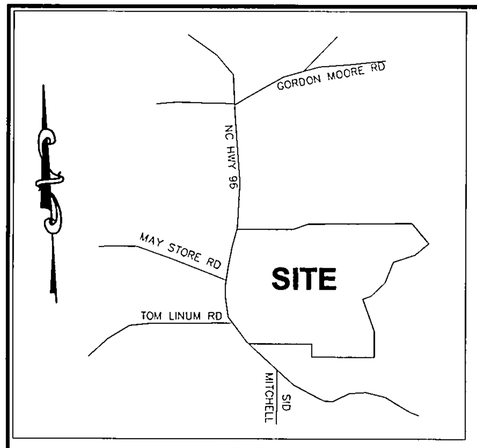
STONERIDGE

FRANKLIN COUNTY, NORTH CAROLINA



VICINITY MAP
(NTS)

ALLIANCE BUILDING AND DEVELOPMENT, LLC
DEVELOPER
P.O. BOX 6651
Raleigh, North Carolina 27628
Phone (919) 829-0094
FAX (919) 829-2688

SITE DATA	
ZONING	R-40 WATERSHED
TOTAL AREA = (TO BE SUBDIVIDED)	116.13 Ac.
R/W =	11.73 Ac.
OPEN SPACE =	9.43 Ac.
NET AREA =	94.97 Ac.
TOTAL LOTS =	81
AVERAGE LOT SIZE	1.17 Ac.
TOTAL ROAD LENGTH	8613 lf
PROPOSED USE =	RESIDENTIAL SINGLE FAMILY SUBDIVISION
LINK TO NODE RATIO =	1.4, 14 LINKS 10 NODES

MINIMUM BUILDING SETBACKS
FRONT = 50'
REAR = 50'
SIDE = 20'

NOTES:
1) ALL LOTS ARE GREATER THAN OR EQUAL TO 40,000 SF (0.92 Ac.)
2) ALL LOTS HAVE COUNTY WATER AND INDIVIDUAL SEPTIC SYSTEMS.
3) ALL ROADS ARE CONSTRUCTED TO NCDOT STANDARDS AND DEDICATED AS PUBLIC.
4) RECREATION REQUIREMENT TO BE MET BY PAYMENT-IN-LIEU.
5) ALL LOTS MUST ACCESS ONTO INTERIOR SUBDIVISION ROADS.
6) NO FEMA FLOOD PLAIN EXISTS ON-SITE.
7) ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

"I, JOHN A. EDWARDS JR., P.L.S., certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book N/A page N/A etc.)(other); that the boundaries not surveyed are shown as broken lines plotted from information found in Book N/A page N/A that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 6th day of February, A.D., 2005.

Seal or Stamp — Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS, JR.

L-2776
License Number

I, John A Edwards, Jr, Professional Land Surveyor, certify to one or more of the following:

a. 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,

b. That the survey is of an existing parcel of land

c. That the survey is of another category, such as recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

d. That the information to the surveyor is such that the surveyor is unable to make a determination to the best of his/her professional ability as to provisions contained in (a) through (c) above.

Professional Land Surveyor

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 STONERIDGE 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.

I hereby certify that the subdivision as depicted hereon has been granted final approval pursuant to the Franklin County Unified Development Ordinance, subject to its being recorded in the Franklin County Register of Deeds Office within six (6) months of the date below.

16 Feb 2006
Administrator/Assistant — Date

Certificate of Registration/Disclosure for Homeowner's Association Covenants, Conditions, and Restrictions by Register of Deeds.

North Carolina, Franklin County

Homeowner's Association Covenants, Conditions, and Restrictions filed for registration on the 16 day of February at 10:44 (a.m./p.m.) and duly recorded in Deed Book 1288 at Page 339-340

Register of Deeds

Certificate Disclaiming Water/Sewer Suitability

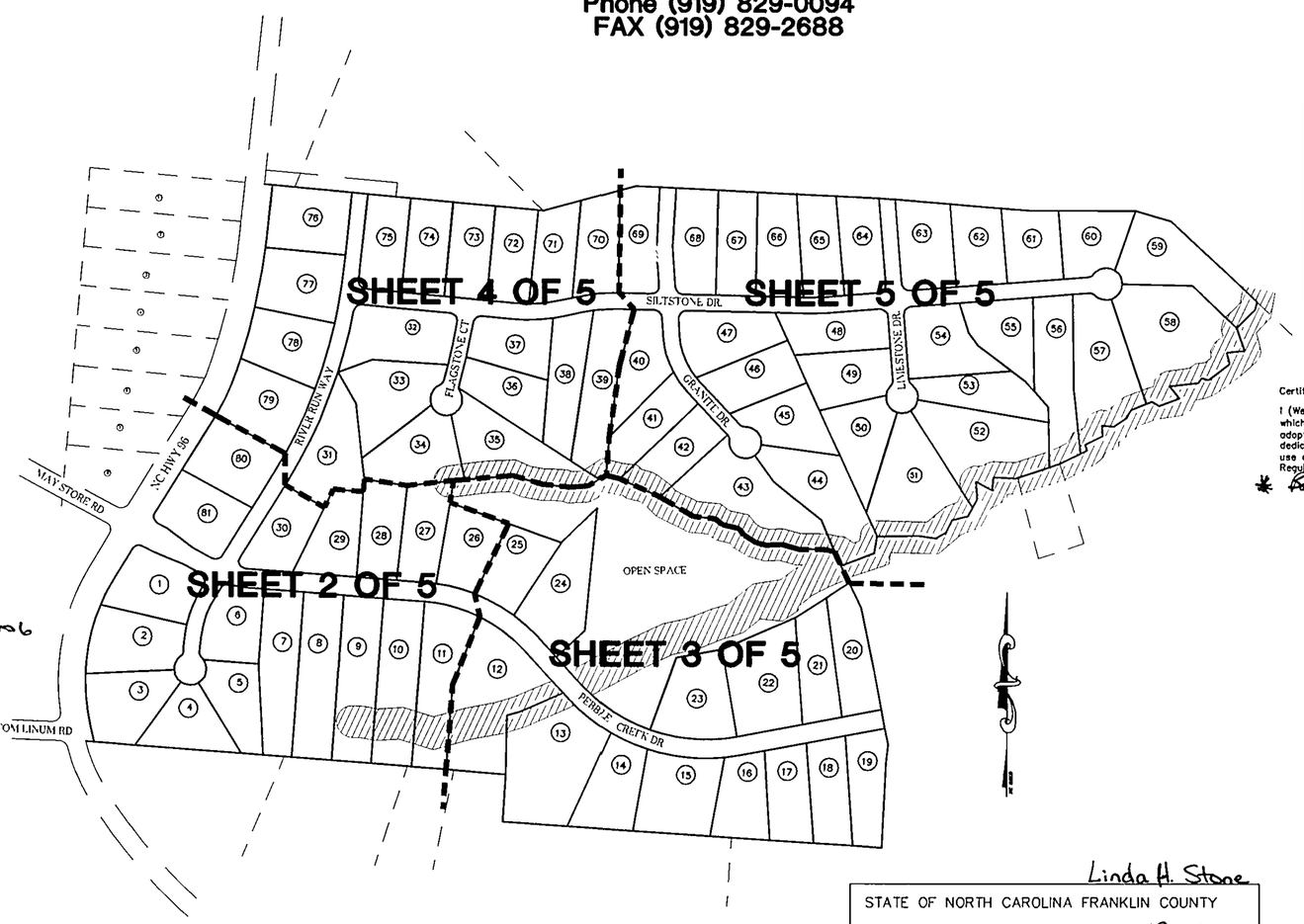
Notwithstanding Franklin County approval of this plat, lots shown on said plat may not receive Health Department approval for on-site sewage disposal systems, nor for individual water supply systems.

Watershed Administrator's Certificate

I certify that the plat shown hereon 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 restriction may apply

16 Feb 2006
Date — Watershed Administrator



Certificate of Proposed Subdivision Road Construction Standards.

Department of Transportation, Division of Highways Proposed Subdivision Road Construction Standards Certification Approved

District Engineer/Date 2-13-2006

Certificate of Ownership

I (We) hereby certify that I am (we are) the owners(s) of the property shown and described hereon which was conveyed to me (us) by deed recorded in Book ~~[illegible]~~ Page ~~[illegible]~~ 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

* ~~Book~~ 1442 page 762
1442 page 764
1462 page 277

2-16-06
Owner(s)/Date

Owner(s)/Date

Certificate of Disclosure – Franklin County Floodplain Management.

I (we) hereby certify that prior to entering any agreement or any conveyance with a prospective buyer, I (we) shall prepare and sign, and the buyer of the subject real estate shall receive and sign, a statement which fully and accurately discloses that the subject real estate, or a portion of the subject real estate, is located within a flood hazard area and that the buyer must satisfy the requirements of the Franklin County Floodplain Management Regulations prior to the issuance of construction permits.

2-16-06
Owner(s)/Date

Owner(s)/Date

Certificate of Disclosure for Private Developments

I (we) acknowledge that neither the State nor the county shall be responsible for maintenance of any streets, parks, drainage, open space, or other areas which are designated for private use. I (we) acknowledge that prior to contracting with a prospective buyer, I shall give the buyer a written statement which discloses the existence and location of such private areas and specifies the maintenance responsibilities for same. When applicable, the statement shall disclose that the street(s) will not be constructed to minimum standards sufficient to allow their inclusion on the State Highway system for maintenance.

2-16-06
Owner(s)/Date

Owner(s)/Date

Linda H. Stone

STATE OF NORTH CAROLINA FRANKLIN COUNTY
FILED FOR REGISTRATION AT 10:41:49 AM
February 16 2006 IN THE REGISTER OF DEEDS OFFICE
RECORDED IN BOOK 2006 PAGE 36 A-E
Linda H Stone BY Brandi J. Smith Deputy
REGISTER OF DEEDS

REVIEW OFFICER CERTIFICATE

State of North Carolina
I, Kathe Estamer Review Officer of Franklin County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

16 Feb 2006
Date — Review Officer

RECORDED IN MAP BOOK 2006, PAGE 36 A FRANKLIN COUNTY REGISTRY

DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave, Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail info@jaeco.com

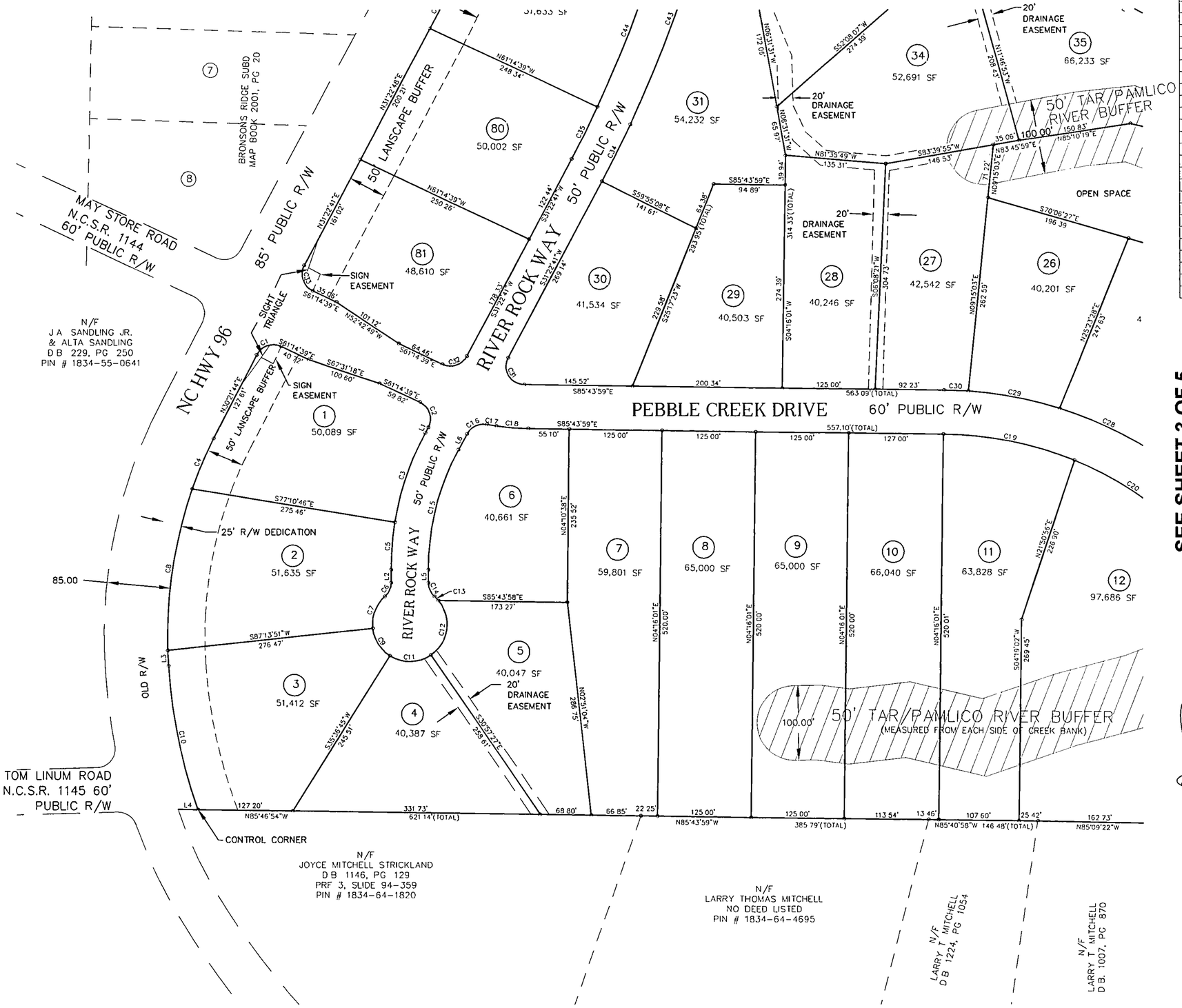
SCALE: no scale	DATE: 2/6/06
FLD. BK. & PAGE	DRAWN BY: JRC
FILE NO:	CHECKED BY: JAE, JR.

STONERIDGE SUBDIVISION
YOUNGSVILLE TOWNSHIP — FRANKLIN COUNTY — NORTH CAROLINA
FINAL PLAT

SHEET 1 OF 5

Book 2006 Page 36-A 2-16-06

SEE SHEET 4 OF 5



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	25 00	38.57	24 31	34 86	S74°33'32"W	88°23'37"
C2	25 00	40 41	26 17	36 16	N14°55'59"W	92°37'21"
C3	400 00	129 56	65 35	128.99	S22°05'58"W	18°33'27"
C4	637.40	75.50	37 79	75 45	S25°53'22"W	6°47'11"
C5	400.00	64 51	32 32	64 44	S08°12'02"W	9°14'24"
C6	25.00	21 03	11 18	20 41	N27°41'07"E	48°11'23"
C7	50 00	47 60	25 78	45 83	S24°30'20"W	54°32'57"
C8	616.22	221.69	112 06	220 50	S12°07'54"W	20°36'45"
C9	50.00	45.05	24 18	43 54	S28°34'42"E	51°37'06"
C10	710 55	196.79	99.03	196 16	S08°03'04"E	15°52'07"
C11	50 00	58 09	32.83	54 88	S87°40'21"E	66°34'12"
C12	50 00	83 18	54.87	73 91	N11°23'04"E	95°18'59"
C13	50 00	7.27	3 64	7.26	N40°26'12"W	8°19'31"
C14	25 00	21 03	11 18	20 41	S20°30'16"E	48°11'23"
C15	350.00	169 75	86 58	168 09	S17°29'03"W	27°47'16"
C16	25 00	31.67	18 36	29 59	S67°39'52"W	72°34'21"
C17	330 00	13 01	6.51	13.01	S77°10'43"E	2°15'31"
C18	330 00	42 77	21 41	42.74	S82°01'14"E	7°25'31"
C19	470.00	180.81	91 53	179 69	N74°42'45"W	22°02'28"
C29	530 00	125 00	62 79	124.71	N75°26'02"W	13°30'47"
C30	530.00	32.77	16.39	32 76	N83°57'43"W	3°32'33"
C31	25 00	51.10	40 89	42 66	S27°10'39"E	117°06'41"
C32	25 00	38 13	23.88	34.54	N75°04'01"E	87°22'39"
C33	25 00	40 41	26 17	36.16	S14°55'59"E	92°37'21"
C34	1648 34	85 19	42 61	85.18	N30°07'42"E	2°57'41"
C35	1575 00	77 71	38 86	77 70	N29°57'53"E	2°49'37"

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.34	S31°22'41"W
L2	17 57	S03°35'25"W
L3	20 89	N00°51'15"E
L4	26 58	S85°46'54"E
L5	17 64	S03°35'25"W
L6	24 71	S31°22'41"W

SEE SHEET 3 OF 5

I, JOHN A. EDWARDS JR., P.L.S., certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book N/A page N/A etc.)(other); that the boundaries not surveyed are shown as broken lines plotted from information found in Book N/A page N/A that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 6th day of February, A.D., 2006.

Seal or Stamp — NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS, JR.

Surveyor

L-2776
License Number

Linda H Stone
LINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.
FILED FOR REGISTRATION
DATE: February 16, 2006
TIME: 10:41:49 AM
BOOK: 2006
PAGE: 36 A-E
By: Brandi L Smith Deputy

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft

RECORDED IN MAP BOOK 2006, PAGE 36-B FRANKLIN COUNTY REGISTRY

DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave, Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail info@jaeco.com

SCALE: 1" = 100'	DATE: 2/6/06
FLD. BK. & PAGE	DRAWN BY: JRC
FILE NO:	CHECKED BY: JAE, JR.

STONERIDGE SUBDIVISION

YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY NORTH CAROLINA

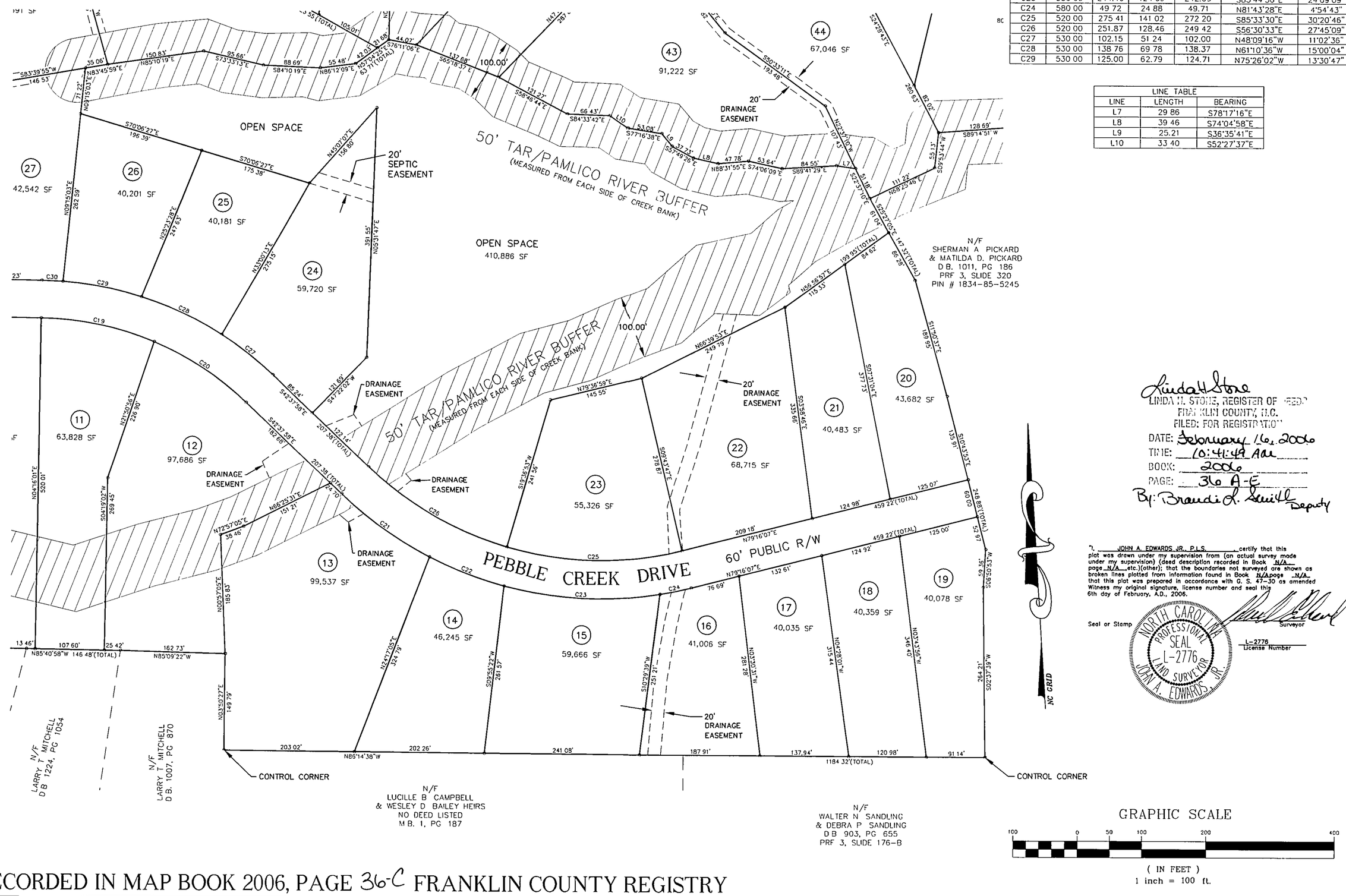
FINAL PLAT

SHEET 2 OF 5

Book 2006 Page 36-B 2-16-06

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION	DELTA
C19	470 00	180 81	91 53	179 69	N74°42'45"W	22°02'28"
C20	470 00	172.75	87.36	171.78	N53°09'45"W	21°03'33"
C21	580 00	169.14	85 17	168.54	S50°59'13"E	16°42'30"
C22	580 00	124.77	62 63	124 53	S65°30'15"E	12°19'33"
C23	580 00	244.49	124 09	242.69	S83°44'36"E	24°09'09"
C24	580 00	49 72	24 88	49.71	N81°43'28"E	4°54'43"
C25	520 00	275 41	141 02	272 20	S85°33'30"E	30°20'46"
C26	520 00	251.87	128.46	249 42	S56°30'33"E	27°45'09"
C27	530 00	102.15	51 24	102.00	N48°09'16"W	11°02'36"
C28	530 00	138 76	69 78	138.37	N61°10'36"W	15°00'04"
C29	530 00	125.00	62.79	124.71	N75°26'02"W	13°30'47"

LINE TABLE		
LINE	LENGTH	BEARING
L7	29 86	S78°17'16"E
L8	39 46	S74°04'58"E
L9	25.21	S36°35'41"E
L10	33 40	S52°27'37"E



Linda H. Stone
LINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.
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By: Brandi R. Smith Deputy

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Seal or Stamp — NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS, JR.

Surveyor

L-2776
License Number

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

RECORDED IN MAP BOOK 2006, PAGE 36-C FRANKLIN COUNTY REGISTRY

DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave, Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail info@jaeco.com

SCALE: 1" = 100'	DATE: 2/6/06
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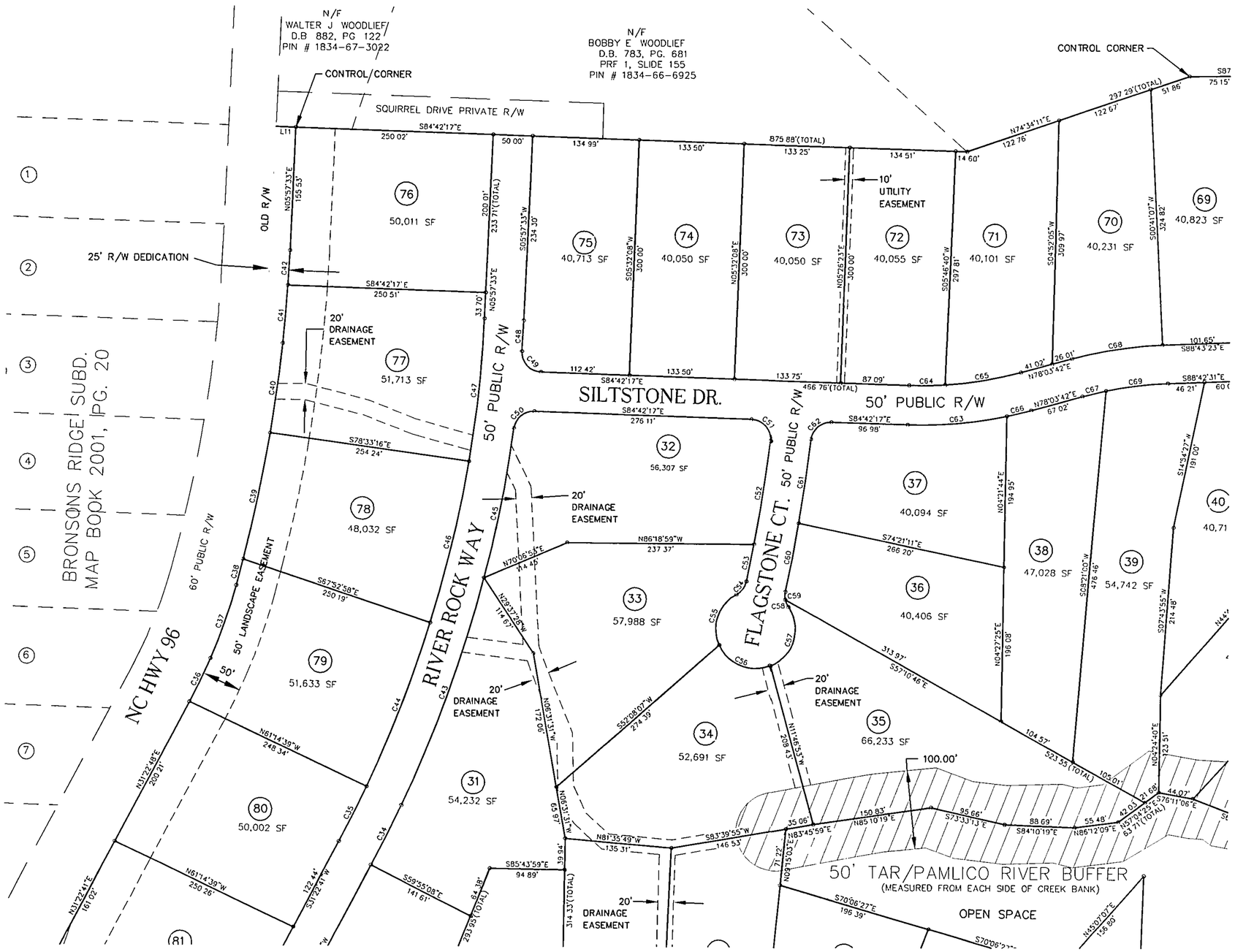
STONERIDGE SUBDIVISION

YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY NORTH CAROLINA

FINAL PLAT

SHEET 3 OF 5

Book 2006 Page 36-C 2-16-06



SEE SHEET 2 OF 5

SEE SHEET 5 OF 5

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION	DELTA
C34	1648 34	85.19	42.61	85.18	N30°07'42"E	2°57'41"
C35	1575 00	77.71	38 86	77.70	N29°57'53"E	2°49'37"
C36	703 31	61.33	30.68	61 31	N29°07'16"E	4°59'46"
C37	696.15	98 85	49.51	98 77	N22°32'35"E	8°08'09"
C38	1998.58	34.51	17.25	34 50	N17°58'49"E	0°59'21"
C39	1998 58	166.65	83.37	166 60	N15°05'49"E	4°46'39"
C40	1998 58	116.16	58.10	116 14	N11°02'35"E	3°19'48"
C41	1998.58	74.76	37.39	74.76	N08°18'23"E	2°08'36"
C42	1998 58	44.50	22.25	44.50	N06°35'49"E	1°16'32"
C43	1625.00	307.83	154 38	307.37	N23°12'40"E	10°51'14"
C44	1575 00	223 12	111 75	222.93	N24°29'34"E	8°07'00"
C45	1625.00	196 83	98.53	196.71	N14°18'51"E	6°56'24"
C46	1575 00	213.60	106 97	213.44	N16°32'57"E	7°46'14"
C47	1575 00	184.31	92 26	184.20	N09°18'42"E	6°42'18"
C48	1625.00	39 83	19.91	39 82	N06°39'41"E	1°24'15"
C49	25 00	40.17	25.92	35.99	S38°40'14"E	92°04'06"
C50	25 00	36.85	22 69	33.60	S53°04'11"W	84°27'04"
C51	25 00	41 34	27.17	36 79	N37°19'39"W	94°45'16"
C52	1950 07	135.38	67.72	135.35	N12°02'19"E	3°58'39"
C53	1950.07	48.41	24 21	48.41	N14°44'19"E	1°25'20"
C54	25 00	21.68	11 57	21.01	N40°17'36"E	49°41'14"
C55	50.00	74 91	46.50	68 10	S22°12'52"W	85°50'41"
C56	50.00	76 64	48.13	69.35	S64°37'07"E	87°49'17"
C57	50 00	89 60	62.50	78.09	N20°07'52"E	102°40'45"
C58	25.00	10 20	5 17	10.13	S19°31'31"E	23°21'59"
C59	25.00	10.20	5 17	10.13	S03°50'29"W	23°21'59"
C60	2000 07	89 78	44.90	89 77	N14°14'19"E	2°34'18"
C61	2000.07	109 55	54 79	109.53	N11°23'01"E	3°08'18"
C62	25.00	37 30	23 10	33.93	S52°33'18"W	85°28'51"
C63	525.00	126 39	63.50	126 09	N88°23'54"E	13°47'37"
C64	475 00	45 74	22.89	45 73	S87°27'49"E	5°31'04"
C65	475 00	97 13	48.73	96.96	N83°55'10"E	11°42'57"
C66	525 00	31.52	15 77	31.52	N79°46'54"E	3°26'24"
C67	475 00	30.89	15 45	30 88	S79°55'29"W	3°43'34"
C68	525.00	116 02	58.25	115 78	S84°23'32"W	12°39'41"
C69	475 00	78 79	39.49	78 70	S86°32'22"W	9°30'14"

LINE TABLE		
LINE	LENGTH	BEARING
L11	25.00	S84°42'17"E

Linda H Stone
LINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.
FILED: FOR REGISTRATION
DATE: February 16, 2006
TIME: 10:41:49 AM
BOOK: 2006
PAGE: 36 A-E
By: Brandi A. Smith
Deputy

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Seal or Stamp NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS, JR.

Surveyor

L-2776
License Number

NC GRID

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft

RECORDED IN MAP BOOK 2006, PAGE 36D FRANKLIN COUNTY REGISTRY

DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave, Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail info@jaeco.com

SCALE: 1" = 100'	DATE: 2/6/06
FLD. BK. & PAGE	DRAWN BY: JRC
FILE NO:	CHECKED BY: JAE, JR.

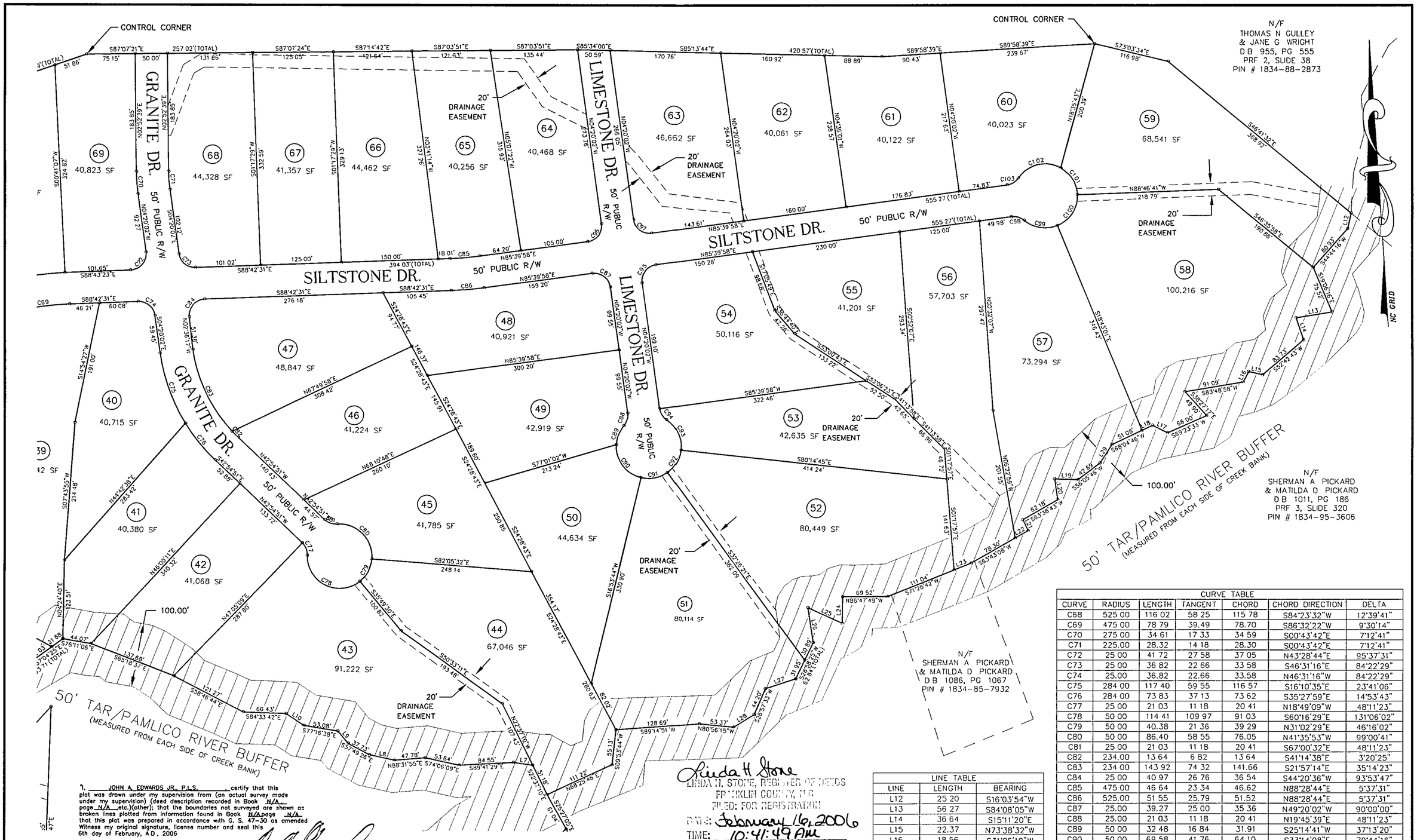
STONERIDGE SUBDIVISION

YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY NORTH CAROLINA

FINAL PLAT

SHEET 4 OF 5

Book 2006 Page 36 D 2-16-2006



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION	DELTA
C68	525 00	116 02	58 25	115 78	S84°23'32"W	12°39'41"
C69	475 00	78 79	39.49	78.70	S86°32'22"W	9°30'14"
C70	275 00	34 61	17 33	34 59	S00°43'42"E	7°12'41"
C71	225.00	28.32	14 18	28.30	S00°43'42"E	7°12'41"
C72	25 00	41 72	27 58	37 05	N43°28'44"E	95°37'31"
C73	25 00	36 82	22 66	33 58	S46°31'16"E	84°22'29"
C74	25.00	36.82	22.66	33.58	N46°31'16"W	84°22'29"
C75	284 00	117 40	59 55	116 57	S16°10'35"E	23°41'06"
C76	284 00	73 83	37 13	73 62	S35°27'59"E	14°53'43"
C77	25 00	21 03	11 18	20 41	N18°49'09"W	48°11'23"
C78	50 00	114 41	109 97	91 03	S60°16'29"E	131°06'02"
C79	50 00	40.38	21 36	39 29	N31°02'29"E	46°16'02"
C80	50 00	86.40	58 55	76.05	N41°35'53"W	99°00'41"
C81	25 00	21 03	11 18	20 41	S67°00'32"E	48°11'23"
C82	234.00	13 64	6 82	13 64	S41°14'38"E	3°20'25"
C83	234 00	143 92	74 32	141.66	S21°57'14"E	35°14'23"
C84	25 00	40 97	26 76	36 54	S44°20'36"W	93°53'47"
C85	475 00	46 64	23 34	46.62	N88°28'44"E	5°37'31"
C86	525.00	51 55	25.79	51.52	N88°28'44"E	5°37'31"
C87	25.00	39.27	25 00	35 36	N49°20'02"W	90°00'00"
C88	25.00	21 03	11 18	20 41	N19°45'39"E	48°11'23"
C89	50 00	32 48	16 84	31.91	S25°14'41"W	37°13'20"
C90	50 00	69 58	41.76	64 10	S33°14'08"E	79°44'16"
C91	50.00	43.05	22.96	41.73	N82°13'42"E	49°20'05"
C92	50 00	41 72	22 16	40 52	N33°39'27"E	47°48'24"
C93	50.00	54.35	30.21	51.71	N21°23'05"W	62°16'40"
C94	25 00	21 03	11 18	20 41	S28°25'43"E	48°11'23"
C95	25.00	39.27	25 00	35 36	S40°39'58"W	90°00'00"
C96	25 00	39 27	25 00	35 36	N40°39'58"E	90°00'00"
C97	25 00	39 27	25 00	35 36	S49°20'02"E	90°00'00"
C98	25 00	21 03	11 18	20 41	N70°14'21"W	48°11'23"
C99	50.00	54.60	30 38	51.93	S77°25'50"E	62°34'22"
C100	50.00	61.14	35 05	57.40	N36°15'09"E	70°03'40"
C101	50 00	50 99	27 96	48 81	N27°59'26"W	58°25'30"
C102	50.00	74 46	46 07	67 76	S80°08'12"W	85°19'14"
C103	25 00	21 03	11 18	20 41	N61°34'17"E	48°11'23"

LINE TABLE		
LINE	LENGTH	BEARING
L12	25 20	S16°03'54"W
L13	56 27	S84°08'05"W
L14	36 64	S15°11'20"E
L15	22.37	N73°38'32"W
L16	18 56	S31°05'19"W
L17	26 20	N59°58'46"W
L18	18.19	S68°04'46"W
L19	36 21	N84°43'09"W
L20	32.65	S04°24'47"E
L21	19 04	S22°14'01"E
L22	22 97	S63°43'08"W
L23	28.23	S71°28'42"W
L24	41 53	S04°45'45"W
L25	58 32	N61°37'48"W
L26	55 66	S04°52'12"E
L27	49 53	S75°12'39"W
L28	37 59	S61°18'04"W
L29	34 34	S36°08'30"W

I, JOHN A. EDWARDS JR., P.L.S., certify that this plot was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book N/A, page N/A etc.)(other); that the boundaries not surveyed are shown as broken lines plotted from information found in Book N/A page N/A that this plot was prepared in accordance with G. S. 47-30 as amended Witness my original signature, license number and seal this 6th day of February, A.D., 2006

Seal or Stamp

NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS, JR.

Surveyor

L-2776
License Number

Linda H Stone
LINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.
FILED: FOR REGISTRATION
DATE: February 16, 2006
TIME: 10:41:49 AM
BOOK: 2006
PAGE: 36 A-E
By: Brenda L Smith Deputy

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft

RECORDED IN MAP BOOK 2006, PAGE 36-E FRANKLIN COUNTY REGISTRY

DATE	REVISION	BY

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SCALE: 1" = 100'	DATE: 2/6/06
FLD. BK. & PAGE	DRAWN BY: JRC
FILE NO:	CHECKED BY: JAE, JR.

STONERIDGE SUBDIVISION

YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY NORTH CAROLINA

FINAL PLAT

SHEET 5 OF 5

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