DocuSign Envelope ID: 93AB1FF6-09C9-40D8-9DD2-492CE75F5131

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 HERE ON; 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 26th DAY OF MAY 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

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

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

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.

DocuSigned by: Juana Martinez — 5/26/2022

OWNER(S) — DATE

BK 2022 PG 195 - 196 (2) DOC# 10062287
This Document eRecorded: 05/26/2022 04:13:49 PM
Fee: $42.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

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 LILY'S MEADOW, OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $67,606.00 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

DocuSigned by: Jason Rogers — 5/26/2022

ADMINISTRATOR /ASSISTANT — DATE

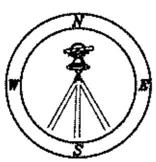
FRANKLIN COUNTY, NORTH CAROLINA

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

5/26/2022 — DocuSigned by: Jason Rogers

DATE — REVIEW OFFICER

RECORDED IN MAP BOOK 2021, PAGE ____



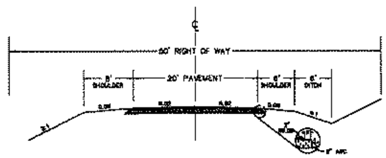
NCDOT NOTES:

1) ONLY NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
2) ALL LOTS MUST BE SERVED INTERNALLY.
3) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
4) MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS 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 RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
5) PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

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

DocuSigned by: M. Scott Wheeler — 5/26/2022

DISTRICT ENGINEER — DATE



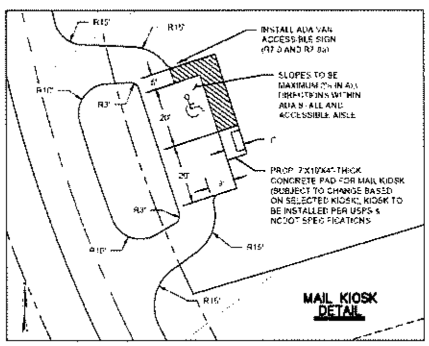
WATERSHED ADMINISTRATOR'S CERTIFICATE

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.

5/26/2022 — DocuSigned by: Jason Rogers

DATE — WATERSHED ADMINISTRATOR

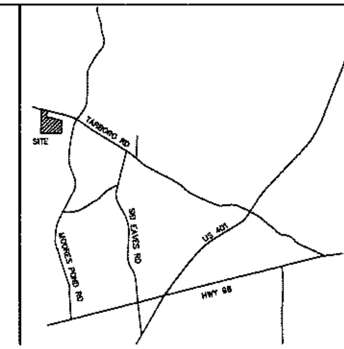


MAIL KIOSK DETAIL

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	18.195 AC.
LESS R/W =	2.019 AC.
OPEN SPACE REQUIRED =	3.639 AC.
LESS OPEN SPACE PROVIDED =	3.709 AC.
NET AREA =	12.467 AC.
TOTAL LOTS =	15
AVERAGE LOT SIZE =	0.83 AC.
TOTAL ROAD LENGTH	1705'
PROPOSED USE =	RESIDENTIAL SINGLE FAMILY SUBDIVISION

ADOPTED FROM NCGS NAD 83 (2011)



FRANKLIN COUNTY
ZONED R-30 CLUSTER
MINIMUM BUILDING SETBACKS

FRONT	25'
REAR	20'
SIDE	10'

IMPERVIOUS SURFACE CHART

TOTAL AREA:	792,569 S.F. x 12%
ALLOWED IMPERVIOUS:	95,108 S.F.
LESS ROAD PAVEMENT:	42,551 S.F.
TOTAL REMAINING IMPERVIOUS	52,557 S.F.
MAX IMPERVIOUS ALLOWED PER LOT:	3,503 S.F.

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET 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
XXXX - ADDRESS

LINE TYPE LEGEND

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

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THIS PROPERTY MAY BE SUBJECT TO "NEUSE RIVER RIPARIAN BUFFER". CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919) 791-4200.
3) 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.
4) THIS PROPERTY IS LOCATED WITHIN WSII WATERSHED DISTRICT.
5) ALL STUB ROADS SHALL BE BUILT TO THE ADJOINING PROPERTY LINE.
6) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
7) PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
8) THE MAINTENANCE EASEMENTS SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORM-WATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECTED TO ENFORCEMENT ACTIONS IF THE MAINTENANCE EASEMENT ARE OBSTRUCTED OR STORM-WATER CONTROL MEASUREMENT SYSTEMS ARE REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
9) LOT 1 SHALL NOT HAVE ACCESS TO TARBORO ROAD. ALL LOTS SHALL BE SERVED INTERNALLY.
10) THESE PARCELS AREA LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.
11) OPEN SPACE, DRAINAGE EASEMENTS AND MAIL KIOSK TO BE MAINTAINED BY LILY'S MEADOW HOA.

OWNER/DEVELOPER:

EL DORADO INVESTMENT GROUP, INC.
12801 CAMP KANATA ROAD
WAKE FOREST, NC 27587
(919) 422-0355

FINAL PLAN FOR

LILY'S MEADOW SUBDIVISION

CLUSTER SUBDIVISION
OWNER: EL DORADO INVESTMENT GROUP, INC.
REF: D.B. 2186, PAGE 31
REF: M.B. 2019, PAGE 253
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

APRIL 1, 2021
ZONED R-30, WS II WATERSHED
PIN # 1871-18-1205
SHEET 1 OF 2

(TARBORO-1560.DWG - BLM)

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

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.