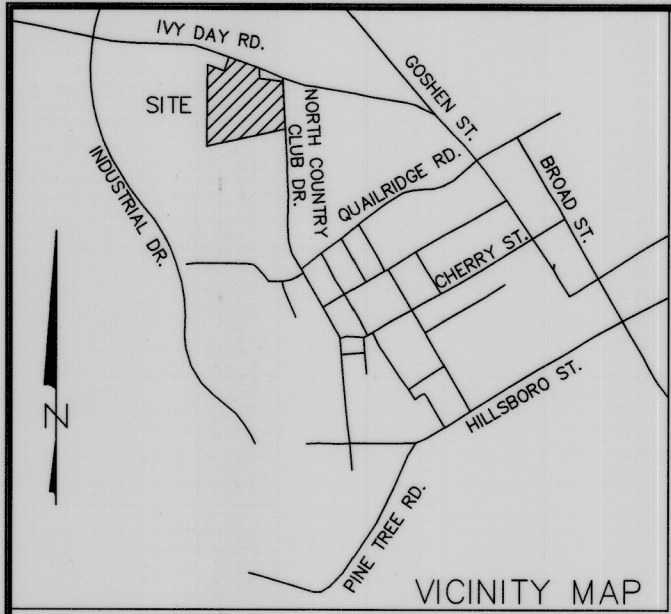
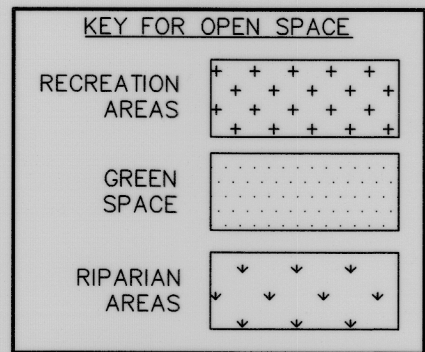




N.C. GRID NORTH (NAD 83/2011)



- NOTES
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 6. RESTRICTIVE COVENANTS RECORDED AT DEED BOOK _____, PAGE _____.
 7. IRON PIPES SET AT ALL NEW LOT CORNERS.
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 9. DRAINAGE EASEMENTS TO FOLLOW NATURAL LOW AREA OR CONSTRUCTED DITCHES UNLESS NOTED OTHERWISE.
 10. SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.
 11. NO GRID MONUMENT FOUND WITHIN 2000 FEET OF PROPERTY.

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
THIS PROPERTY IS LOCATED IN (ZONE X)
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720191300K
EFFECTIVE DATE: 12/06/2019

REFERENCES

1. D.B. 1699, PG. 929
2. P.B. 4, PG. 21
3. P.B. 10, PG. 92
4. P.B. 12, PG. 53
5. P.B. 12, PG. 129
6. P.B. 52, PG. 44
7. ALL DEEDS AND MAPS WITH ADJOINERS.
8. GRANVILLE COUNTY GIS.
9. P.B. 55, PGS. 85-87

NOTE:
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- UNDER GROUND UTILITIES OTHER THAN WHAT IS SHOWN ON SURVEY
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- HAZARDOUS WASTE

LEGEND

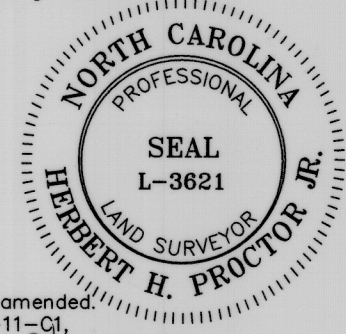
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- S.S. = SANITARY SEWER
- RB = RIPARIAN BUFFER (MEASURED TOP OF BANK)
- F.F.E. = FINISHED FLOOR ELEVATION
- 0000 = GRANVILLE COUNTY ADDRESS

I, Herbert H. Proctor Jr., certify that this survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 1699, page 929; that the boundaries not surveyed are clearly indicated as drawn from references noted on said map; that the ratio of precision as calculated is 1: 10,000±; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey:

Class of survey "A"
Positional accuracy 0.10'
Type of GPS field procedure: VRS (NC)
Dates of survey: 07/26/21 to 01/05/2026
Datum/Epoch: NAD83 (CONUS)
Published/Fixed-control use: NC GNSS RTN
Geoid model: Geoid 12A (Conus)
Combined grid factor(s): 1.00002747
Units: US Survey Feet

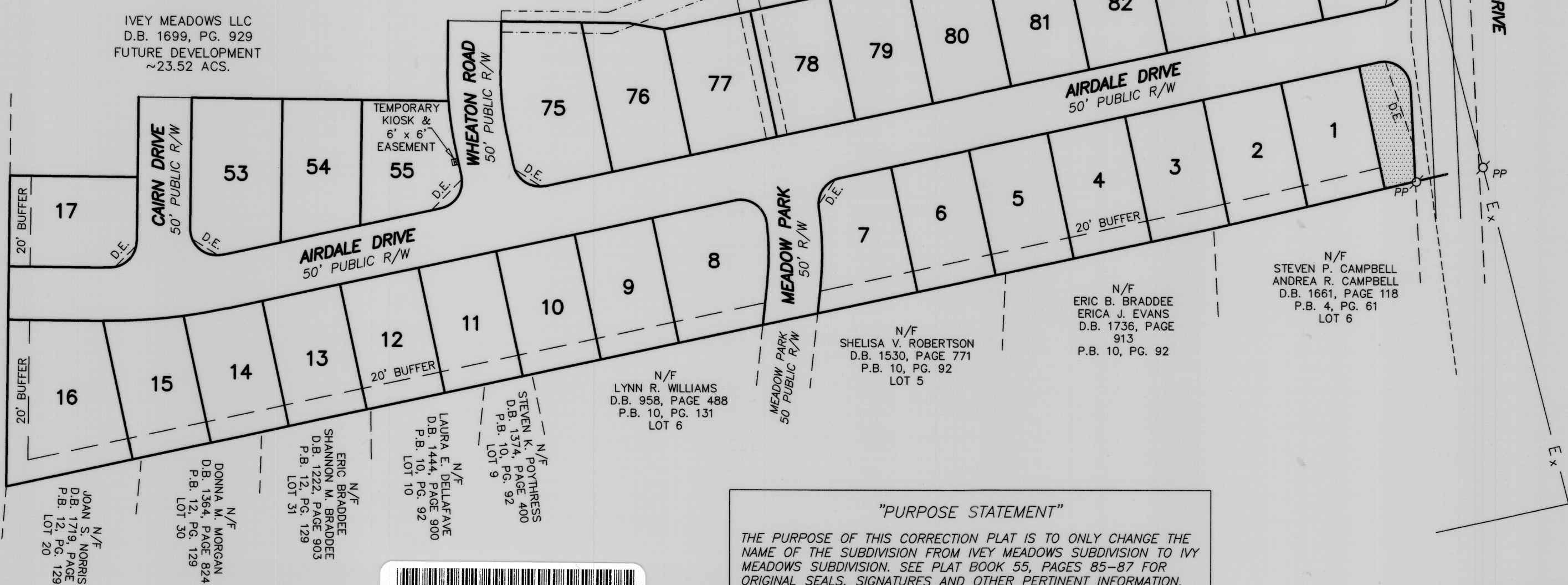
That this plat was prepared in accordance with G.S. 47-30 as amended.
That this plat meets the requirement of G.S. 47-30 section F-11-C1.
Witness my original signature and seal this 5th day of January, 2026.



IVEY MEADOWS LLC
D.B. 1699, PG. 929
FUTURE DEVELOPMENT
~23.52 ACS.

IVEY MEADOWS LLC
D.B. 1699, PG. 929
FUTURE DEVELOPMENT
~23.52 ACS.

IVEY MEADOWS LLC
D.B. 1699, PG. 929
FUTURE DEVELOPMENT
~23.52 ACS.



"PURPOSE STATEMENT"

THE PURPOSE OF THIS CORRECTION PLAT IS TO ONLY CHANGE THE NAME OF THE SUBDIVISION FROM IVEY MEADOWS SUBDIVISION TO IVEY MEADOWS SUBDIVISION. SEE PLAT BOOK 55, PAGES 85-87 FOR ORIGINAL SEALS, SIGNATURES AND OTHER PERTINENT INFORMATION. NO OTHER CHANGES HAVE BEEN MADE TO THIS PLAT.



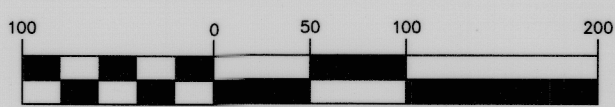
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Recorded: 01/05/2026 at 04:28:06 PM
Fee Amt: \$63.00 Page 1 of 3
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 55 PG 162-164

SITE DATA TABLE - PHASE 1

- TRACT SIZE = 11.45 NET ACRES
- NO. LOTS = 31
- OPEN SPACE REQUIRED = 1.72 ACRES (15% TRACT)
- OPEN SPACE PROVIDED = 2.49 ACRES
- OPEN SPACE (RIPARIAN BUFFER) = 0.00 ACRES
- COMMON GREEN AREA REQUIRED = 0.86 ACRES (7.5% TRACT)
- COMMON GREEN AREA PROPOSED = 0.39 ACRES
- RECREATIONAL AREA REQUIRED = 0.86 ACRES (7.5% TRACT)
- RECREATIONAL AREA PROPOSED = 2.10 ACRES
- LINEAR FEET OF STREET = 1,892
- AREA OF STREETS (R/W) = 2.08 ACRES
- AVERAGE LOT SIZE = 9,569 SF
- MINIMUM LOT SIZE = 8,805 SF
- PROPOSED ZONING: PUD
- MINIMUM LOT WIDTH = 75'

OWNER
IVEY MEADOWS LLC
509 MILLS STREET
RALEIGH, NC. 27608

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CORRECTION PLAT SHEET 1 OF 3

IVEY MEADOWS SUBDIVISION

PHASE 1

(FORMERLY IVEY MEADOWS SUBDIVISION)

LOTS 1 THRU 17, LOTS 53 THRU 55 & LOTS 75 THRU 85
SOURCE OF TITLE DEED BOOK 1699, PAGE 929 GRANVILLE COUNTY REGISTRY

OXFORD TOWNSHIP NORTH CAROLINA

GRANVILLE COUNTY OWNER

ZONED PUD P.I.N. 191310456394

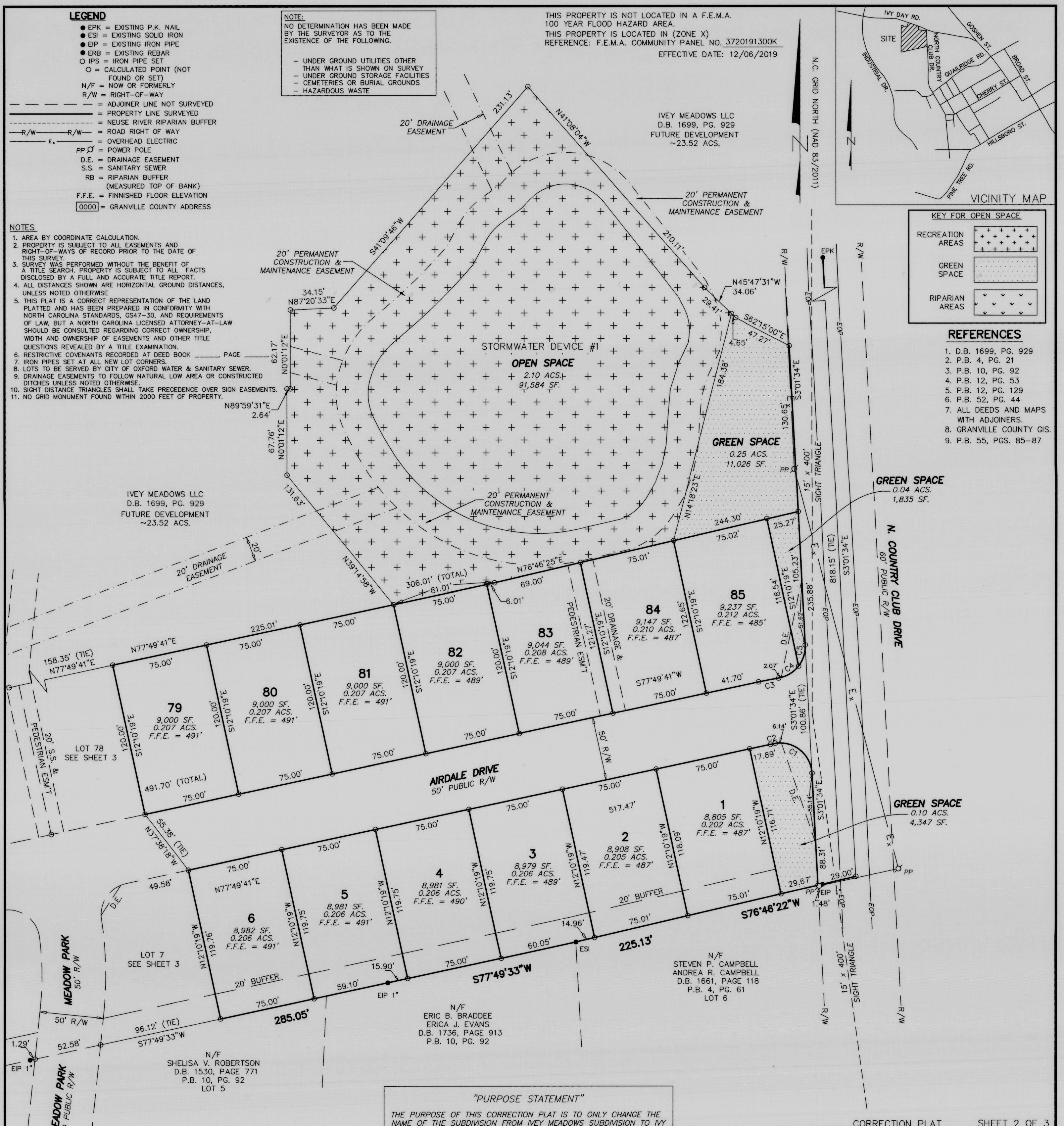
STEWART-PROCTOR, PLLC
ENGINEERING AND SURVEYING
(LICENSE NUMBER P-0148)
319 CHAPANOKE ROAD SUITE 106
RALEIGH, NC 27603
TEL 919 779-1855 FAX 919 779-1661



DATE 01/05/26 SURVEYED BY RBJ DWG. NO.

SCALE: 1"=100' DRAWN BY MSR IVEY MEADOWS

REVISIONS -PLAT PH 1 -SHT 1



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OWNER
IVEY MEADOWS LLC
509 MILLS STREET
RALEIGH, NC. 27608

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

CORRECTION PLAT SHEET 2 OF 3

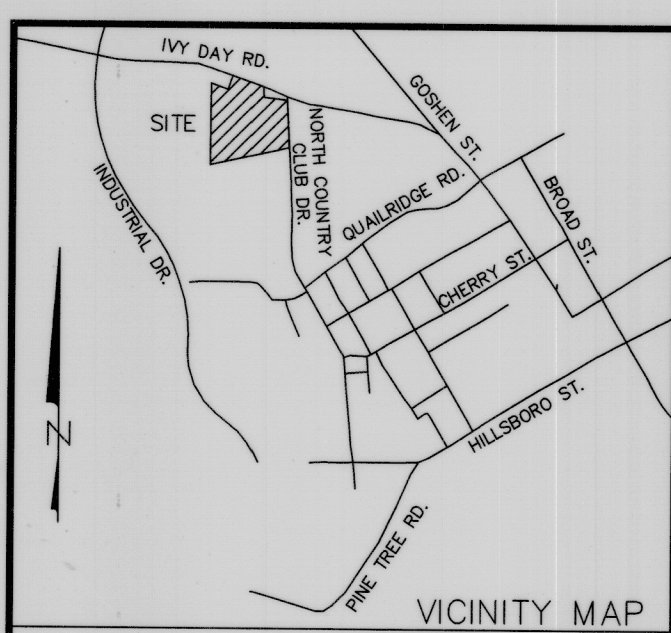
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PHASE 1
(FORMERLY IVEY MEADOWS SUBDIVISION)
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OXFORD TOWNSHIP	NORTH CAROLINA
GRANVILLE COUNTY	OWNER
ZONED PUD	P.I.N. 191310456394

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DATE 01/05/26	SURVEYED BY RBJ	DWG. NO.
SCALE: 1"=50'	DRAWN BY MSR	IVEY MEADOWS -PLAT PH 1
REVISIONS		-SHT 2

SEAL
NORTH CAROLINA
PROFESSIONAL
LAND SURVEYOR
HERBERT H. PROCTOR JR.
L-3621
1/5/26



KEY FOR OPEN SPACE

RECREATION AREAS	+
GREEN SPACE	•
RIPARIAN AREAS	~

REFERENCES

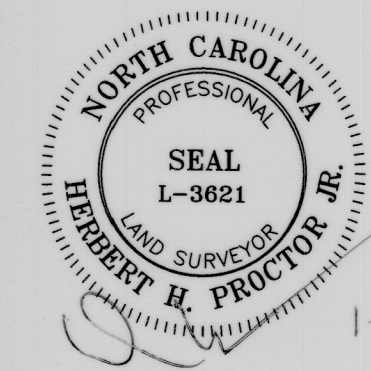
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- HAZARDOUS WASTE

LINE TABLE

LINE	LENGTH	DIRECTION
L1	24.82'	S05°51'41"W
L2	41.10'	S05°51'41"W
L3	29.58'	S12°10'19"E



N.C. GRID NORTH (NAD 83/2011)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD. BRG.	CHD.
C6	37.69'	25.00'	086°23'16"	S34°38'04"W	34.22'
C7	74.25'	295.00'	014°25'15"	N01°20'57"W	74.05'
C8	54.63'	245.00'	012°46'30"	N00°31'34"W	54.51'
C9	41.56'	25.00'	095°15'29"	N54°32'34"W	36.94'
C10	40.73'	525.00'	004°26'42"	N80°03'02"E	40.72'
C11	75.92'	525.00'	008°17'07"	N86°24'57"E	75.85'
C12	38.95'	25.00'	089°15'53"	N45°11'26"E	35.13'
C13	44.82'	25.00'	102°43'48"	S50°48'25"E	39.06'
C14	39.27'	25.00'	090°00'00"	N32°49'41"E	35.36'
C15	42.29'	325.00'	007°27'20"	S08°26'39"E	42.26'
C16	29.92'	325.00'	005°16'28"	S02°04'44"E	29.91'
C17	61.10'	275.00'	012°43'48"	S05°48'25"E	60.97'
C18	39.27'	25.00'	090°00'00"	S57°10'19"E	35.36'
C19	6.10'	475.00'	000°44'07"	S89°48'34"E	6.10'

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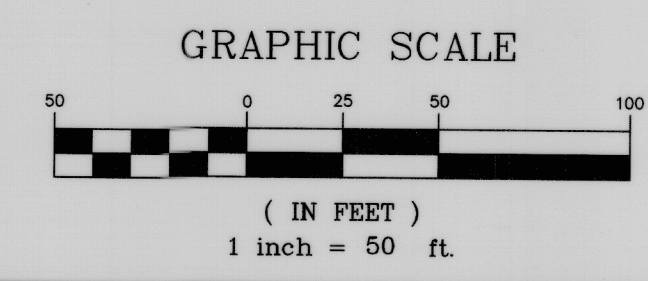


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OWNER
IVEY MEADOWS LLC
509 MILLS STREET
RALEIGH, NC. 27608



CORRECTION PLAT SHEET 3 OF 3

IVY MEADOWS SUBDIVISION
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REVISIONS		