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THIS 6TH DAY OF MAY ,2020.

PROFESSIONAL LAND SURVEYOR (L–3794)

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

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

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK_____, PAGE_____, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

OWNER(S) FOR: EAGLE PEARCE, LLC DATE 5-6-2020

I CERTIFY THAT THE PLAT SHOWN HERON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTIONS MAY APPLY.

DATE 5-12-20 WATERSHED ADMINISTRATOR

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

SEE MAP BOOK 2020, PAGES 61–63

DISTRICT ENGINEER

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

I HEREBY CERTIFY THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED EAGLE CHASE SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ N/A HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

ADMINISTRATOR /ASSISTANT DATE 5-12-20

Doc No: 10025759
Recorded: 05/12/2020 01:43:00 PM
Fee Amt: $63.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Davis, Register of Deeds
BK 2020 PG 125 - 127 (3)

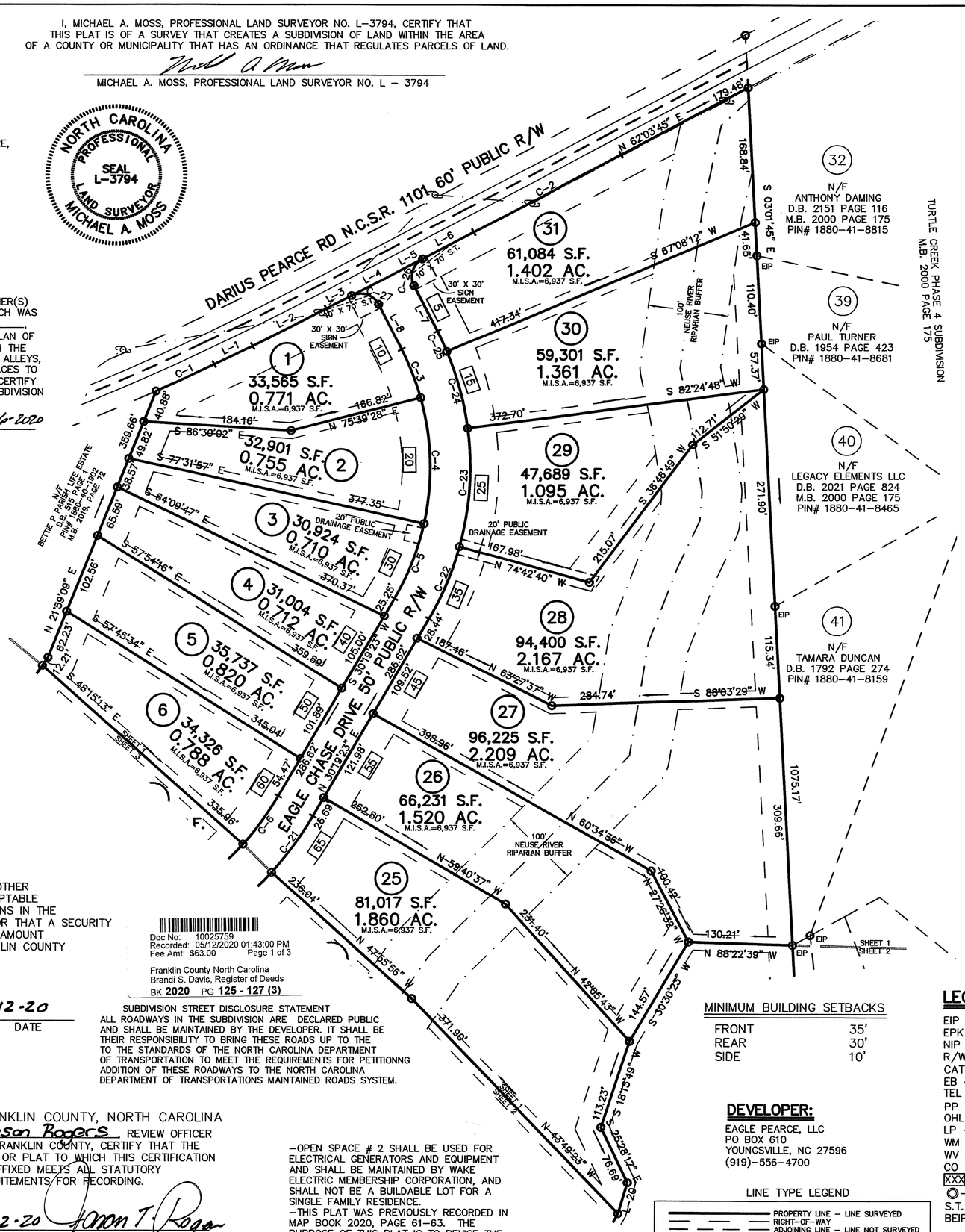
SUBDIVISION STREET DISCLOSURE STATEMENT
ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONNG ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

FRANKLIN COUNTY, NORTH CAROLINA
I, Jason Rogers, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUITEMENTS FOR RECORDING.

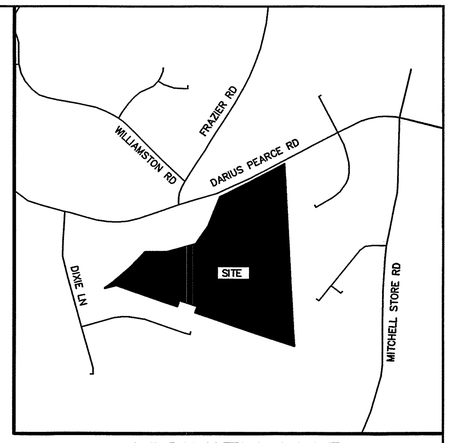
DATE 5-12-20 REVIEW OFFICER

RECORDED IN MAP BOOK, 2020 _____

–OPEN SPACE # 2 SHALL BE USED FOR ELECTRICAL GENERATORS AND EQUIPMENT AND SHALL BE MAINTAINED BY WAKE ELECTRIC MEMBERSHIP CORPORATION, AND SHALL NOT BE A BUILDABLE LOT FOR A SINGLE FAMILY RESIDENCE.
–THIS PLAT WAS PREVIOUSLY RECORDED IN MAP BOOK 2020, PAGE 61–63. THE PURPOSE OF THIS PLAT IS TO REVISE THE OPEN SPACE LOT TO INCLUDE A SEPARATE PARCEL FOR ELECTRICAL GENERATORS.



ADOPTED FROM NC GRID NAD 83(2011)



VICINITY MAP

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES, CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919) 791–4200.
- THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP.
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MINIMUM BUILDING SETBACKS

FRONT	35'
REAR	30'
SIDE	10'

DEVELOPER:

EAGLE PEARCE, LLC
PO BOX 610
YOUNGSVILLE, NC 27596
(919)–556–4700

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT–OF–WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
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CO – SEWER CLEAN–OUT
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◎ – NEW IRON PIPE
S.T. – SIGHT TRIANGLE
BEIP – BENT EXISTING IRON PIPE

FINAL PLAT FOR

EAGLE CHASE SUBDIVISION

(CLUSTER SUBDIVISION)
OWNER: EAGLE PEARCE LLC
REF: D.B. 2173, PAGE 1804
REF: M.B. 2019, PAGE 72
REF: M.B. 2020, PAGE 61–63
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
DECEMBER 21, 2018
REVISED APRIL 20, 2020
ZONED: R 40/WS II WATERSHED
PIN# 1880–40–1902
SHEET 1 OF 3

(EAGLECHASE.DWG–JM)

CMP

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

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THIS 6TH DAY OF MAY ,2020.

PROFESSIONAL LAND SURVEYOR (L–3794)

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

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	N 64°31'48" E	52.99'
L–2	N 62°53'22" E	103.19'
L–3	N 62°37'52" E	35.45'
L–4	N 62°37'52" E	68.98'
L–5	N 62°09'40" E	30.82'
L–6	N 62°09'40" E	72.13'
L–7	N 27°06'59" W	64.11'
L–8	S 27°06'59" E	63.41'
L–9	N 81°33'50" W	96.09'
L–10	N 81°33'50" W	36.65'
L–11	S 81°33'50" E	74.93'
L–12	S 81°33'50" E	57.81'
L–13	S 47°06'34" E	12.76'
L–14	S 66°46'03" E	32.68'
L–15	N 60°56'00" E	8.68'
L–16	N 60°56'00" E	6.81'
L–17	N 08°38'04" E	32.68'
L–18	N 08°51'25" W	12.93'
L–19	N 19°04'11" W	10.39'
L–20	S 16°41'42" W	40.23'
L–21	N 28°42'27" W	12.92'
L–23	N 45°48'53" W	52.49'
L–24	N 60°56'00" E	23.79'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C–1	80.13'	2223.94'	80.12'	N 64°59'23" E
C–2	207.82'	13176.93'	207.81'	N 62°06'52" E
C–3	65.14'	325.00'	65.03'	S 21°22'29" E
C–4	159.40'	325.00'	157.80'	S 01°34'59" E
C–5	101.28'	325.00'	100.87'	S 21°23'43" W
C–6	74.77'	375.00'	74.64'	S 36°02'05" W
C–7	125.58'	375.00'	124.99'	S 51°20'24" W
C–8	147.88'	275.00'	146.10'	S 76°20'18" W
C–9	32.12'	275.00'	32.10'	N 84°54'37" W
C–10	21.03'	25.00'	20.41'	N 57°28'08" W
C–11	61.45'	50.00'	57.65'	N 68°34'51" W
C–12	48.71'	50.00'	46.80'	S 48°18'20" W
C–13	31.34'	50.00'	30.83'	S 02°26'31" W
C–14	91.94'	50.00'	79.52'	S 68°11'26" E
C–15	7.76'	50.00'	7.75'	N 54°41'25" E
C–16	21.03'	25.00'	20.41'	N 74°20'29" E
C–17	100.40'	325.00'	100.00'	N 82°08'03" E
C–18	70.06'	325.00'	69.92'	N 67°06'32" E
C–19	37.55'	425.00'	37.54'	N 58°24'08" E
C–20	102.39'	425.00'	102.14'	N 48°58'10" E
C–21	87.12'	425.00'	86.97'	N 36°11'44" E
C–22	98.40'	375.00'	98.12'	N 22°48'22" E
C–23	149.72'	375.00'	148.73'	N 03°51'04" E
C–24	99.98'	375.00'	99.69'	N 15°13'30" W
C–25	27.84'	375.00'	27.83'	N 24°59'23" W
C–26	38.95'	25.00'	35.13'	N 17°31'21" E
C–27	39.38'	25.00'	35.43'	N 72°14'33" W
C–28	42.27'	325.00'	42.24'	S 85°17'24" E

LINE TYPE LEGEND

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- OVERHEAD LINE
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- EASEMENT
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MINIMUM BUILDING SETBACKS

FRONT	35'
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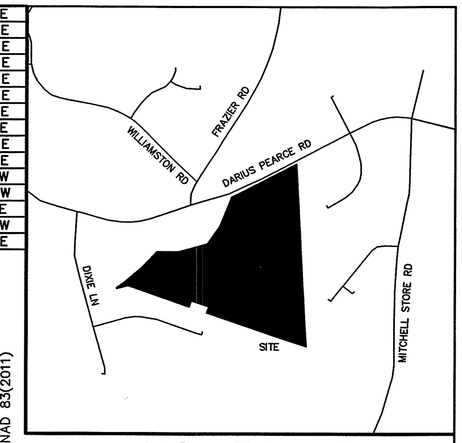
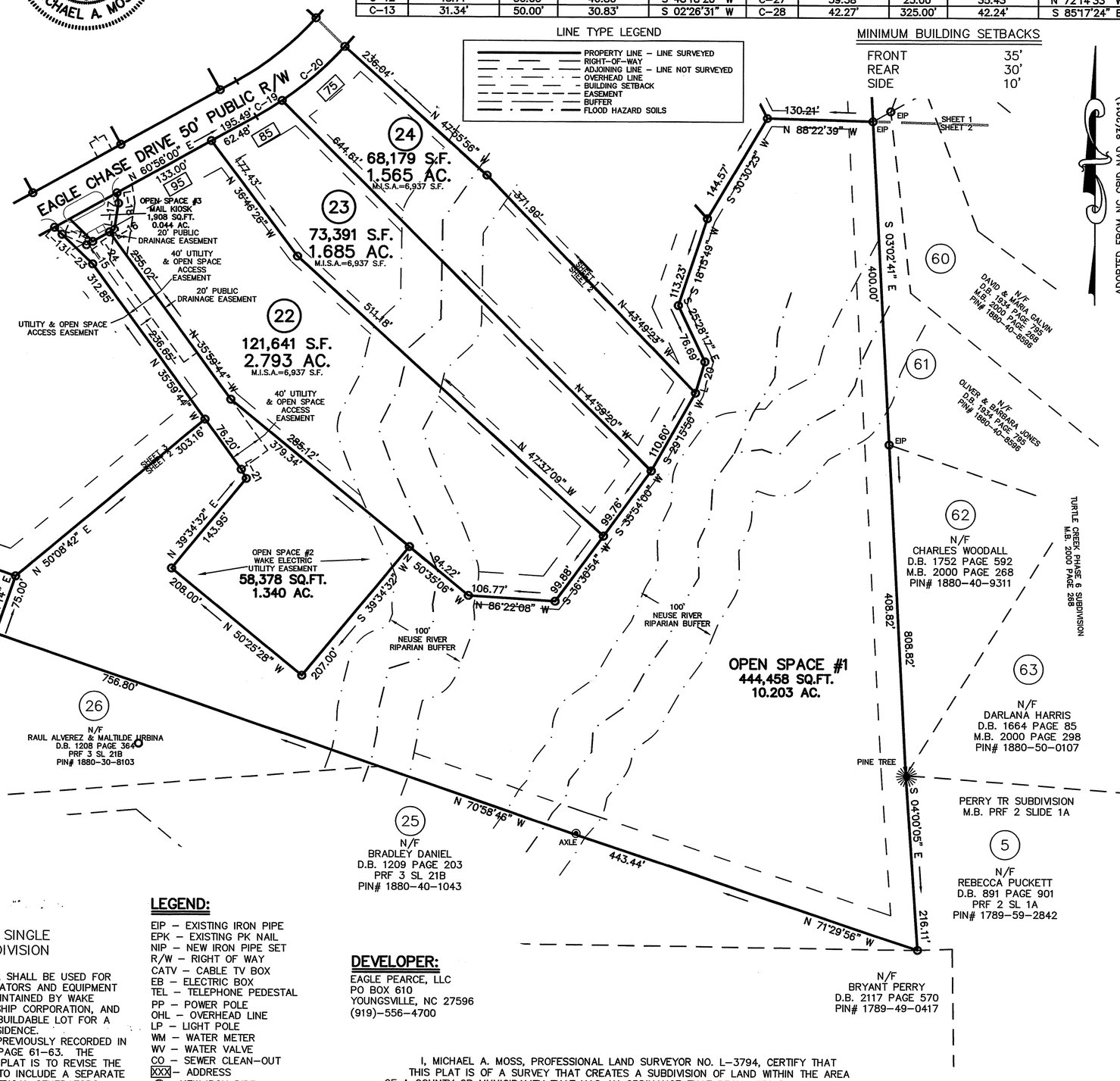
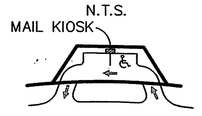


VICINITY MAP



MAIL KIOSK DETAIL

N.T.S.



TWO PARKING SPACES (1 REGULAR, 1 HANDICAP)

IMPERVIOUS SURFACE CHART

TOTAL AREA:	2,139,362 S.F.
ALLOWED IMPERVIOUS:	256,723 S.F.
ROAD PAVEMENT:	39,788 S.F.
IMPERVIOUS IN MAIL KIOSK	1,868 S.F.
TOTAL REMAINING IMPERVIOUS	215,067 S.F.
IMPERVIOUS PER LOT:	6,937 S.F.

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	49.113 AC.
LESS R/W =	2.152 AC.
OPEN SPACE REQUIRED:	9.823 AC.
OPEN SPACE PROVIDED:	11.587 AC.
NET AREA =	35.498 AC.
TOTAL LOTS =	31
AVERAGE LOT SIZE =	1.15 AC.
TOTAL ROAD LENGTH	1789'
PROPOSED USE –	RESIDENTIAL SINGLE FAMILY SUBDIVISION

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PO BOX 610
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FINAL PLAT FOR

EAGLE CHASE SUBDIVISION

(CLUSTER SUBDIVISION)
OWNER: EAGLE PEARCE LLC
REF: D.B. 2173, PAGE 1804
REF: M.B. 2019, PAGE 72
REF: M.B. 2020, PAGE 61–63
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
DECEMBER 21, 2018
REVISED APRIL 20, 2020
ZONED: R 40/WS II WATERSHED
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SHEET 2 OF 3

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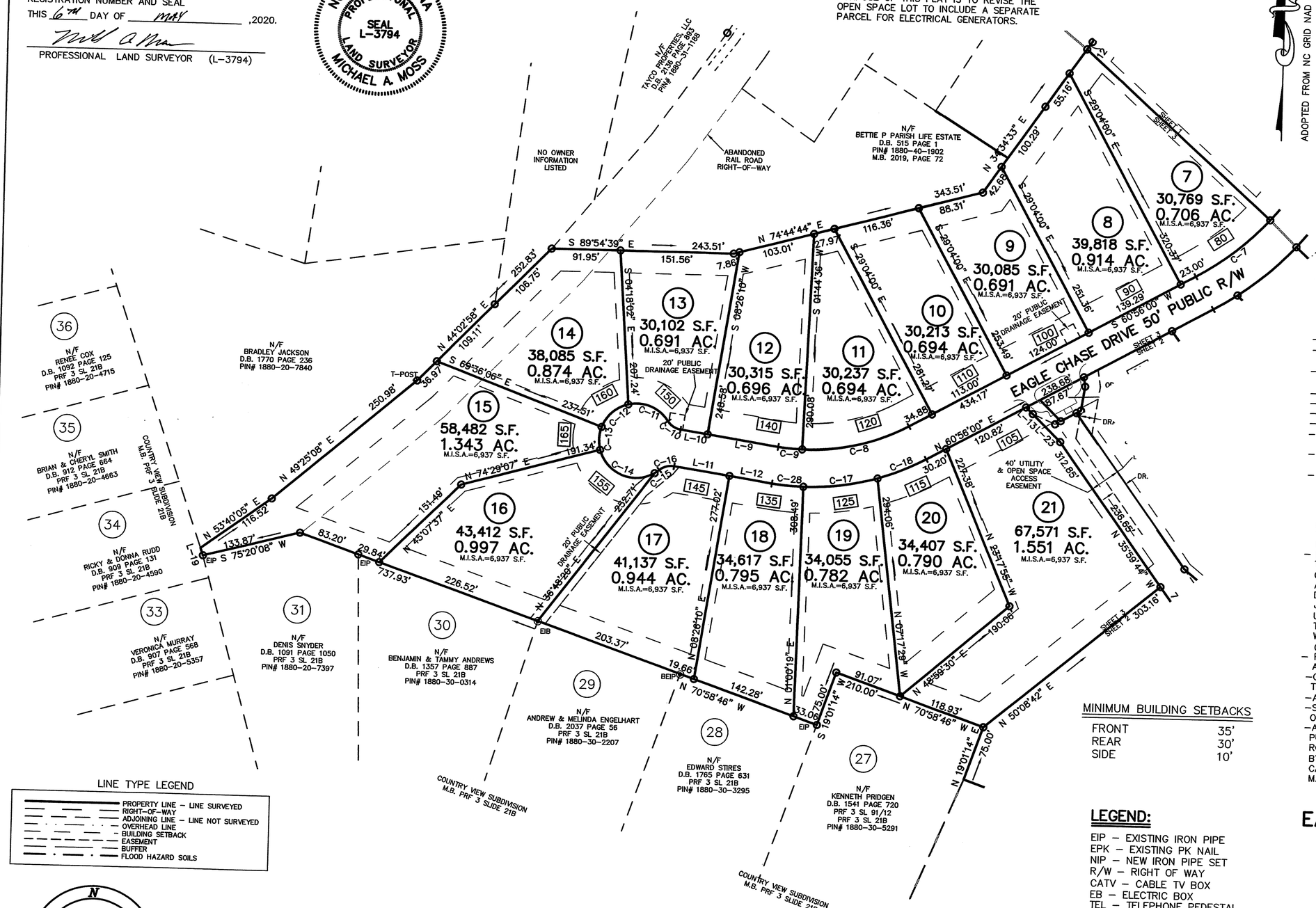

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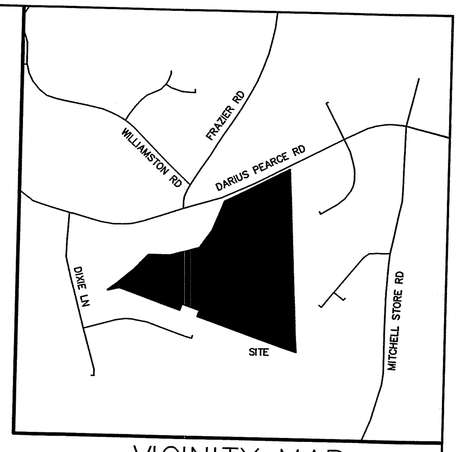

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- EAGLE CHASE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ANY OPEN SPACES.
- PROPERTY WILL BE IN COMPLIANCE WITH ARTICLE 14 OF THE FRANKLIN COUNTY UDO (STREET TREES).
- ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ASSUMES RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS. DEVELOPER SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.
- MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE UNDERLYING FEE OWNER(S) RESPONSIBILITY TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENT.
- PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
–ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT–OF–WAY.
–ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).
–SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
–AT THE TIME OF RECORDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROAD STANDARDS PER NCDOT. ROADS IDENTIFIED AS PRIVATE WERE CERTIFIED AS COMPLETE BY THE SURVEYOR/ENGINEER OF THIS DEVELOPMENT. IN EACH CASE, WAKE COUNTY MAINTAINS NO RESPONSIBILITY FOR MAINTENANCE OF THE ROADS.

MINIMUM BUILDING SETBACKS

FRONT	35'
REAR	30'
SIDE	10'

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT–OF–WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
NIP – 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
XXX – ADDRESS
◎ – NEW IRON PIPE
S.T. – SIGHT TRIANGLE
BEIP – BENT EXISTING IRON PIPE

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

DEVELOPER:
EAGLE PEARCE, LLC
PO BOX 610
YOUNGSVILLE, NC 27596
(919)–556–4700

FINAL PLAT FOR

EAGLE CHASE SUBDIVISION

(CLUSTER SUBDIVISION)
OWNER: EAGLE PEARCE LLC
REF: D.B. 2173, PAGE 1804
REF: M.B. 2019, PAGE 72
REF: M.B. 2020, PAGE 61–63
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
DECEMBER 21, 2018
REVISED APRIL 20, 2020
ZONED: R 40/WS II
PIN# 1880–40–1902
SHEET 3 OF 3

(EAGLECHASE.DWG–JM)

CMP

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