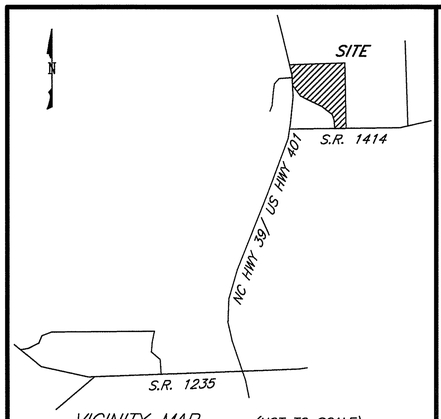
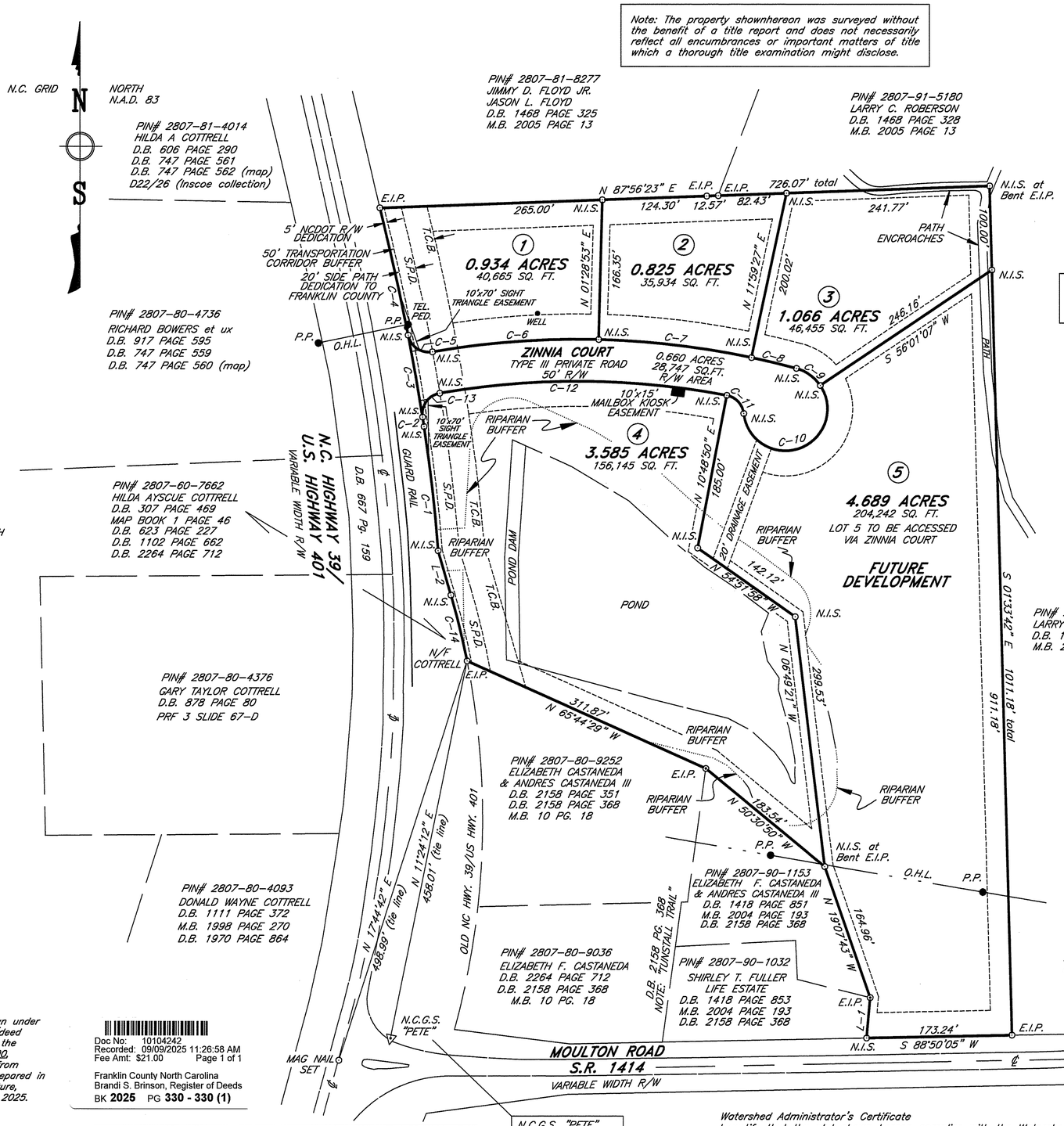
Plat Cabinet _____ Slide _____ Plat _____



VICINITY MAP (NOT TO SCALE)



Note: The property shownhereon was surveyed without the benefit of a title report and does not necessarily reflect all encumbrances or important matters of title which a thorough title examination might disclose.

TYPE III PRIVATE ROAD CERTIFICATION

I HEREBY CERTIFY THAT THE PRIVATE ROAD/STREET SHOWN AND WITHIN THE SUBDIVISION HEREON MEETS THE CONSTRUCTION STANDARDS OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE IN EFFECT AS OF THE DATE OF THIS CERTIFICATION.

Charles E. Teal 8/8/25
PROFESSIONAL ENGINEER SIGNATURE DATE

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL

ALL LOTS TO BE SERVED INTERNALLY VIA ZINNIA COURT. NO LOTS SHALL HAVE DIRECT ACCESS TO NC HWY. 39/US HWY. 401 OR SR 1414/MOULTON ROAD.

BUILDING SETBACKS:

FRANKLIN COUNTY RIPARIAN BUFFER RULES MUST BE FOLLOWED FOR ANY CONSTRUCTION PERMITTED FOR LOTS 4 & 5. THIS DEDICATION OF RIPARIAN POND & DRAIN BUFFER IS 50' EXCEPT WHERE DISTANCE WOULD EXTEND ONTO ADJACENT LANDOWNERS.

LOTS 1 & 4
FRONT – 30' FROM ZINNIA COURT R/W
SIDE ADJ. TO NC HWY. 39/US HWY. 401–55'
OTHER SIDE LOT LINES – 10'
REAR – 25'

LOTS 2, 3, & 5 *
FRONT – 30' FROM ZINNIA COURT R/W
SIDE – 10'
REAR – 25' *
EASTERN PROPERTY LINES OF LOTS 3 & 5 ARE REAR LINES

* LOT 5 – SETBACK FROM S.R. 1414/MOULTON RD. IS 30'

LEGEND

E.I.S.	---	EXISTING IRON STAKE
E.I.P.	---	EXISTING IRON PIPE
N.I.S.	---	NEW IRON STAKE
N.I.P.	---	NEW IRON PIPE
R.R.S.	---	RAILROAD SPIKE
E.C.M.	---	EXISTING CONCRETE MONUMENT
P.K.	---	P. K. NAIL
EX.I.S.	---	EXISTING IRON SPIKE
I.S.	---	IRON SPIKE
T.P.	---	TURNING POINT
P.P.	---	POWER POLE
℄	---	CENTERLINE
R	---	RADIUS
Lc	---	LENGTH OF CURVE
C.P.	---	COMPUTED POINT
TEL.PED.	---	TELEPHONE PEDESTAL
O.H.L.	---	OVERHEAD POWERLINE
T.C.B.	---	TRANSPORTATION CORRIDOR BUFFER – 50' TOTAL WIDTH
S.P.D.	---	SIDE PATH DEDICATION – 20' WIDTH (INSIDE T.C.B.)

LINE TABLE

LINE	BEARING	LENGTH
L–1	N 04°53'13" E	48.34'
L–2	N 16°16'20" W	54.94'

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C– 1	1965.89'	148.75'	N 06°27'41" W	148.71'
C– 2	1965.89'	11.48'	N 08°47'47" W	11.48'
C– 3	2741.54'	99.09'	N 09°54'50" W	99.09'
C– 4	2741.54'	155.21'	N 12°34'16" W	155.19'
C– 5	25.00'	38.81'	S 55°26'24" E	35.03'
C– 6	1000.00'	198.77'	S 85°47'13" W	198.44'
C– 7	1000.00'	183.43'	N 83°15'50" W	183.17'
C– 8	1000.00'	54.89'	N 76°26'13" W	54.88'
C– 9	50.00'	35.70'	N 54°26'10" W	34.95'
C– 10	50.00'	181.08'	N 69°46'07" E	97.13'
C– 11	25.00'	31.71'	N 42°49'17" W	29.63'
C– 12	950.00'	343.58'	N 89°32'47" W	341.72'
C– 13	25.00'	38.81'	S 35°35'38" W	35.03'
C– 14	954.93'	80.80'	N 13°49'59" W	80.78'

I, HARRY M. WILLIAMS, III, professional land surveyor no. L–2825, 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.

HARRY M. WILLIAMS, III, professional land surveyor no. L–2825

I, HARRY M. WILLIAMS, III, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in D.B. 2318 PG. 155; M.B. 2022 PG. 333, that the ratio of precision as calculated by latitude and departures is 1/15,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, page _____; that this plat was prepared in accordance with G.S. 47–30 as amended. Witness my original signature, registration number and seal this 25th day of June, A.D., 2025.

Registration No. L–2825 North Carolina

NORTH CAROLINA PROFESSIONAL SEAL L–2825 LAND SURVEYOR HARRY M. WILLIAMS, III

NORTH CAROLINA
FRANKLIN COUNTY

This instrument was presented for registration and recorded in Plat Cabinet _____, Slide _____, Plat _____. This _____, 20____ at _____M.

_____ By _____
Register of Deeds Deputy Reg. of Deeds

Recorded in Plat Cabinet _____, Slide _____, Plat _____.

Doc No: 10104242
Recorded: 09/09/2025 11:26:58 AM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2025 PG 330 - 330 (1)

NOTE: NEW 50' WIDE TRANSPORATION CORRIDOR BUFFER (TCB) INCLUDES NEW 20' WIDE SIDE PATH DEDICATION (SPD) TO FRANKLIN COUNTY. REMAINING 30' OF TCB STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNERS. NO PORTION OF THE 20' SIDE PATH DEDICATION CAN BE USED FOR SEPTIC SYSTEM. THE BUILDING OF STRUCTURES WITHIN THE TCB IS PROHIBITED.

N.C.G.S. "PETE"
N(y): 869,956.87'
E(x): 2,208,712.14'
NAD 83 (2001)

NOTE: NEW 5' DEDICATION TO NCDOT IS SEPARATE AND IS NOT INCLUDED WITHIN THE 50' TRANSPORTATION CORRIDOR BUFFER.

NOTE: NOT ALL IMPROVEMENTS LOCATED THIS DATE.

NOTE: ALL POINTS ARE N.I.S., UNLESS OTHERWISE DENOTED.

NOTE: THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS–OF–WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.

NOTE: ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE DESIGNATED.

NOTE: ALL AREAS ARE COMPUTED BY COORDINATE METHOD.

0' 50' 100' 150' 200' 250' 300' 400'

SCALE: 1" = 100'

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 restrictions may apply.

9/8/2025 Colton W. Young
Date Watershed Administrator

PIN# 2807-91-5180
LARRY C. ROBERSON
D.B. 1468 PAGE 328
M.B. 2005 PAGE 13

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 drainage ways and other open space 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) / DHM custom F. Inc 8/8/25
Date

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public roads or any change in existing public roads, that the subdivision shown is in all respects in compliance with 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.

Administrator/Assistant Colton W. Young 9/8/2025
Date

Approval expires if not recorded on or before 3/8/2026 (date) and must be submitted for reapproval.

State of North Carolina
County of Franklin

I, Colton Young, Review Officer of Franklin County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

9/8/2025 Colton W. Young
Date Review Officer

MINOR SUBDIVISION PLAT

SURVEYED AND MAPPED FOR:

"PONDVIEW SUBDIVISION"
DHM CUSTOM FRAMING, INC.

TOWNSHIP: LOUISBURG | COUNTY: FRANKLIN | DATE: JANUARY 26, 2023
STATE: NORTH CAROLINA | ZONE: AR | PIN # 2807–90–1508

SURVEYED AND MAPPED BY:
HARRY M. WILLIAMS, III
PROFESSIONAL LAND SURVEYOR L–2825 (N.C.)
P.O. BOX 827 002044 (VA.)
WARRENTON, N.C. 27589 (252) 257–2070

REVISED: LOTS STAKED – June 2023
UPDATED: Additional modifications per Franklin County – Mar. 12 & 27, 2024. June 25, 2025: Change notes to Type III road.

DRAWING NO. 00523–A

(CRUZ/2023/00523.crd) FIELD BOOK NO. 147