

DEDMON SURVEYS

CHUCK POOVEY, PLS #3762
 ROBERT DEDMON, PLS #3899
 3704 NC HIGHWAY #16 NORTH
 P.O. BOX 494 - DENVER, NC 28037
 PHONE: 704/483/4908
 FAX: 704/483/2170
 WWW.DEDMONSURVEYS.COM

DATE 1-7-2026
 SCALE: 1" = 80'

DB: 3899
 DB: 3864
 PB: 87

PRELIMINARY MAJOR SUBDIVISION
 FOR

THE PRESERVE AT GRASSY CREEK

PHASE 2B
 OWNER: DEN LINC
 INVESTMENTS, LLC
 PIN 3696-0313-6404

CP, RS, HL
 SURV. BY: DRAWN: CP

PROPERTY ZONED R-40, WP-O
 SETBACKS:
 FRONT - 30'
 REAR - 30'
 SIDES - 15'

PROPERTY ZONED R-40, WP-O
 SETBACKS:
 FRONT - 30'
 REAR - 30'
 SIDES - 15'

- NOTES:
- * PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS, BUFFERS OR EASEMENTS NOT OBSERVED
 - * OWNER TO VERIFY ALL SETBACKS, BUFFERS AND ZONING REGULATIONS PER JURISDICTIONAL RULES PRIOR TO ANY PLANNING OR CONSTRUCTION.
 - * DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAN SHOULD NOT BE SCALED OR RELIED UPON FOR VERIFICATION OF ALL DIMENSIONS.
 - * A FIELD VERIFICATION OF ALL DIMENSIONS.
 - * DIGITAL COPIES OF THIS FILE ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR DESIGN WORK.
 - * ALL UNDERGROUND UTILITIES ARE NOT SHOWN HEREON.
 - * ALL PINS WERE FOUND EXISTING AS SHOWN UNLESS NOTED OTHERWISE.
 - * THIS PROPERTY IS IN THE SHERRILLS FORD SMALL AREA PLAN.
 - * A PORTION OF THIS PROPERTY LIES IN A FLOOD ZONE PER FEMA MAP #371036-9600J
 - * THIS PROPERTY IS IN PROXIMITY TO AN AGRICULTURAL DISTRICT.

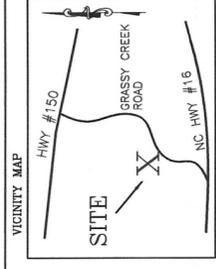
WATERSHED NOTATION:
 THE PARCELS OF LAND AS SHOWN ON THIS PLAN ARE IN A WATER NS-HV PROTECTED AREA SUPPLY WATERSHED.

PROPERTY OWNER:
 DEN-LINC INV
 PO BOX 1169
 DENVER, NC 28037
 AGENT: DEDMON SURVEYS
 PO BOX 484
 DENVER, NC 28037
 PROPOSED USE - RESIDENTIAL
 13 NEW BLDG LOTS CREATED (THERE IS NO LOT #8)
 TOTAL LINEAR FEET OF NEW STREET:
 NO PUBLIC WATER OR SEWER IS AVAILABLE
 NOT LOCATED IN A FLOOD HAZARD AREA PER
 FEMA PANEL 3710369600J - 9-S-2007
 25.148 AC ± TOTAL AC.+- INCLUDED

OWNER: DEN-LINC INV.
 PO BOX 1169
 DENVER, NC 28037

LEGEND

—	RIGHT OF WAY	▲	SANITARY SEWER MANHOLE
—	EDGE OF AVENUE	○	FIBER OPTIC PEDESTAL
—	CENTERLINE	○	WATER VALVE
—	PERMANENT DRAINAGE EASEMENT	○	WATER METER
—	UNDERGROUND POWER	○	STREET SIGN
—	SANITARY SEWER LINE	○	SANITARY CLEANOUT
—	OVERHEAD UTILITY LINE	○	POWER CONDUIT
—	CUT WIRE	○	HARDWOOD TREE
—	UNDERGROUND TELECOMMUNICATIONS LINE	○	EVERGREEN TREE
—	GAS LINE	○	SHRUBBUSH
—	WATER LINE	○	
—	FIBER OPTIC CABLE LINE	○	



Preliminary

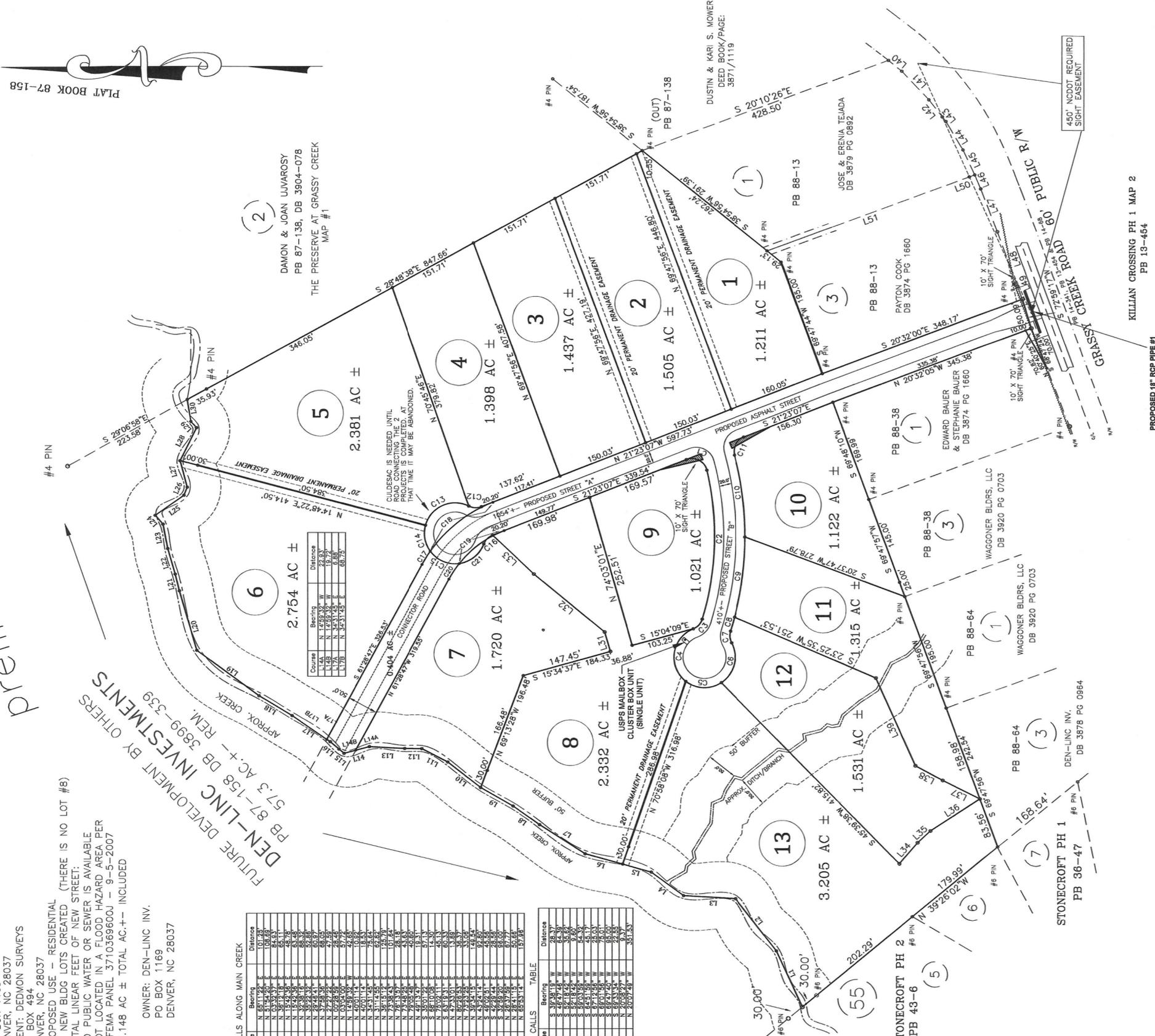
Future Development by Others
 DEN-LINC INVESTMENTS
 PB 87-158 DB 3899-339
 57.3 AC.+- REM.
 CULDESAC IS NEEDED UNTIL PRODUCTS ARE COMPLETED AT THAT TIME IT MAY BE ABANDONED.

CALLS ALONG MAIN CREEK

Course	Bearing	Distance
L1	N 88°11'28" E	101.28'
L2	N 88°11'28" E	84.53'
L3	N 88°11'28" E	84.53'
L4	N 88°11'28" E	84.53'
L5	N 88°11'28" E	84.53'
L6	N 88°11'28" E	84.53'
L7	N 88°11'28" E	84.53'
L8	N 88°11'28" E	84.53'
L9	N 88°11'28" E	84.53'
L10	N 88°11'28" E	84.53'
L11	N 88°11'28" E	84.53'
L12	N 88°11'28" E	84.53'
L13	N 88°11'28" E	84.53'
L14	N 88°11'28" E	84.53'
L15	N 88°11'28" E	84.53'
L16	N 88°11'28" E	84.53'
L17	N 88°11'28" E	84.53'
L18	N 88°11'28" E	84.53'
L19	N 88°11'28" E	84.53'
L20	N 88°11'28" E	84.53'
L21	N 88°11'28" E	84.53'
L22	N 88°11'28" E	84.53'
L23	N 88°11'28" E	84.53'
L24	N 88°11'28" E	84.53'
L25	N 88°11'28" E	84.53'
L26	N 88°11'28" E	84.53'
L27	N 88°11'28" E	84.53'
L28	N 88°11'28" E	84.53'
L29	N 88°11'28" E	84.53'
L30	N 88°11'28" E	84.53'
L31	N 88°11'28" E	84.53'
L32	N 88°11'28" E	84.53'
L33	N 88°11'28" E	84.53'
L34	N 88°11'28" E	84.53'
L35	N 88°11'28" E	84.53'
L36	N 88°11'28" E	84.53'
L37	N 88°11'28" E	84.53'
L38	N 88°11'28" E	84.53'
L39	N 88°11'28" E	84.53'
L40	N 88°11'28" E	84.53'

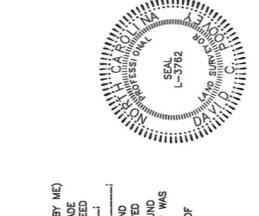
CALLS TABLE

Course	Bearing	Distance
C1	N 88°11'28" E	28.73'
C2	N 88°11'28" E	28.73'
C3	N 88°11'28" E	28.73'
C4	N 88°11'28" E	28.73'
C5	N 88°11'28" E	28.73'
C6	N 88°11'28" E	28.73'
C7	N 88°11'28" E	28.73'
C8	N 88°11'28" E	28.73'
C9	N 88°11'28" E	28.73'
C10	N 88°11'28" E	28.73'
C11	N 88°11'28" E	28.73'
C12	N 88°11'28" E	28.73'
C13	N 88°11'28" E	28.73'
C14	N 88°11'28" E	28.73'
C15	N 88°11'28" E	28.73'
C16	N 88°11'28" E	28.73'
C17	N 88°11'28" E	28.73'
C18	N 88°11'28" E	28.73'
C19	N 88°11'28" E	28.73'
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C27	N 88°11'28" E	28.73'
C28	N 88°11'28" E	28.73'
C29	N 88°11'28" E	28.73'
C30	N 88°11'28" E	28.73'

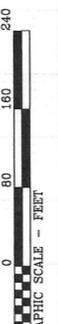


CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	100.00'	100.00'	100.00'	0°00'00"
C2	100.00'	100.00'	100.00'	0°00'00"
C3	100.00'	100.00'	100.00'	0°00'00"
C4	100.00'	100.00'	100.00'	0°00'00"
C5	100.00'	100.00'	100.00'	0°00'00"
C6	100.00'	100.00'	100.00'	0°00'00"
C7	100.00'	100.00'	100.00'	0°00'00"
C8	100.00'	100.00'	100.00'	0°00'00"
C9	100.00'	100.00'	100.00'	0°00'00"
C10	100.00'	100.00'	100.00'	0°00'00"
C11	100.00'	100.00'	100.00'	0°00'00"
C12	100.00'	100.00'	100.00'	0°00'00"
C13	100.00'	100.00'	100.00'	0°00'00"
C14	100.00'	100.00'	100.00'	0°00'00"
C15	100.00'	100.00'	100.00'	0°00'00"
C16	100.00'	100.00'	100.00'	0°00'00"
C17	100.00'	100.00'	100.00'	0°00'00"
C18	100.00'	100.00'	100.00'	0°00'00"
C19	100.00'	100.00'	100.00'	0°00'00"
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C21	100.00'	100.00'	100.00'	0°00'00"
C22	100.00'	100.00'	100.00'	0°00'00"
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C25	100.00'	100.00'	100.00'	0°00'00"
C26	100.00'	100.00'	100.00'	0°00'00"
C27	100.00'	100.00'	100.00'	0°00'00"
C28	100.00'	100.00'	100.00'	0°00'00"
C29	100.00'	100.00'	100.00'	0°00'00"
C30	100.00'	100.00'	100.00'	0°00'00"



STATE OF NORTH CAROLINA
 I, DAVID C. DEWITT, CERTIFY THAT THIS MAP WAS DRAWN BY ME
 OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE
 IN ACCORDANCE WITH THE STATUTES OF THIS STATE AND
 DESCRIPTION RECORDED IN BOOK 2889, PAGE 338 (USED)
 BOOK _____ PAGE _____ BOOK _____ PAGE _____
 THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND
 DEPARTURE IS 1 TO _____ THAT THE BOUNDARIES NOT SURVEYED
 ARE SHOWN BY DOTTED LINES PLOTTED FROM INFORMATION FOUND
 IN RECORDS OF THE STATE ARCHIVES AND THAT THIS MAP WAS
 PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED,
 WITNESS MY HAND AND SEAL THIS _____ DAY OF
 JANUARY, 2026.
 ROBERT DEDMON, SURVEYOR OF
 LAND WITHIN THE AREA OF THIS COUNTY OR MUNICIPALITY THAT HAS
 AN ORDINANCE THAT REGULATES PARCELS OF LAND



NOTE: #4 PINS PLACED AT ALL CORNERS UNLESS NOTED OTHERWISE.

PROFESSIONAL LAND SURVEYOR - PLS #3762