

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 HEREON; 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 21ST DAY OF MAY A.D. 2024.

DocuSigned by:
Michael A. Moss
83D193173200411
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
83D193173200411
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, IS LOCATED IN THE JURISDICTION OF THE TOWN OF FRANKLINTON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL STORM WATER COLLECTION SYSTEMS TO THE TOWN OF FRANKLINTON.

DocuSigned by:
Joseph Procopio
AB62F09105C74F4
OWNER: President 5/21/2024 DATE
(IF A CORPORATION)

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN HAS BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$ HAS BEEN PAID.

DocuSigned by:
Christopher George
2654DAD8CC85464
SUBDIVISION ADMINISTRATOR 5/21/2024

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF FRANKLINTON, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY TOWN BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF FRANKLIN COUNTY.

DocuSigned by:
Christopher George
SUBDIVISION ADMINISTRATOR FRANKLINTON, NORTH CAROLINA 5/21/2024 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.

DocuSigned by:
Jason Rogers
5/21/2024 DATE REVIEW OFFICER

RECORDED IN MAP BOOK 2024, PAGE



NOTES:

1. AREA COMPUTED BY COORDINATE METHOD.
2. THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3. ALL LOTS AREA GREATER THAN 30,000 SQUARE FEET.
4. THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
6. THIS PROPERTY MAY BE SUBJECT TO TAR-PAMLICO RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
7. RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
8. ALL STUB ROADS ARE BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
9. ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NCDOT ASSUMES RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS. DEVELOPER SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.
10. ALL UTILITY LINES AND EASEMENTS ARE EXTENDED/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
11. ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC TANKS.
12. ALL NEW ROADS WILL BE BUILT TO N.C.D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
13. 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 EASEMENT.
14. PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
15. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
16. NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. PER THE OPERATION AND MAINTENANCE AGREEMENT RECORDED IN THE REGISTER OF DEEDS, THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC., THE STORMWATER CONTROL MEASURE AS NEEDED.
17. MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE MANORS AT HARVEST VIEW HOME OWNERS ASSOCIATION.

NOTES (CONT.):

15. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
16. NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. PER THE OPERATION AND MAINTENANCE AGREEMENT RECORDED IN THE REGISTER OF DEEDS, THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC., THE STORMWATER CONTROL MEASURE AS NEEDED.
17. MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE MANORS AT HARVEST VIEW HOME OWNERS ASSOCIATION.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	39.27'	25.00'	35.36'	N 47°14'15" W
C-2	39.27'	25.00'	35.36'	N 42°45'45" E
C-3	21.03'	25.00'	20.41'	S 63°40'03" W
C-4	42.05'	50.00'	40.82'	S 63°40'03" W
C-5	57.26'	50.00'	54.19'	S 59°25'38" E
C-6	79.73'	50.00'	71.55'	N 19°03'59" E
C-7	62.14'	50.00'	58.21'	N 79°38'57" W
C-8	21.03'	25.00'	20.41'	S 68°08'34" E

MINIMUM BUILDING SETBACKS

FRONT	25'
REAR	20'
SIDE	15'

VICINITY MAP

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
● - 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
ST - SIGHT TRIANGLE

OWNER/DEVELOPER:

PRO HOLDINGS LLC
CONTACT: JOE PROCOPIO
5450 OLD WAKE FOREST ROAD
SUITE 102
RALEIGH, NC 27609

SITE DATA

TOTAL AREA = 14.724 AC.
(TO BE SUBDIVIDED)
LESS R/W = 1.163 AC.
NET AREA = 13.561 AC.
TOTAL LOTS = 12
AVERAGE LOT SIZE = 1.130 AC.
TOTAL ROAD LENGTH = 913 FT.
PROPOSED USE - RESIDENTIAL SINGLE FAMILY SUBDIVISION

FINAL PLAT FOR

THE MANORS AT HARVEST VIEW

495 LANE STORE ROAD

OWNER: PRO HOLDINGS LLC

REF: D.B. 2328, PG. 1382-1389

REF: M.B. 2021, PG. 48

FRANKLINTON TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA



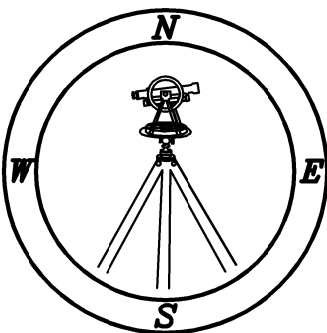
SCALE 1"=100'

FEBRUARY 8, 2024

ZONED RSL

PIN #1875-01-0383

(LANE STORE-GENESIS_BASE.DWG - JML)



CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148