DocuSign Envelope ID: E9E3C066-304A-4228-82E8-2BA6DBAAF8B0

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 1st DAY OF February A.D. 2022.

DocuSigned by:
Michael A. Moss — L–3794
PROFESSIONAL LAND SURVEYOR — LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

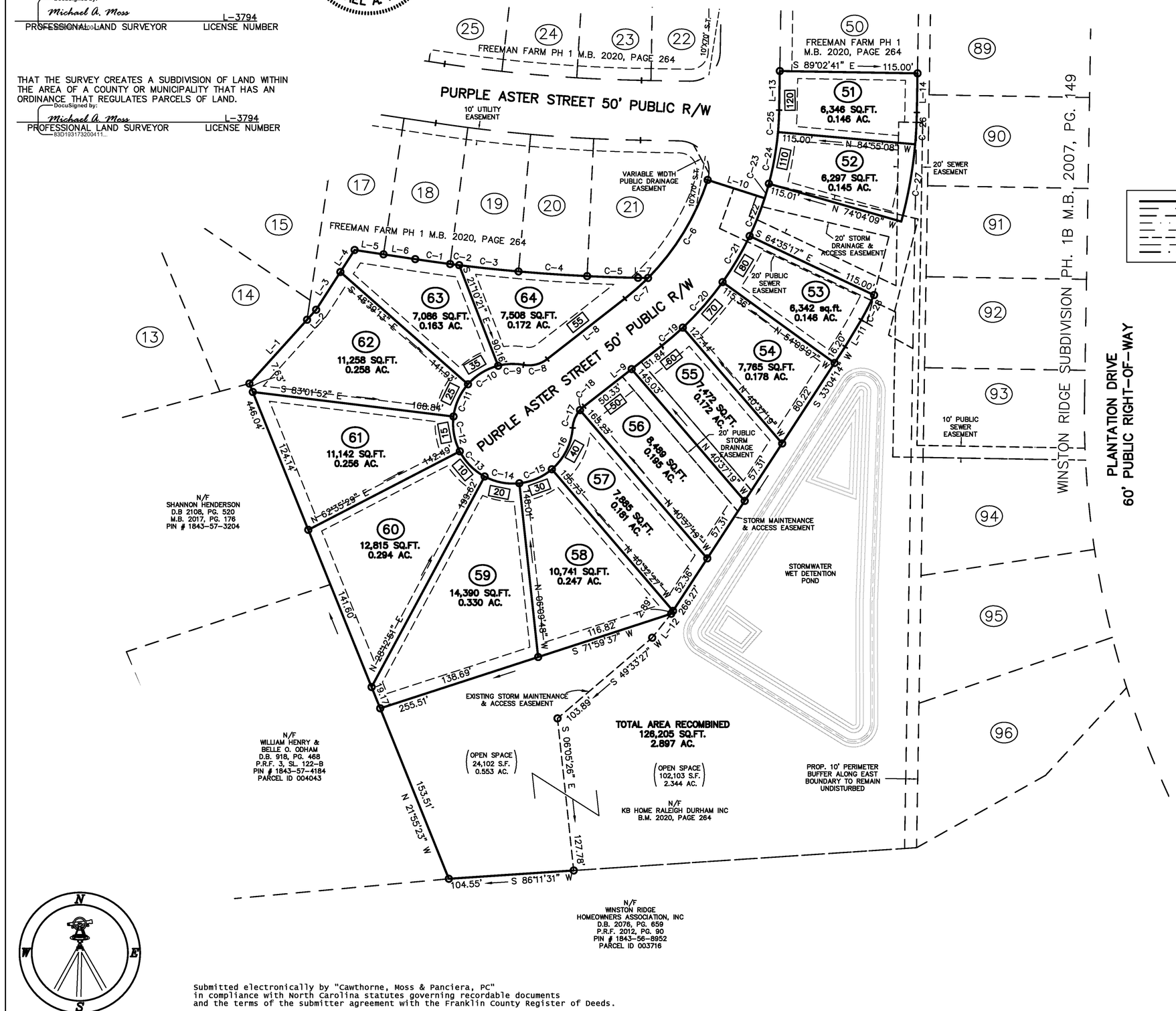
DocuSigned by:
Michael A. Moss — L–3794
PROFESSIONAL LAND SURVEYOR — LICENSE NUMBER

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

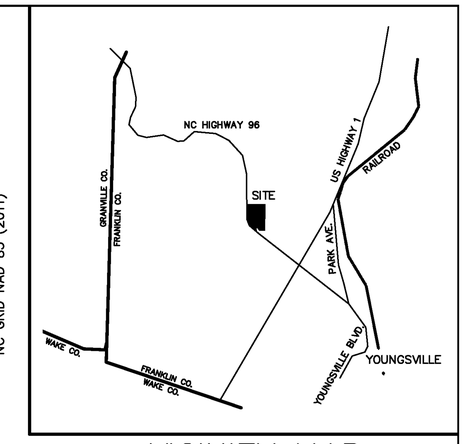
BK 2022 PG 60 - 62 (3) DOC# 10057500
This Document eRecorded: 02/18/2022 10:58:25 AM
Fee: $63.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'



NC GRID NAD 83 (2011)



VICINITY MAP

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
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NOTE:

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–SEE SHEET 2 FOR LINE AND CURVE TABLES, OWNERS SIGNATURE, NCDOT AND ALL OTHER GOVERNMENTAL SIGNATURES AND SIGN OFFS.
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FINAL PLAT FOR

FREEMAN FARM SUBDIVISION, PH.2

"CLUSTER SUBDIVISION"
OWNER: KB HOME RALEIGH DURHAM INC
REF: D.B. 2181, PG. 375
REF: M.B. 2020, PG. 248–250
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120
SCALE 1"=60'

OCTOBER 11, 2019
REVISED AUGUST 19, 2020
ZONED R–8
PIN # 1843–58–4520
SHEET 1 OF 3

(FREEMAN SUBD.DWG–IM)

Submitted electronically by "Cawthorne, Moss & Panciera, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

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

DocuSign Envelope ID: 2D8E2066-304A-4228-B2B8-2BA6DBAAF8B0

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THIS 1st DAY OF February A.D. 2022.

DocuSigned by:
Michael A. Moss
PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

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

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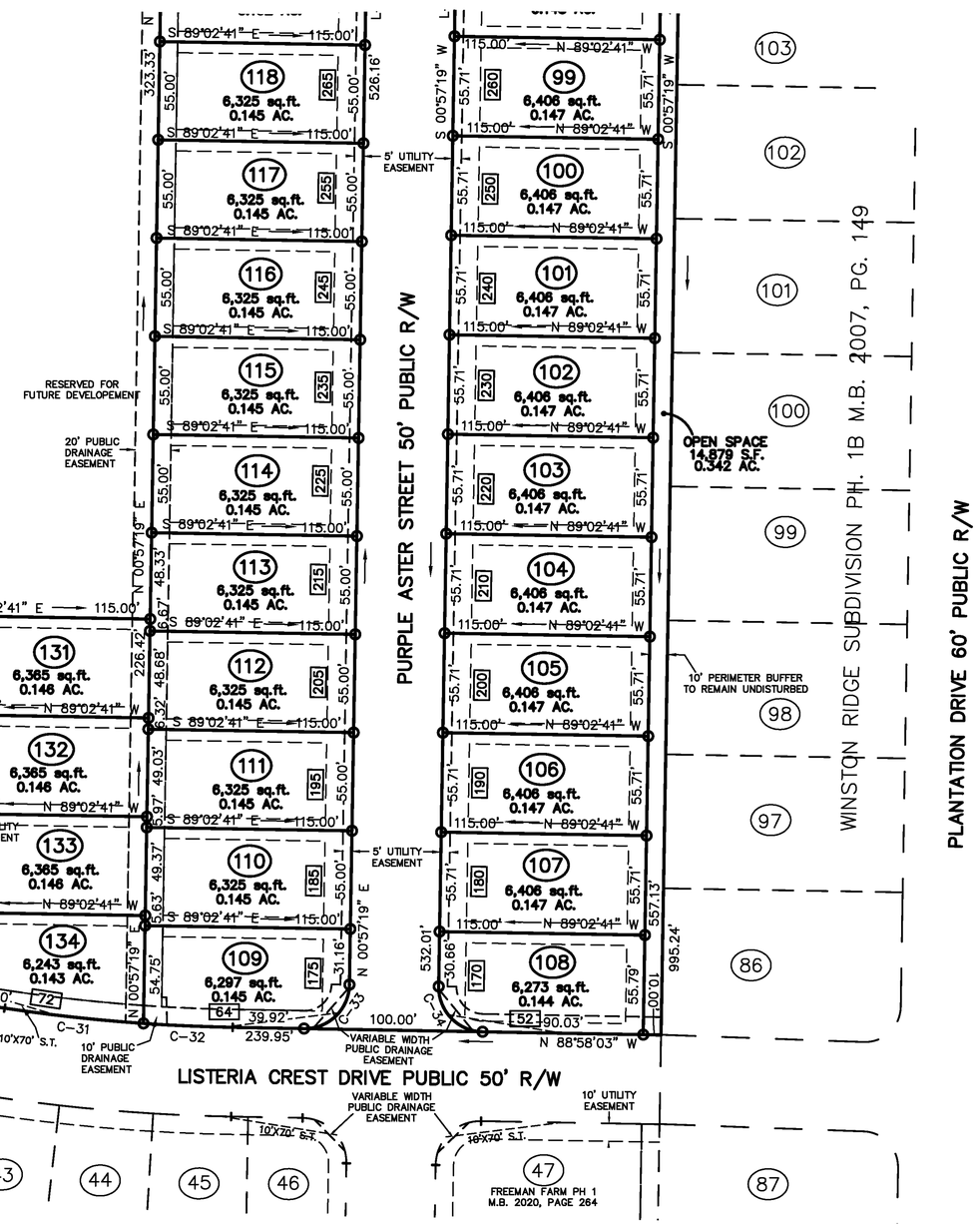
DocuSigned by:
Michael A. Moss
PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

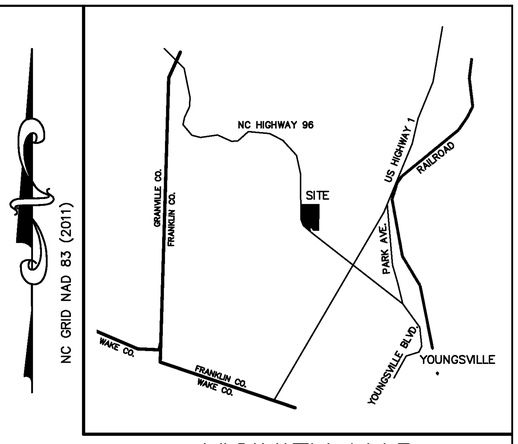
LINE TABLE		
LINE	BEARING	DISTANCE
L–1	N 42°05'45" E	71.81'
L–2	N 42°05'45" E	11.25'
L–3	N 32°47'16" E	37.50'
L–4	N 32°49'51" E	21.91'
L–5	S 81°25'46" E	24.40'
L–6	S 81°25'46" E	26.78'
L–7	S 88°58'03" E	8.38'
L–8	S 52°02'22" W	82.17'
L–9	N 52°02'22" E	82.17'
L–10	S 72°13'55" E	50.00'
L–11	S 31°02'38" W	26.17'
L–12	S 38°25'09" W	25.52'
L–13	N 00°57'19" E	32.68'
L–14	S 00°57'19" W	32.68'
L–15	N 72°16'08" E	52.78'
L–16	S 00°57'19" W	37.89'
L–17	N 00°57'19" E	43.61'
L–18	N 21°19'53" E	50.20'
L–19	N 00°10'34" E	25.00'

LINE TYPE LEGEND

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

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C–1	29.46'	1420.00'	29.46'	N 82°01'25" W
C–2	7.58'	1420.00'	7.58'	S 82°46'16" E
C–3	49.84'	1420.00'	49.84'	S 83°55'46" E
C–4	57.43'	1420.00'	57.42'	S 86°05'37" E
C–5	42.51'	1420.00'	42.51'	S 88°06'36" E
C–6	96.75'	205.00'	95.86'	S 31°17'21" W
C–7	25.87'	205.00'	25.85'	S 48°25'30" W
C–8	21.03'	25.00'	20.41'	S 76°08'04" W
C–9	21.38'	50.00'	21.22'	S 87°58'36" W
C–10	30.00'	50.00'	29.55'	S 58°32'07" W
C–11	30.00'	50.00'	29.55'	S 24°09'28" W
C–12	30.00'	50.00'	29.55'	S 10°13'11" E
C–13	30.00'	50.00'	29.55'	N 44°35'50" W
C–14	30.00'	50.00'	29.55'	N 78°58'29" W
C–15	30.00'	50.00'	29.55'	N 66°38'52" E
C–16	39.80'	50.00'	38.76'	N 26°39'16" E
C–17	16.29'	25.00'	16.01'	S 22°31'19" W
C–18	4.73'	25.00'	4.73'	S 46°37'00" W
C–19	23.21'	255.00'	23.20'	N 49°25'56" E
C–20	50.60'	255.00'	50.52'	N 41°08'24" E
C–21	44.70'	255.00'	44.64'	S 30°26'00" W
C–22	34.02'	255.00'	33.99'	N 21°35'24" E
C–23	11.22'	255.00'	11.22'	N 16°30'26" E
C–24	43.87'	255.00'	43.81'	N 10°00'35" E
C–25	18.36'	255.00'	18.36'	S 03°01'06" W
C–26	26.64'	370.00'	26.64'	N 03°01'06" E
C–27	65.65'	370.00'	65.56'	S 10°09'50" W
C–28	23.28'	370.00'	23.28'	S 27°12'53" W
C–29	42.59'	25.00'	37.63'	N 49°45'47" E
C–30	35.95'	25.00'	32.93'	N 40°14'13" W
C–31	78.21'	975.00'	78.19'	S 83°43'38" E
C–32	50.07'	975.00'	50.07'	S 87°29'47" E
C–33	39.30'	25.00'	35.38'	N 45°59'38" E
C–34	39.24'	25.00'	35.33'	N 44°00'22" W
C–35	24.57'	205.00'	24.56'	N 02°28'44" W
C–36	204.26'	205.00'	195.92'	S 34°27'29" E
C–37	45.79'	255.00'	45.73'	S 58°58'19" E
C–38	45.78'	255.00'	45.72'	N 48°41'01" W
C–39	45.81'	255.00'	45.75'	S 38°23'36" E
C–40	45.86'	255.00'	45.80'	S 28°05'38" E
C–41	45.85'	255.00'	45.79'	S 17°47'25" E
C–42	45.84'	255.00'	45.78'	N 07°29'19" W
C–43	14.66'	255.00'	14.66'	N 00°41'30" W





VICINITY MAP

OWNER/DEVELOPER:

KB HOME
4506 S, MIAMI BLVD, STE 100
PO BOX 91727
DURHAM, NC 27703
919–768–7979

MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
O – NEW IRON PIPE
R/W – RIGHT OF WAY
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FINAL PLAT FOR

FREEMAN FARM SUBDIVISION, PH.2

"CLUSTER SUBDIVISION"

OWNER: KB HOME RALEIGH DURHAM INC
REF: D.B. 2181, PG. 375
REF: M.B. 2020, PG. 248–250

YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120
SCALE 1"=60'

OCTOBER 11, 2019
REVISED AUGUST 19, 2020
ZONED R–8
SHEET 2 OF 3

(FREEMAN SUBD–BASE.DWG–JM)

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

DocuSign Envelope ID: 2D5B2066-304A-4228-9268-2BA6DBAAF8B0

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THIS 1st DAY OF February A.D. 2022.

DocuSigned by:
Michael A. Moss
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NORTH CAROLINA PROFESSIONAL SEAL L–3794 LAND SURVEYOR MICHAEL A. MOSS

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DocuSigned by:
Michael A. Moss
PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

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

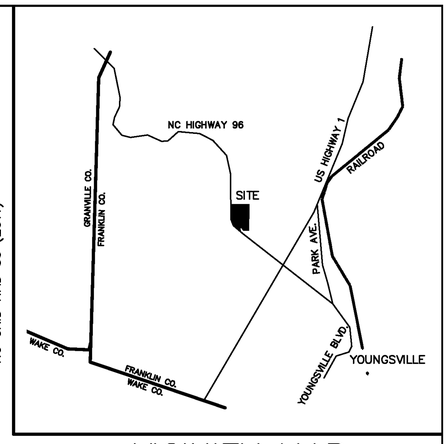
DocuSigned by:
M. Scott Wheeler
DISTRICT ENGINEER

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

SITE DATA TABLE

TOTAL AREA = (TO BE SUBDIVIDED)	17.090 AC.
LESS R/W =	3.624 AC.
REQUIRED OPEN SPACE =	3.418 AC.(20%)
OPEN SPACE PROVIDED =	5.368 AC.
NET AREA =	9.399 AC.
TOTAL LOTS =	50

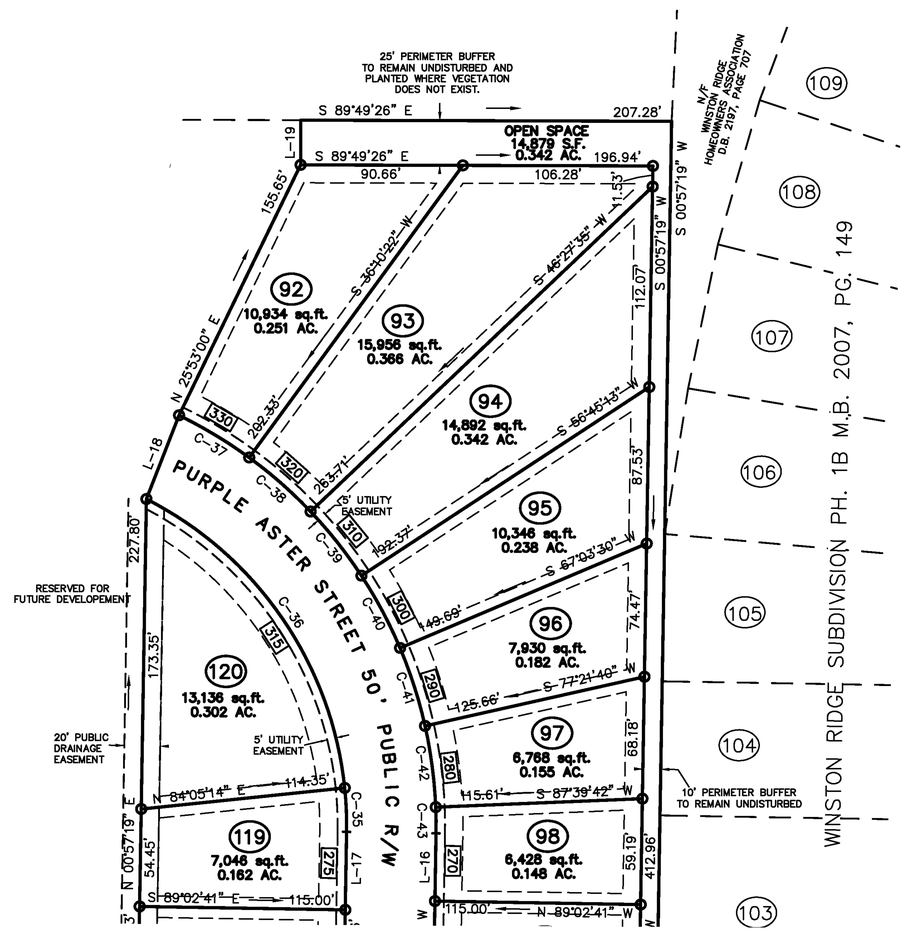
NC GRID NAD 83 (2011)



VICINITY MAP

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).
- THERE IS A 5' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT–OF–WAYS, INTERIOR OF LOTS.
- THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- ADDITION OF LOTS WITHIN AREAS RESERVED FOR FUTURE DEVELOPMENT WILL REQUIRE SEPARATE APPROVAL.
- IF THE SUBDIVISION IS TO BE CONSTRUCTED IN ADDITIONAL SUB–PHASES, AN OVERALL PHASING PLAN SHOULD BE PROVIDED WITH THE FINAL PLAT SUBMITTAL. IN ADDITION, NUTRIENT CALCULATIONS WILL BE REQUIRED TO DEMONSTRATE HOW THE SITE WILL REMAIN IN COMPLIANCE AT FINAL BUILD–OUT OF THE PROPOSED PHASE.
- BUILDING PERMITS SHALL NOT BE ISSUED FOR AREAS LABELED RESERVED AREA FUTURE DEVELOPMENT.
- THE STORMWATER BMP OPERATION AND MAINTENANCE AGREEMENT IS RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS OFFICE AS D.B. 2220, PG. 324–339.
- ALL STRUCTURAL STORMWATER BMP's SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT–OF–WAY BY THE DESIGNER. A PERMANENT PUBLIC DRAINAGE EASEMENT SHALL BE ESTABLISHED OUTSIDE OF THE NCDOT RIGHT OF WAY FOR ACCESS TO THE BMP's. NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP's.
- 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 RAMPS.
- 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 EASEMENTS. – PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
- THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITH PRIOR COUNTY APPROVAL.
- ALL UTILITY EASEMENTS HAVE BEEN BUILT/CONSTRUCTED TO THE PROPERTY LINE.
- FREEMAN FARM H.O.A WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE.
- ALL LOTS SHALL BE SERVED BY MAIL KIOSK INSTALLED IN PH 1 FREEMAN FARMS.



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

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.

CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE Christopher Doherty SUBDIVISION, AS SET FOURTH BY THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

2/18/2022 — DocuSigned by: Christopher Doherty
DATE — PUBLIC UTILITIES DIRECTOR

NOTE: STRUCTURES, FENCES, HARDSCAPES, AND LANDSCAPING ARE PROHIBITED WITHIN ALL PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

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.

2/18/2022 — DocuSigned by: Jason Rogers
DATE — REVIEW OFFICER

RECORDED IN MAP BOOK, 2021 _____

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 FREEMAN FARM SUBDIVISION, PH.2 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $142,092.50 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

DocuSigned by: Jason Rogers — 2/18/2022
ADMINISTRATOR /ASSISTANT — DATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED 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, AND DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

DocuSigned by: Doug Schwartz, Division President — 2/17/2022
OWNER(S) — DATE

FINAL PLAT FOR

FREEMAN FARM SUBDIVISION, PH.2

"CLUSTER SUBDIVISION"
OWNER: KB HOME RALEIGH DURHAM INC
REF: D.B. 2181, PG. 375
REF: M.B. 2020, PG. 248–250
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120
SCALE 1"=60'

OCTOBER 11, 2019
REVISED AUGUST 19, 2020
ZONED R–8
SHEET 3 OF 3

(FREEMAN SUBD–BASE.DWG–M)

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