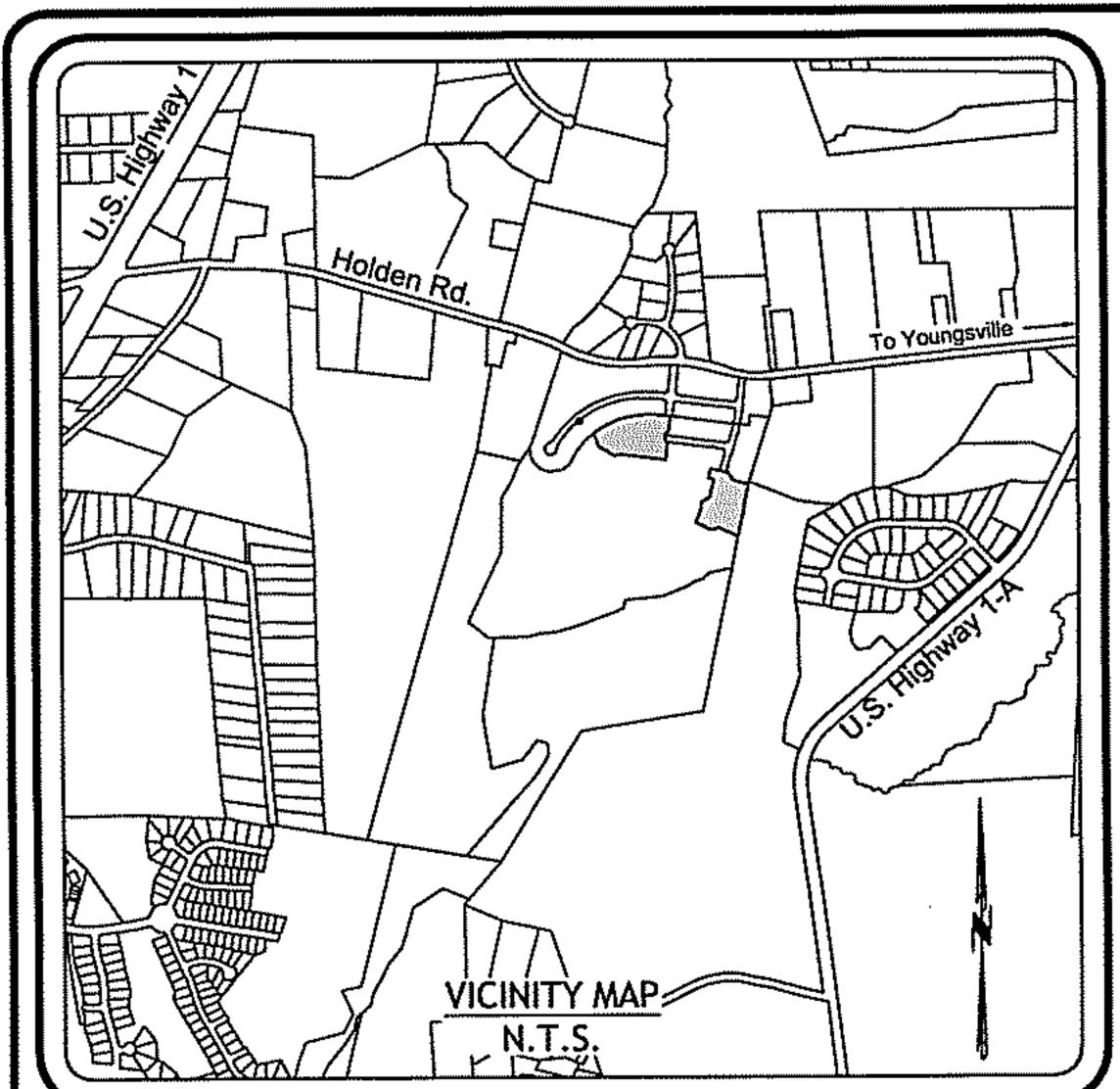
GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch =100ft.

SHEET 1 OF 1

, Franklin County Registry

Recorded in Book of Maps 2017, Page

Book: 2017 Page: 177 Page 1 of 1



OWNER CERTIFICATION

I (we) hereby certify that I am (we are) the owner(s) for the property shown hereon which was conveyed to me (us) by deed recorded in books noted in Site Data below, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all drainageway and other open space to public or private use as noted. Further, I (we) certify that the land as shown hereon is within the subdivision regulation jurisdiction of

the Town of Youngsville.

PLANNING CERTIFICATION

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the Town of Youngsville, and that the map has

been approved for recording in the Office of the Register of Deeds. division Administrator or Assistant

Jason Roekeview Officer of Franklin County, certify that the map or plat to which this certification is affixed meets all statutory requirements

4/19/18

REVIEW OFFICER CERTIFICATION

Review Officer W T. Logow 4-20-18

AREA SUMMARY LEGEND & NOMENCLATURE

1842-97-4015

1842-86-9314

HOLDEN ROAD

RA & RA/AR

Vacant

HOLDEN CREEK LLC

DB 1682, Pages 41 & 45

0	Existing Iron Pipe
	(unless noted otherwise)
•	New 3/4" Iron Pipe
	Concrete Monument Set
0	Computed Point
D.B.	Deed Book
B.M.	Book of Maps
Pg.	Page
S.F.	Square Feet
Ac.	Acres
S.T.	Sight Triangle
000	Address

Area in Lots: Area in Public R/W: Total Site Area:

4.831 Acres 1.285 Acres 6.116 Acres

COUNTY PUBLIC (106)

15,603 S.F. 0.358 Ac.

20' STORM DRAINAGE EASEMENT—

COUNTY PUBLIC

(109)

PHASE 2

security bond or irrevocable letter of credit in the amount of \$ 52.969.20 have been posted with the Town of Youngsville to ensure the installation thereof. Subdivision Administrator 4/19/18 Date

95 16,422 S.F. 0.377 Ac.

CLUB CENTER DRIVE

N 82°44'36" W 292.00' (TOTAL)

10'x70'

SIGHT

HOLDEN CREEK PRESERVI

(104)

CERTIFICATION OF APPROVAL OF THE DESIGN AND

INSTALLATION OF PUBLIC STREETS, UTILITIES AND OTHER

I hereby certify that the streets, utilities, and other improvements have been

specifications in subdivision entitled, "Holden Creek Preserve Phase 1B", or that a

installed in an acceptable manner and according to Town of Youngsville

IMPROVEMENTS TO BE OWNED/OPERATED BY THE TOWN OF

OWNED/OPERATED BY FRANKLIN COUNTY:

All water and sewer utilities and other required improvements have been

specifications or guarantees of the installation of the required improvements in an

Franklin County Public Utilities approves of the easements/right-of-way

04-18-19

installed in an acceptable manner and according to county standards and

amount and manner satisfactory to Franklin County Public Utilities has been

received, of that a security bond or irrevocable letter of credit in the amount of

\$ _____ have been posted with the Town of Youngsville in ensure the installation thereof.

I hereby certify that:

Franklin County, North Carolina

YOUNGSVILLE:

CERTIFICATE OF FINAL APPROVAL CERTIFICATION OF APPROVAL OF THE DESIGN AND INSTALLATION OF PUBLIC UTILITIES IMPROVEMENTS TO BE

I hereby certify that the subdivision as depicted hereon has been granted final approval by the Town of Youngsville Planning Board on F65 PUDE 2015 pursuant to the Town of Youngsville Subdivision Regulations.

CTAYLOR LAND CONSULTANTS PLLC 1600 Olive Chapel Road, #140 Apex, NC 27502 (919) 801-1104

REVISIONS ORIGINAL ISSUE 12/19/17 PHASING COMMENTS 2/28/18

SURVEYOR CERTIFICATION

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Books referenced); that the boundaries not surveyed are clearly indicated as drawn from information found in Books referenced; that the ratio of precision or positional accuracy as calculated is 1:45,300; that this plat was prepared in accordance with G.S. 47-30 as amended.

municipality that has an ordinance that regulates parcels of land.

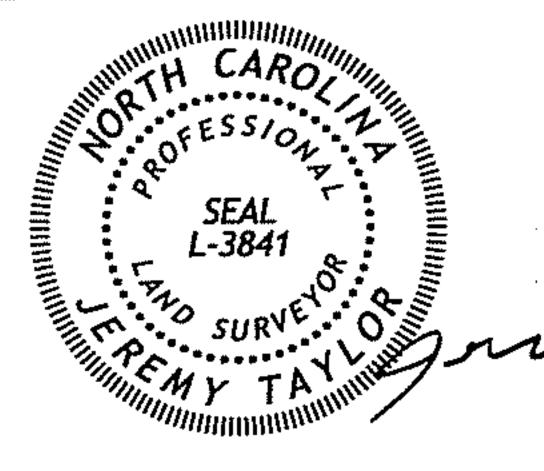
Witness my original signature, license number and seal this 28th day of February, 2018.

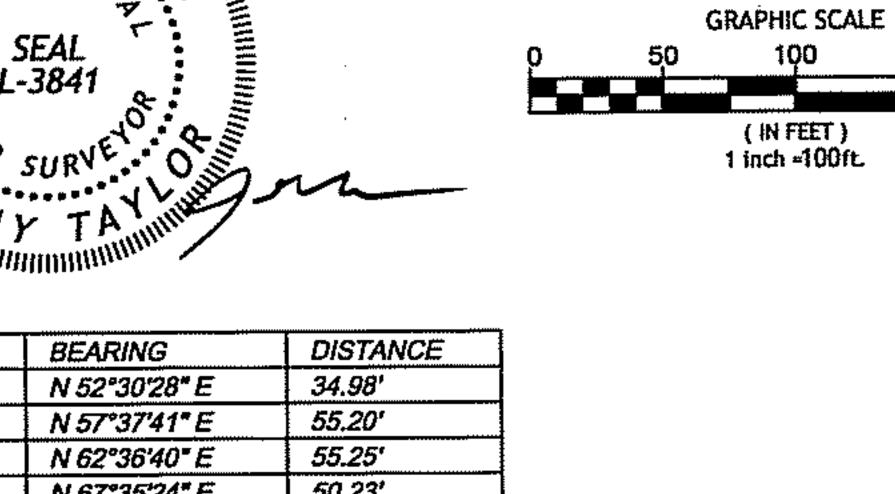
SUBDIVISION PLAT

HOLDEN CREEK **PRESERVE** PHASES 2 AND 3

Youngsville Township Franklin County North Carolina

February 28, 2018





LINE	BEARING	DISTANCE
L.7	N 52°30′28" E	34.98'
L8	N 57°37'41" E	55.20'
L9	N 62°36'40" E	55.25'
L10	N 67°35'24" E	50.23'
L11	N 67°35'24" E	4.96'
L12	N 72°34′07" E	<i>55.19'</i>
L13	N 77*32'59" E	55.18'
L14	N 82°03'38" E	56.38'
L15	N 84°10'47" E	32.95'
L16	N 84°10'47" E	25.73'
L17	N 89°10'50" E	40.33'
L18	N 89°10'50" E	11.14'
L19	S 83°02'10" E	53.97'
L20	S 83°02'10" E	5.00*
L21	S 83°02'10" E	65.00*
L22	S 06°44'09" E	33.88'
L23	S 01°32'46" W	50.25'
L24	S 79°04'26" E	50.00'
L35	S 17°30'14" W	11.30'
L36	N 14°40'40" E	32.28'
L37	S 14*40'40* W	32.28'

NOTES:

SITE DATA

Parent PIN:

Address:

Zoning:

Setbacks: Front:

Side:

Current Owner:

Source of Title:

Current Use:

Side Corner: 20'

- Iron pipes set at all property corners unless otherwise noted.
- All distances shown are horizontal ground measurements in U.S. Survey Feet.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose
- Areas calculated by CAD software (coordinate geometry).
- A portion of this site is located in a flood-hazard area according to Flood Insurance Rate Map 3720184200K, effective April 16, 2013.
- All sewer and storm easements to be centered on structures or pipes.

Recorded in Book of Maps 2018, Page

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00*	89°59'53"	S 30°19'16" E	28.28'
C2	41.21'	575.00'	4°06'23"	S 16°43'52* W	41.20'
C3	94.21'	575.00'	9°23'13"	S 23°28'40" W	94.10'
C6	15.45'	255.00'	3°28'21"	N 83°17'20" W	15.45'
C11	11.43'	275.00'	2°22'56"	S 08°26'52" W	11.43'
C12	6.18'	275.00'	1°17'14"	S 10°16'57" W	6.18'
C13	31.42'	20.00'	90°00'00"	S 37°44'36" E	28.28'
C14	21.03'	25.00'	48°11'23°	S 73°09'42" W	20.41'
C15	43.52'	50.00'	49°52'23"	S 74°00'12" W	42.16'
C16	37.75'	50.00'	43°15'32"	N 59°25'50" W	36.86*
C17	100.72'	50.00'	115°24'44"	N 19°54'18" E	84.53'
C18	59.20'	50.00'	67°50'07 "	S 68°28'17" E	55.80'
C19	21.03'	25.00'	48°11'23"	S 58°38'55" E	20.41'
C20	31.42'	20.00'	90°00'00"	S 52°15'24" W	28.28'
C21	31.42'	20.00'	90°00'07"	S 59°40'44" W	28.28'
C22	31.42'	20.00*	89"59'53"	N 30°19'16" W	28.28'
C23	74.96'	625.00'	6°52'17"	N 20°39'17" E	74.91'
C24	27.72'	625.00'	2°32'28"	N 15°56'54" E	27.72'
C25	31.42'	20.00'	90°00'07"	N 59°40'44" E	28.28'

, Franklin County Registry


N 82°44'36" W 313.07' (TOTAL) PHASE 1A, Section 2 B.M. 2017, Pg. 117 NEW PUBLIC VARIABLE WIDTH STORM DRAINAGE/ (8) EASEMENT-OPENSPACE (79) (75) HOLDEN CREEK LLC FUTURE DEVELOPMENT N: 826,790.79 E: 2,149,992.47 (48) FUTURE LOT FUTURE LOT TRUSTEES OF THE ALICE M. ALEXANDER FAMILY TRUST DEED BOOK 1034, Pg. 287 Doc ID: 005586460001 Type: CRP Recorded: 04/20/2018 at 02:16:15 PM Fee Amt: \$21.00 Page 1 of 1 Franklin County North Carolina Brandi S. Davis Register of Deeds BK 2018 PG 92 SHEET 1 OF 1

PIPE FOUND CONTROL CORNER NC GRID COORDINA N: 827,303.76 E: 2,149,414.24

BM 2017, PG 117

HOLDEN CREEK PRESERVE CLUBHOUSE/POOL/OPEN SPACE

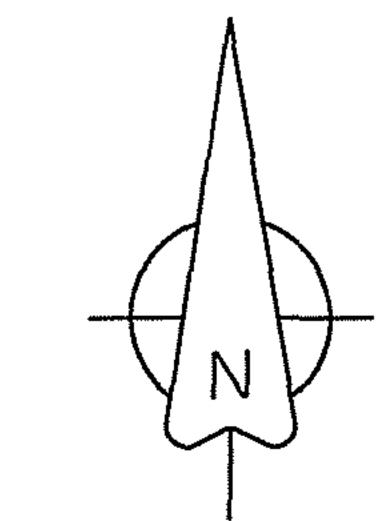
Book: 2018 Page: 92 Page 1 of 1



SUBDIVISION PLAT for HOLDEN CREEK PRESERVE

PHASE 4

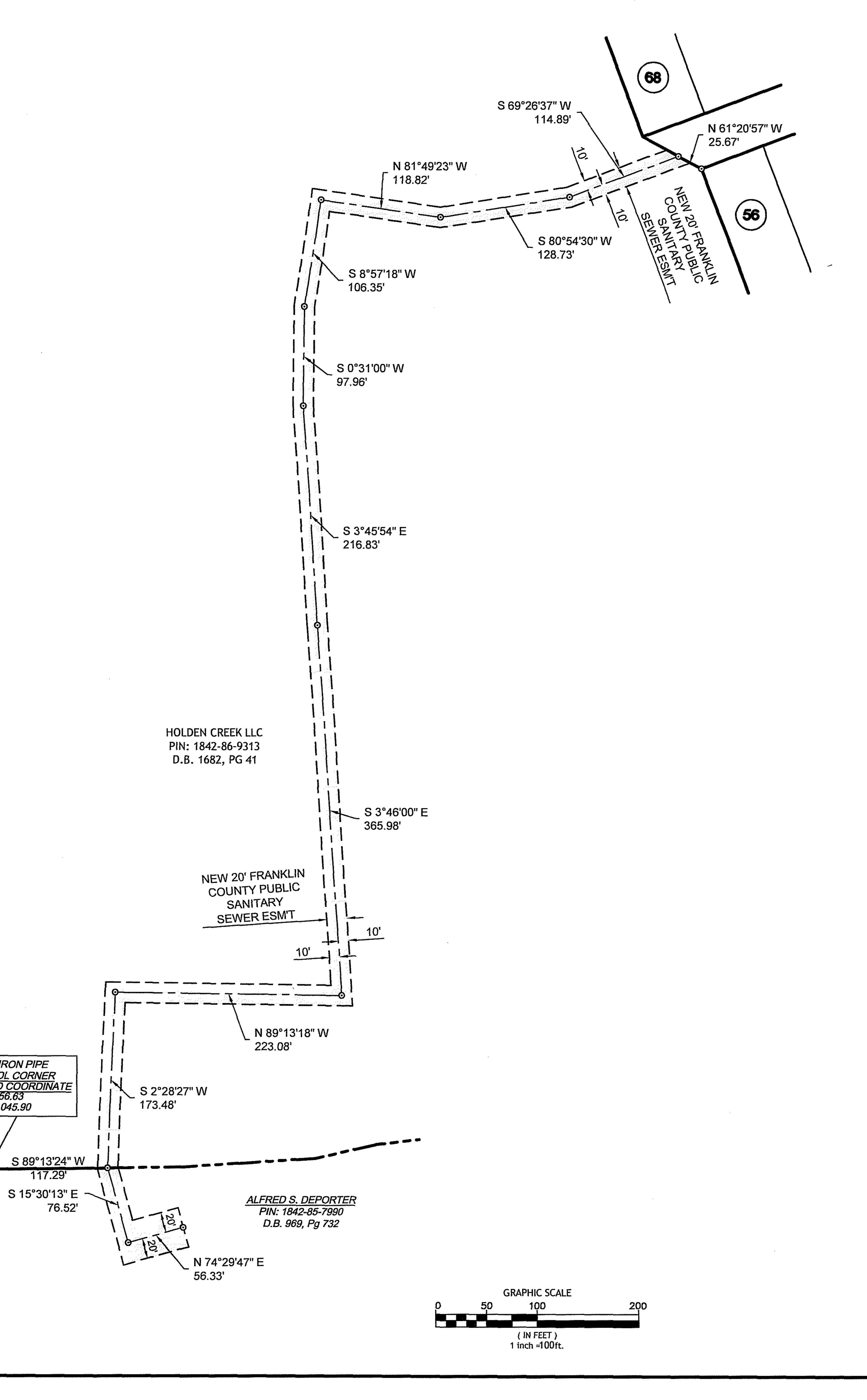
(SHEET 2 of 2)



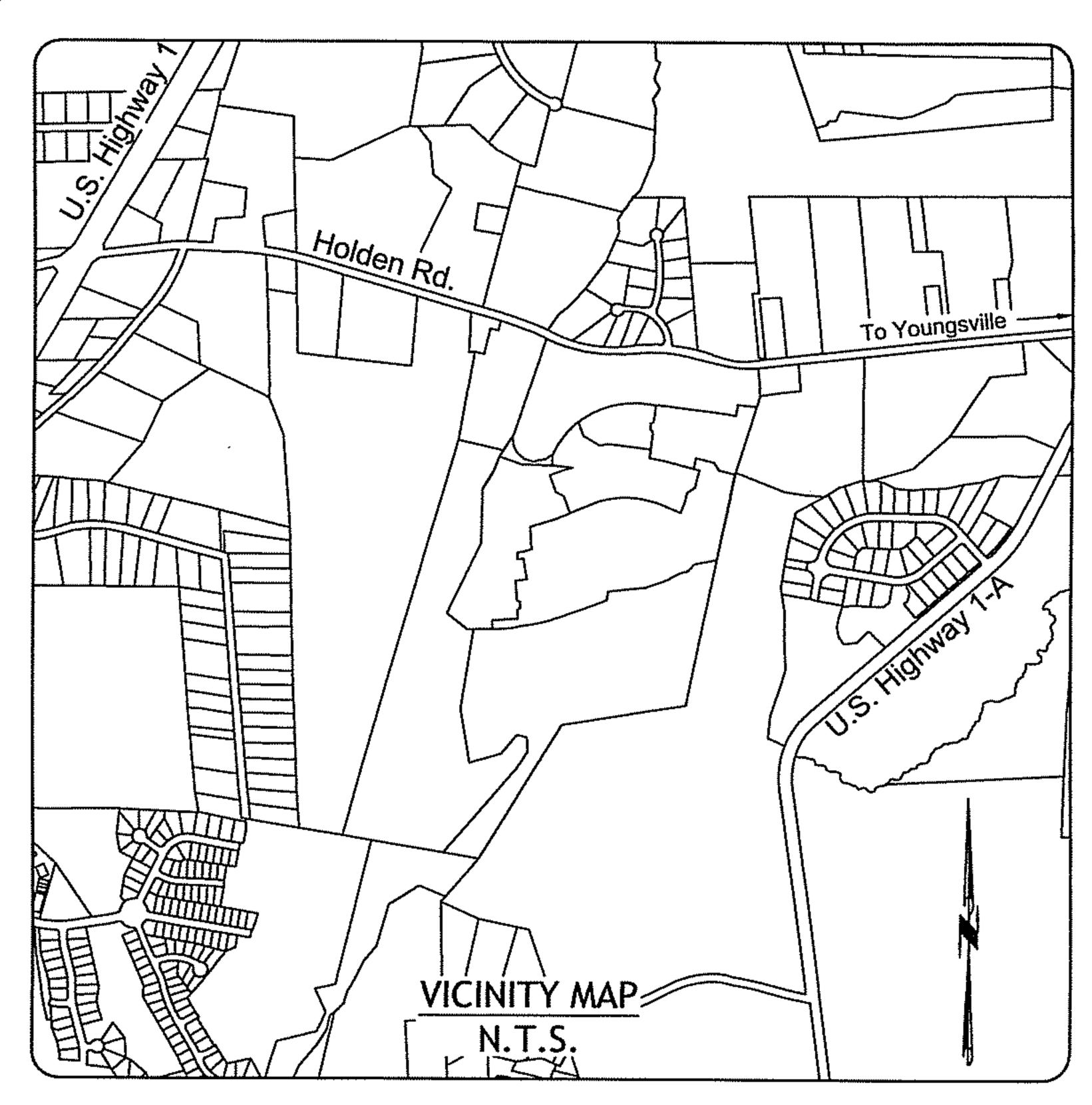
BM 2018, PG 92

YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY, NORTH CAROLINA

NOVEMBER 28, 2018 (REVISED 02/18/19)







- Iron pipes set at all property corners unless otherwise noted.
- All distances shown are horizontal ground measurements in U.S. Survey Feet.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose
- Areas calculated by CAD software (coordinate geometry).
- A portion of this site is located in a flood-hazard area according to Flood Insurance Rate Map 3720184200K, effective April 16,
- All sewer and storm easements to be centered on structures or pipes unless otherwise labeled / noted.
- Private drainage easements to be maintained by the HOA.

SITE DATA

Parent PIN: Current Owner: Address:

1842-86-3340 HOLDEN CREEK, LLC 833 Wake Forest Business Park Wake Forest, NC 27587

12.749 Acres

Phone:

Current Use:

(919) 556-2030 DB 1682, Pages 41 RA/AR

Vacant

AREA SUMMARY

Area in Lots (36): 8.684 Acres Area in Public R/W: 1.956 Acres Area in Open Space: 2.109 Acres

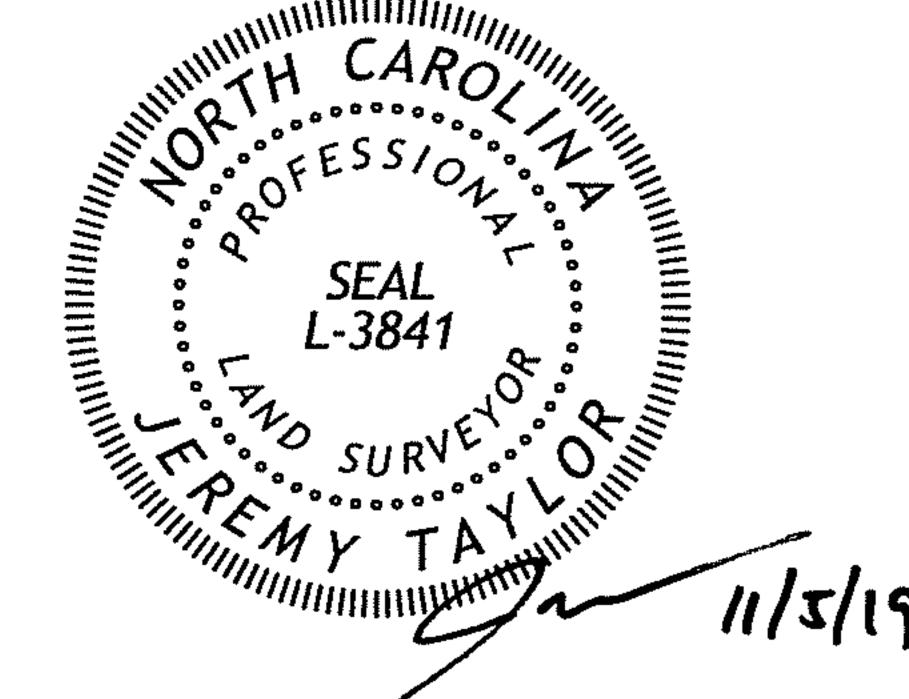
Setbacks: Front: Side Corner: 20'

Rear.

Total Site Area:

LEGEND & NOMENCLATURE

0	Existing Iron Pipe
•	(unless noted otherwise) New 3/4" Iron Pipe
 :	Concrete Monument Set
⊙	Computed Point
D.B.	Deed Book
B.M.	Book of Maps
Pg.	Page
S.F.	Square Feet
Ac.	Acres
S.T.	Sight Triangle
(T)	Total
000	Address

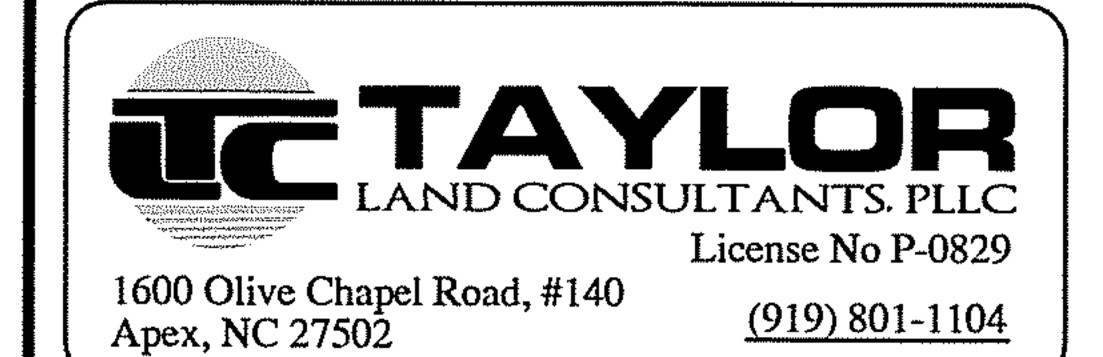


SURVEYOR CERTIFICATION

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Books referenced); that the boundaries not surveyed are clearly indicated as drawn from information found in Books referenced; that the ratio of precision or positional accuracy as calculated is 1:45,300; that this plat was prepared in accordance with G.S. 47-30 as amended.

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.

Witness my original signature, license number and seal this 5th day of November, 2019.



PLANNING CERTIFICATION

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the Town of Youngsville, and that the map has been approved for recording in the Office of the Register of Deeds.

Subdivision Administrator or Assistant

CERTIFICATE OF FINAL APPROVAL

hereby certify that the subdivision as depicted hereon has been granted final approval by the Town of Youngsville Planning Board on _

pursuant to the Town of Youngsville Subdivision Regulations.

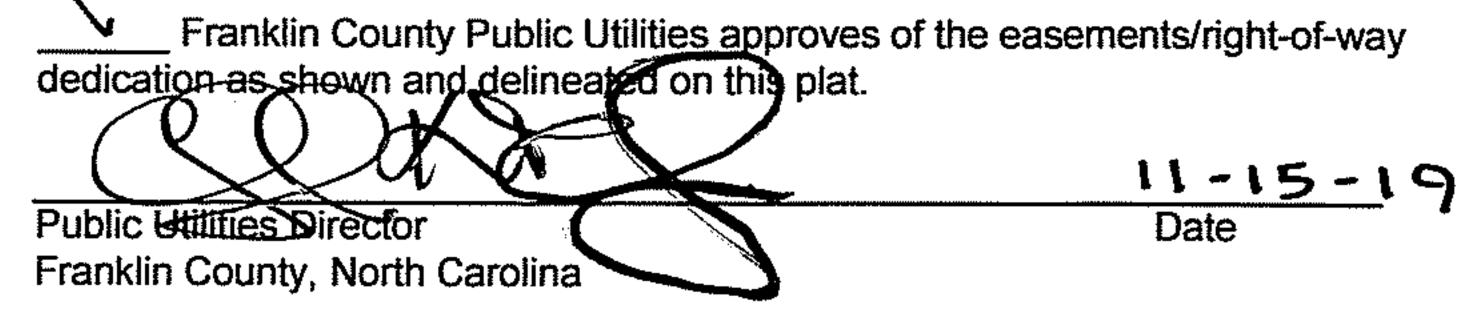
REVIEW OFFICER CERTIFICATION

Review Officer of Franklin County, certify that the

CERTIFICATION OF APPROVAL OF THE DESIGN AND INSTALLATION OF PUBLIC UTILITIES IMPROVEMENTS TO BE OWNED/OPERATED BY FRANKLIN COUNTY:

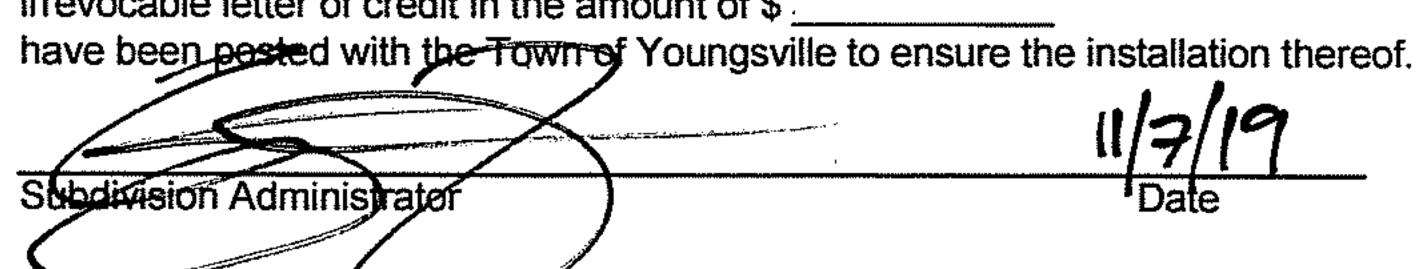
I hereby certify that:

_ All water and sewer utilities and other required improvements have been installed in an acceptable manner and according to county standards and specifications or guarantees of the installation of the required improvements in an amount and manner satisfactory to Franklin County Public Utilities has been received, of that a security bond or irrevocable letter of credit in the amount of have been posted with the Town of Youngsville in ensure the



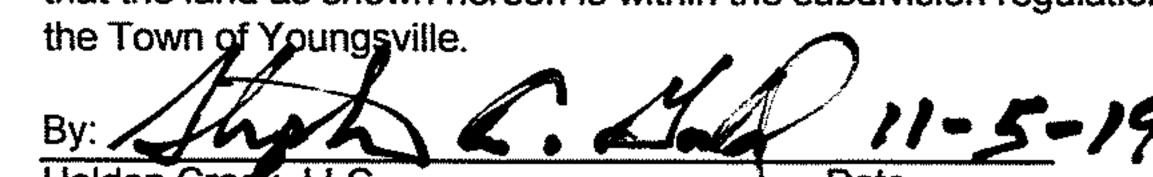
CERTIFICATION OF APPROVAL OR PUBLIC STREETS AND OTHER IMPROVEMENTS TO BE OWNED/OPERATED BY THE **TOWN OF YOUNGSVILLE:**

I hereby certify that the streets, and other improvements have been installed in an acceptable manner and according to Town of Youngsville specifications in subdivision entitled, "Holden Creek Preserve Phase 5", or that a security bond or irrevocable letter of credit in the amount of \$



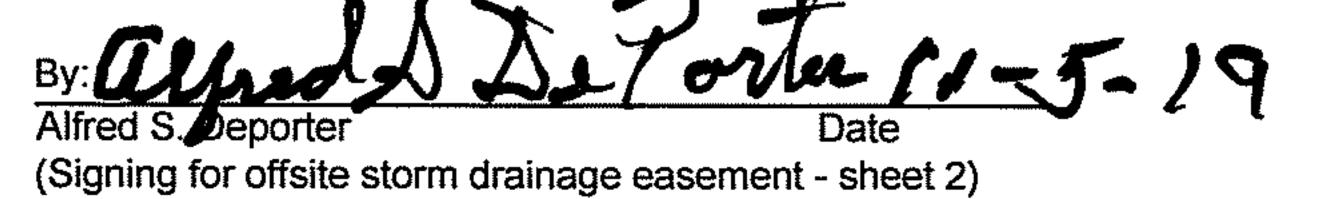
OWNER CERTIFICATION

I (we) hereby certify that I am (we are) the owner(s) for the property shown hereon which was conveyed to me (us) by deed recorded in books noted in Site Data below, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all drainageway and other open space to public or private use as noted. Further, I (we) certify that the land as shown hereon is within the subdivision regulation jurisdiction of



OWNER CERTIFICATION

I (we) hereby certify that I am (we are) the owner(s) for the property shown hereon which was conveyed to me (us) by deed recorded in books noted in Site Data below, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all drainageway and other open space to public or private use as noted. Further, I (we) certify that the land as shown hereon is within the subdivision regulation jurisdiction of the Town of Youngsville.



SUBDIVISION PLAT HOLDEN CREEK PRESERVE PHASE 5

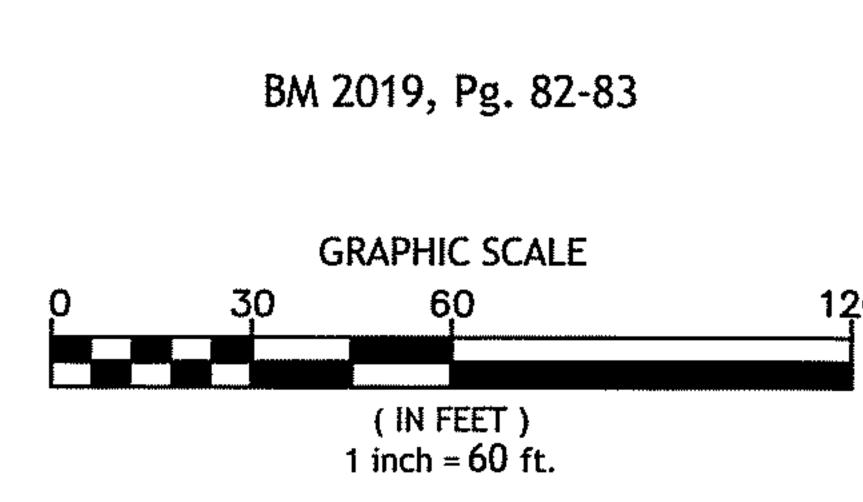
YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY, NORTH CAROLINA

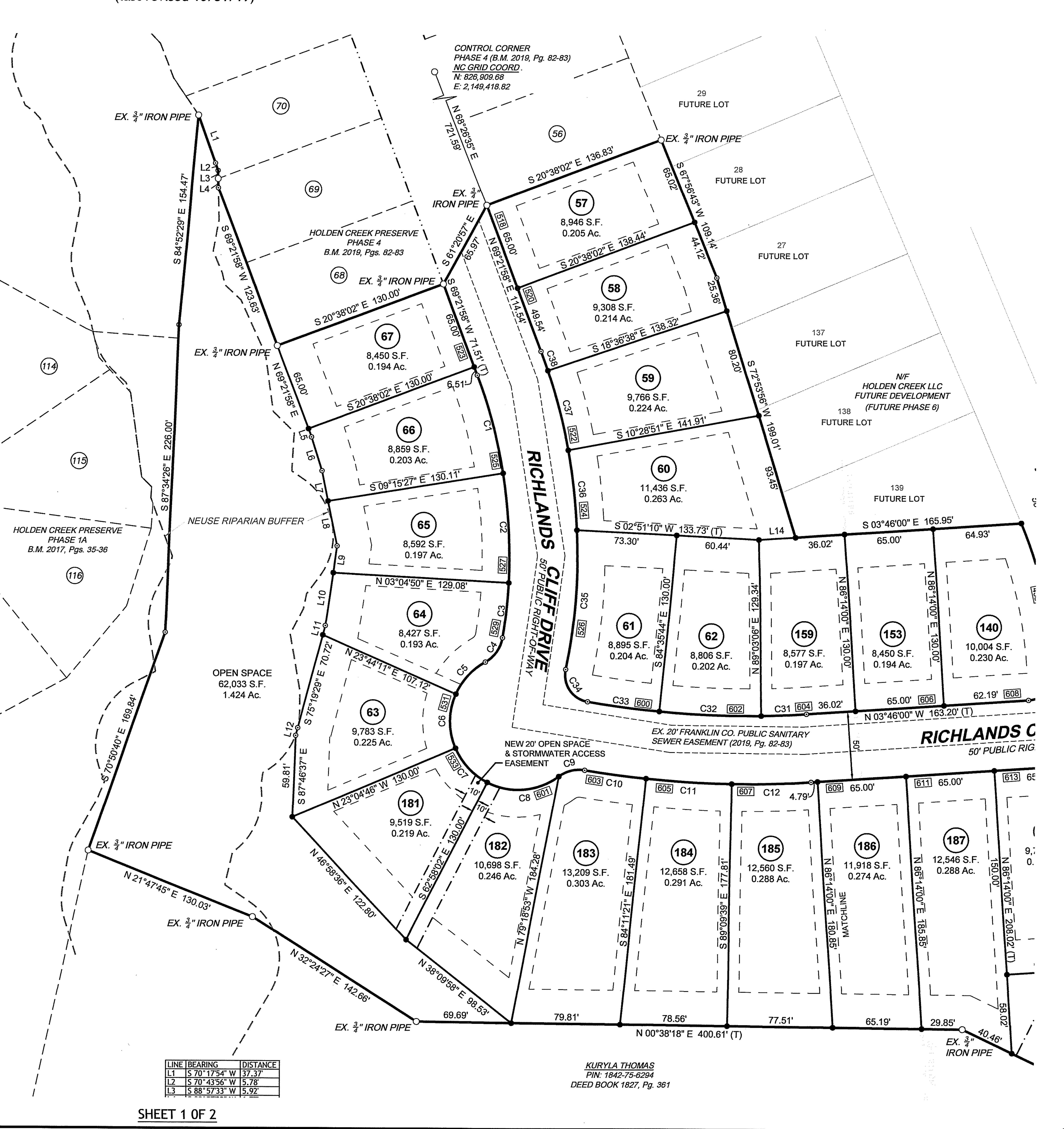
SEPTEMBER 30, 2019 (last revised 10/31/19)



Doc No: 10019276 Recorded: 11/15/2019 02:57:42 PM Fee Amt: \$42.00 Page 1 of 2

Franklin County North Carolina Brandi S. Davis, Register of Deeds BK 2019 PG 328 - 329 (2)





SUBDIVISION PLAT for HOLDEN CREEK PRESERVE PHASE 5

YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY, NORTH CAROLINA

> SEPTEMBER 30, 2019 (last revised 10/31/19)

