REVISIONS
11-04-19: REVISED STORM DRAINAGE EASEMENT LABELING.

SUBDIVISION MAP

CEDAR CROSSING

PHASE 6 AND 7

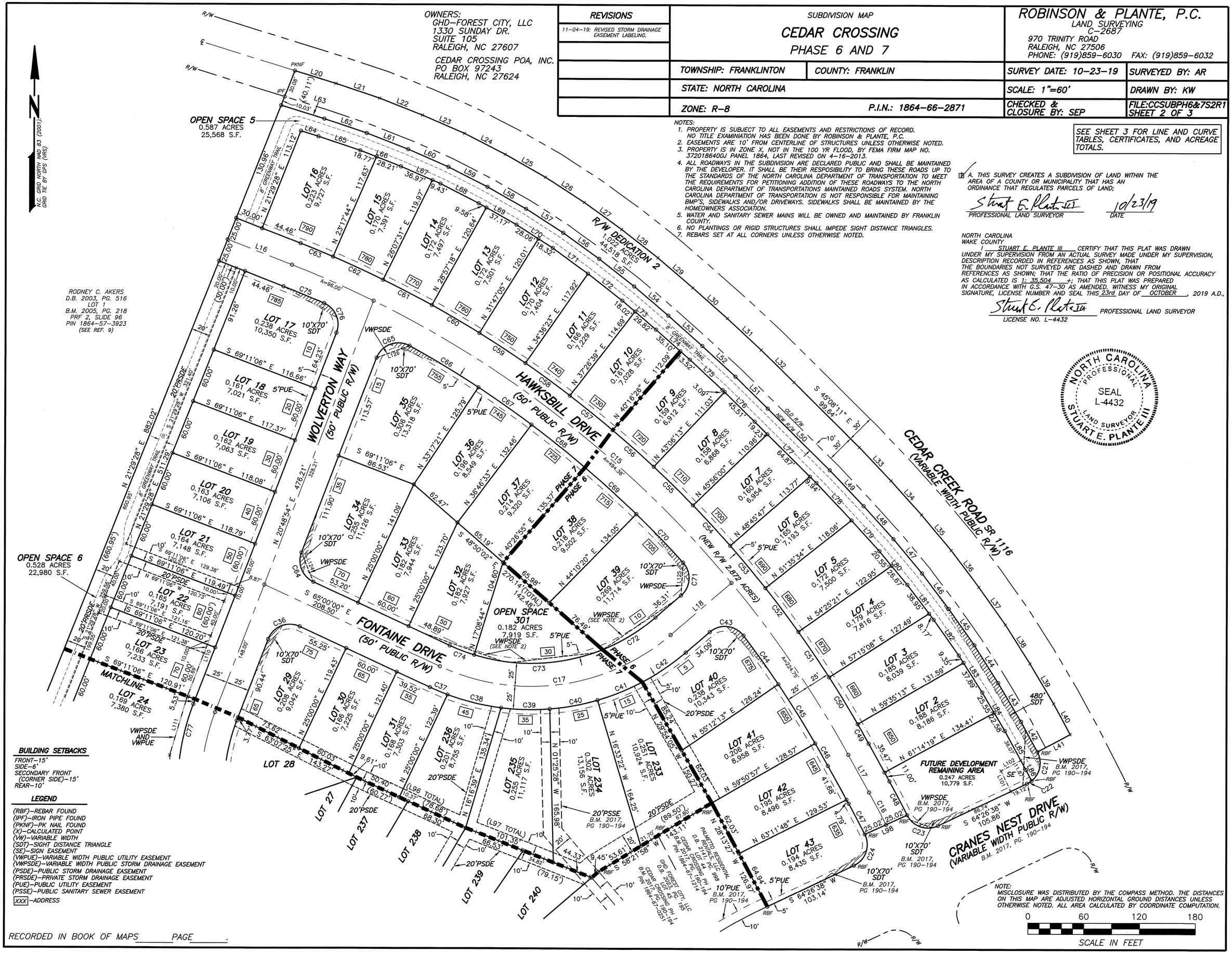
ROBINSON & PLANTE, P.C.
LAND SURVEYING
C-2687
970 TRINITY ROAD
RALEIGH, NC 27506
PHONE: (919)859-6030 FAX: (919)859-6032

TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 10-23-19	SURVEYED BY: AR
STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: KW
ZONE: R-8	P.I.N.: 1864-66-2871	CHECKED & CLOSURE BY: SEP	FILE:CCSUBPH6&7S2R1 SHEET 2 OF 3

OWNERS:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

CEDAR CROSSING POA, INC.
PO BOX 97243
RALEIGH, NC 27624

N.C. GRID NORTH NAD 83 (2001)
GRID TIE BY GPS (VRS)



NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINIATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
3. PROPERTY IS IN ZONE X, NOT IN THE 100 YR FLOOD, BY FEMA FIRM MAP NO. 3720186400J PANEL 1864, LAST REVISED ON 4-16-2013.
4. ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPOSIBILITY TO BRING THESE ROADS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONING ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR MAINTAINING BMP'S, SIDEWALKS AND/OR DRIVEWAYS. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. WATER AND SANITARY SEWER MAINS WILL BE OWNED AND MAINTAINED BY FRANKLIN COUNTY.
6. NO PLANTINGS OR RIGID STRUCTURES SHALL IMPEDE SIGHT DISTANCE TRIANGLES.
7. REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

SEE SHEET 3 FOR LINE AND CURVE TABLES, CERTIFICATES, AND ACREAGE TOTALS.

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

Stuart E. Plante III — 10/23/19
PROFESSIONAL LAND SURVEYOR — DATE

NORTH CAROLINA
WAKE COUNTY
I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23rd DAY OF OCTOBER, 2019 A.D.,

Stuart E. Plante III — PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III

BUILDING SETBACKS
FRONT-15'
SIDE-6'
SECONDARY FRONT (CORNER SIDE)-15'
REAR-10'

LEGEND
(RBF)-REBAR FOUND
(IPF)-IRON PIPE FOUND
(PKNF)-PK NAIL FOUND
(X)-CALCULATED POINT
(VW)-VARIABLE WIDTH
(SDT)-SIGHT DISTANCE TRIANGLE
(SE)-SIGN EASEMENT
(VWPUE)-VARIABLE WIDTH PUBLIC UTILITY EASEMENT
(VWPSDE)-VARIABLE WIDTH PUBLIC STORM DRAINAGE EASEMENT
(PSDE)-PUBLIC STORM DRAINAGE EASEMENT
(PRSDE)-PRIVATE STORM DRAINAGE EASEMENT
(PUE)-PUBLIC UTILITY EASEMENT
(PSSE)-PUBLIC SANITARY SEWER EASEMENT
[XXX]-ADDRESS

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 60 120 180
SCALE IN FEET

RECORDED IN BOOK OF MAPS _____ PAGE _____.