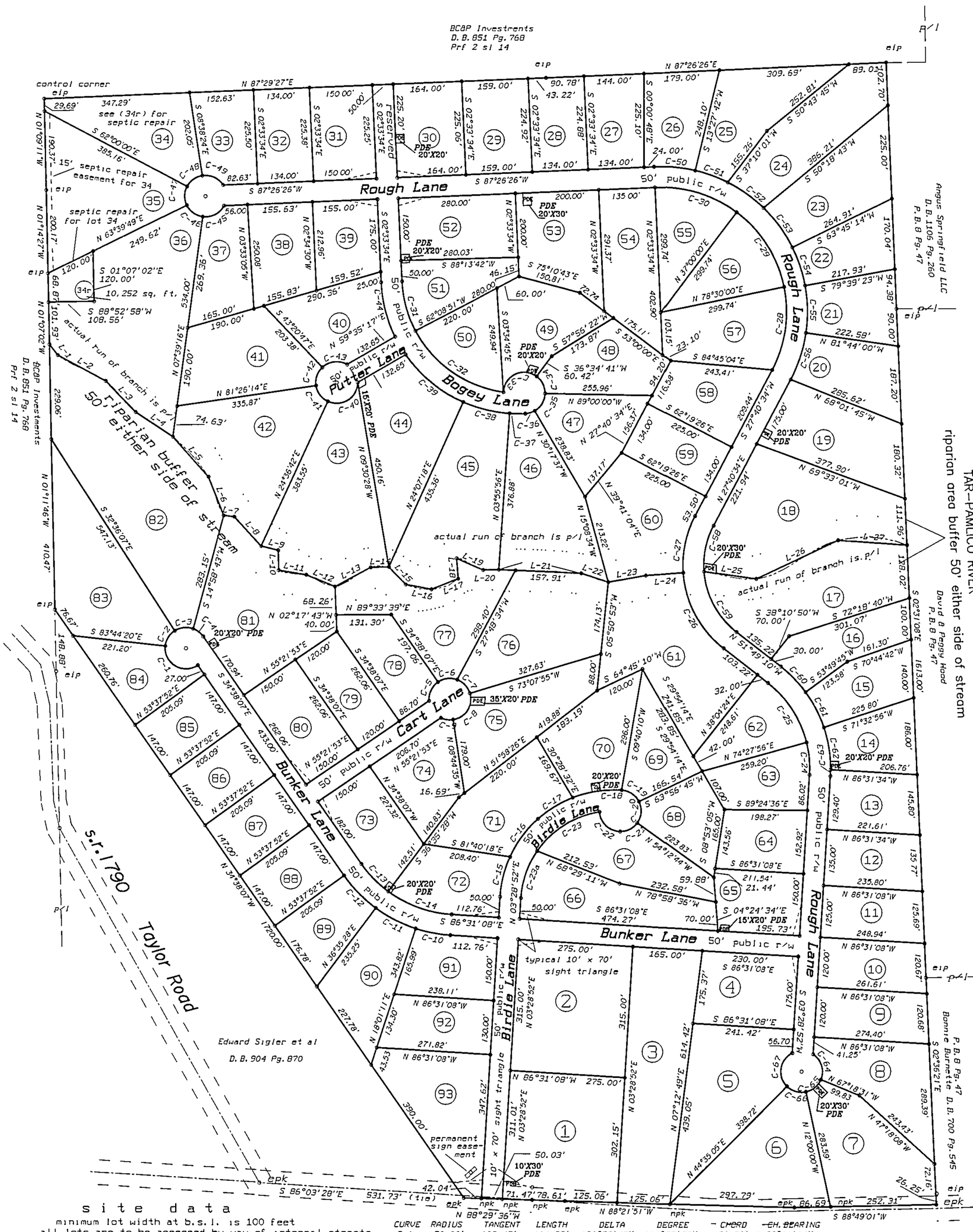
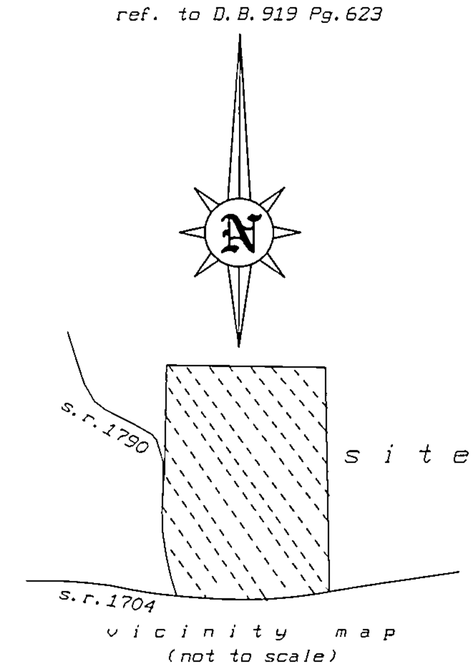


lot #	acres	square ft.	lot #	acres	square ft.
1	1.93	84,281	49	0.95	41,394
2	1.99	86,625	50	0.70	30,765
3	2.05	89,154	51	0.71	30,765
4	0.95	41,248	52	0.98	42,539
5	1.58	68,776	53	1.08	47,067
6	1.41	61,237	54	1.08	46,863
7	1.41	61,443	55	0.71	31,016
8	1.09	47,492	56	0.75	32,537
9	1.74	32,160	57	1.05	45,552
10	0.70	30,295	58	0.84	36,676
11	0.70	30,295	59	0.69	30,150
12	0.71	30,878	60	1.33	58,058
13	0.71	31,031	61	1.98	86,443
14	0.70	30,304	62	0.73	31,737
15	0.72	31,372	63	0.70	30,376
16	0.80	34,708	64	0.69	30,257
17	1.78	77,727	65	0.71	30,865
18	2.15	93,630	66	1.17	50,773
19	1.29	56,238	67	1.03	44,965
20	0.85	36,869	68	0.70	30,392
21	0.73	31,975	69	0.69	30,111
22	0.71	30,826	70	1.01	44,085
23	1.14	49,551	71	1.14	49,499
24	1.29	56,093			
25	1.09	47,344	72	0.83	36,371
26	0.79	34,577	73	0.86	37,430
27	0.72	31,258	74	0.88	38,223
28	0.69	30,134	75	1.23	53,451
29	0.82	35,773	76	1.57	68,327
30	0.85	36,692	77	1.39	60,622
31	0.78	33,796	78	0.77	33,325
32	0.69	30,208	79	0.72	31,447
33	0.71	30,848	80	0.90	39,309
34	1.10	47,994	81	1.94	84,419
35	1.68	73,021	82	3.14	136,869
36	2.64	114,955	83	1.62	70,461
37	0.79	34,202	84	0.73	31,764
38	0.82	35,573	85	0.69	30,135
39	0.69	30,061	86	0.69	30,135
40	0.95	41,252	87	0.69	30,135
41	1.27	55,437	88	0.69	30,135
42	1.81	78,874	89	0.70	30,415
43	1.93	84,235	90	0.99	43,304
44	1.47	63,930	91	0.76	33,108
45	1.81	78,955	92	0.76	33,145
46	1.58	68,820	93	1.41	61,479
47	0.89	38,707			
48	0.88	38,503			

N.C. Grid North (N.A.D. 83)
ref. to D.B. 919 Pg. 623



v i c i n i t y m a p
(not to scale)

I, C. Eugene Bobbitt, III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK see, PAGE ref, ETC.) (OTHER), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK see, PAGE ref, THAT THE RATIO OF PRECISION AS CALCULATED IS 1.10,000+, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S 47-30 AS AMENDED

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 12 DAY OF September, A.D., 2001.

C. Eugene Bobbitt, III

REGISTRATION NUMBER - L-2664

LINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, NC

FILED FOR REGISTRATION
March 18, 2002
10:15 AM
BOOK 2002
PAGE 96A-B

By: Betty Harrington
Deputy

NORTH CAROLINA PROFESSIONAL SEAL L-2664 LAND SURVEYOR C. Eugene Bobbitt, III

s i t e d a t a

minimum lot width at b.s.l. is 100 feet
all lots are to be accessed by way of internal streets
zoned ar
front setback 30 feet
side setback 10 feet
rear setback 25 feet

all lots adjacent to streams will have a 50' riparian buffer either side of stream and shall not be disturbed by any method
all roads are to be type III public (50' r/w)
all street intersections have a 10' x 70' sight triangle
sight triangle is to have "NO" view obstructing shrubs, signs, structures, etc.

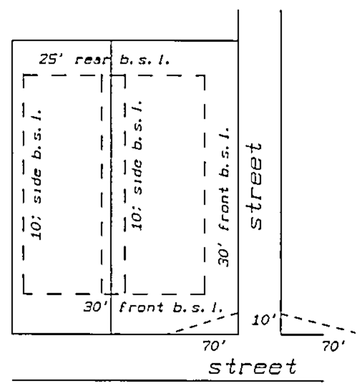
NOTES: ABOUT EASEMENTS AND RIGHTS-OF-WAY

ALL STREETS HAVE A 50 FOOT RIGHT OF WAY, UNLESS OTHERWISE NOTED
ALL CUL DE SACS HAVE A 50 FOOT RADIUS UNLESS NOTED OTHERWISE
ALL FRONT LOT LINES HAVE A 20 FOOT DRAINAGE AND UTILITY EASEMENT
ALL BACK PROPERTY LINES HAVE A 20 FOOT DRAINAGE AND UTILITY EASEMENT

ALL SIDE LOT LINES HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ON BOTH SIDES OF LINE
PDE Permanent Drainage Easement as noted will be as noted and shall run with the lot in all transactions.

r e f e r e n c e s
d.b. 1212 pg. 400
p.b. 2001 pg. 146

COURSE	BEARING	DISTANCE
L-1	S 37°30'56"E	32.97'
L-2	S 61°41'23"E	129.91'
L-3	S 43°40'27"E	103.92'
L-4	S 56°24'23"E	106.52'
L-5	S 41°31'46"E	128.01'
L-6	S 21°27'55"E	100.20'
L-7	S 82°37'14"E	25.46'
L-8	S 42°20'59"E	95.26'
L-9	S 76°10'17"E	42.11'
L-10	S 01°20'12"E	48.01'
L-11	S 80°29'03"E	67.00'
L-12	S 67°29'38"E	73.95'
L-13	N 61°12'48"E	97.12'
L-14	N 88°22'32"E	43.42'
L-15	S 43°32'01"E	58.62'
L-16	S 79°16'38"E	62.63'
L-17	N 67°41'26"E	68.78'
L-18	N 04°07'51"W	48.86'
L-19	S 66°16'18"E	69.21'
L-20	N 88°10'04"E	37.32'
L-21	S 87°30'54"E	197.91'
L-22	S 71°54'06"E	68.01'
L-23	N 79°52'57"E	91.45'
L-24	N 85°34'09"E	87.98'
L-25	S 81°55'02"E	126.30'
L-26	N 64°36'52"E	216.64'
L-27	S 85°59'11"E	164.61'



typical building setback
and 10' x 70' sight triangle

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	50.00'	109.45'	114.23'	130°53'47"	114°35'30"	90.96'	N 59°11'14"W
C-2	50.00'	23.92'	44.63'	51°08'14"	114°35'30"	43.16'	N 31°49'46"E
C-3	50.00'	24.72'	45.91'	52°36'48"	114°35'30"	44.32'	N 83°42'17"E
C-4	50.00'	15.93'	30.85'	35°21'12"	114°35'30"	30.36'	S 52°18'43"E
C-5	50.00'	28.87'	52.36'	60°00'00"	114°35'30"	50.00'	N 25°21'53"E
C-6	50.00'	26.10'	48.10'	55°07'13"	114°35'30"	46.27'	N 82°55'30"E
C-7	50.00'	24.74'	45.94'	52°38'49"	114°35'30"	44.34'	S 43°11'30"E
C-8	50.00'	57.65'	85.63'	98°07'30"	114°35'30"	75.54'	S 32°11'40"W
C-9	50.00'	15.34'	29.76'	34°06'28"	114°35'30"	29.33'	N 81°41'21"W
C-10	333.34'	42.52'	84.58'	14°32'20"	17°11'18"	84.36'	N 79°14'59"W
C-11	333.34'	54.50'	108.05'	18°34'17"	17°11'18"	107.57'	N 62°41'40"W
C-12	333.34'	55.11'	109.22'	18°46'25"	17°11'18"	108.73'	N 44°01'20"W
C-13	283.34'	46.84'	92.84'	18°46'25"	20°13'18"	92.42'	S 44°01'20"E
C-14	283.34'	84.23'	163.74'	33°06'36"	20°13'18"	161.47'	S 69°57'50"E
C-15	275.00'	50.53'	99.95'	20°49'29"	20°50'05"	99.40'	N 13°53'36"E
C-16	275.00'	58.00'	114.32'	23°49'05"	20°50'05"	113.50'	N 36°12'53"E
C-17	275.00'	49.65'	98.24'	20°28'08"	20°50'05"	97.72'	N 58°21'30"E
C-18	275.00'	60.68'	119.45'	24°53'17"	20°50'05"	118.52'	N 81°02'13"E
C-19	50.00'	28.74'	52.17'	59°46'40"	114°35'30"	49.83'	S 56°37'48"E
C-20	50.00'	30.36'	54.57'	62°31'43"	114°35'30"	51.90'	S 04°31'24"W
C-21	50.00'	25.87'	47.75'	54°43'22"	114°35'30"	45.96'	S 63°08'57"W
C-22	50.00'	47.11'	75.57'	86°35'28"	114°35'30"	68.58'	N 46°11'38"W
C-23	225.00'	96.22'	181.86'	46°18'33"	25°27'53"	176.95'	S 57°34'04"W
C-23a	225.00'	62.25'	121.47'	30°55'55"	25°27'53"	120.00'	S 18°56'49"W
C-24	261.30'	39.79'	78.97'	17°18'57"	21°55'37"	78.67'	N 05°10'37"W
C-25	261.30'	89.94'	173.24'	37°59'10"	21°55'37"	170.08'	N 32°49'41"W
C-26	255.26'	113.01'	212.78'	47°45'41"	22°26'46"	206.68'	N 27°56'25"W
C-27	255.26'	72.56'	141.39'	31°44'09"	22°26'46"	139.59'	N 11°48'30"E
C-28	299.74'	106.66'	204.95'	39°10'34"	19°06'54"	200.98'	N 08°05'17"E
C-29	299.74'	113.56'	217.11'	41°30'00"	19°06'54"	212.39'	N 32°15'00"W
C-30	299.74'	107.79'	206.95'	39°33'34"	19°06'54"	202.87'	N 72°46'47"W
C-31	280.00'	62.83'	123.60'	25°17'35"	20°27'46"	122.60'	S 15°12'22"E
C-32	280.00'	144.09'	266.15'	54°27'43"	20°27'46"	256.24'	S 55°05'00"E
C-33	50.00'	94.07'	108.22'	124°00'24"	114°35'30"	88.30'	N 64°34'14"E
C-34	50.00'	25.71'	47.49'	54°25'19"	114°35'30"	45.73'	S 26°12'40"E
C-35	50.00'	28.12'	51.23'	58°42'23"	114°35'30"	49.02'	S 30°21'11"W
C-36	50.00'	12.34'	24.20'	27°44'03"	114°35'30"	23.97'	S 73°34'24"W
C-37	330.00'	18.71'	37.39'	6°29'30"	17°21'44"	37.37'	N 89°18'49"W
C-38	330.00'	57.83'	114.50'	19°52'51"	17°21'44"	113.93'	N 76°07'39"W
C-39	330.00'	92.85'	181.03'	31°25'49"	17°21'44"	178.76'	N 50°28'19"W
C-40	50.00'	78.52'	100.38'	115°01'25"	114°35'30"	84.35'	S 57°05'59"W
C-41	50.00'	27.05'	49.59'	56°49'32"	114°35'30"	47.58'	N 36°58'32"W
C-42	50.00'	26.15'	48.19'	55°12'59"	114°35'30"	46.34'	N 19°02'43"E
C-43	50.00'	36.95'	63.65'	72°56'04"	114°35'30"	59.44'	N 83°07'15"E
C-44	330.00'	68.66'	135.39'	23°30'28"	17°21'44"	134.45'	N 14°18'48"W
C-45	50.00'	35.15'	61.27'	70°12'50"	114°35'30"	57.51'	S 62°32'51"W
C-46	50.00'	26.59'	48.88'	56°00'33"	114°35'30"	46.95'	N 54°20'27"W
C-47	50.00'	25.66'	47.42'	54°20'11"	114°35'30"	45.66'	N 00°49'55"E
C-48	50.00'	25.13'	46.57'	53°21'36"	114°35'30"	44.90'	N 54°40'48"E
C-49	50.00'	27.67'	57.67'	66°04'50"	114°35'30"	54.52'	S 65°35'59"E
C-50	349.74'	49.22'	97.80'	16°01'16"	16°22'56"	97.48'	S 84°32'56"E
C-51	349.74'	41.66'	82.92'	13°35'05"	16°22'56"	82.73'	S 69°44'45"E
C-52	349.74'	53.30'	105.79'	17°19'50"	16°22'56"	105.39'	S 54°17'17"E
C-53	349.74'	59.71'	118.28'	19°22'37"	16°22'56"	117.72'	S 35°56'04"E
C-54	349.74'	48.85'	97.07'	15°54'09"	16°22'56"	96.76'	S 18°17'41"E
C-55	349.74'	57.30'	113.60'	18°36'37"	16°22'56"	113.10'	S 01°02'18"E
C-56	349.74'	59.81'	118.48'	19°24'34"	16°22'56"	117.91'	S 17°58'17"W
C-58	205.26'	58.92'	114.75'	32°01'51"	27°54'50"	113.26'	S 11°39'39"W
C-59	205.26'	90.24'	170.05'	47°27'59"	27°54'50"	165.23'	S 28°05'16"E
C-60	311.30'	42.78'	85.03'	15°39'02"	18°24'19"	84.77'	S 43°59'45"E
C-61	311.30'	48.52'	96.27'	17°43'11"	18°24'19"	95.89'	S 27°18'39"E
C-62	311.30'	52.26'	103.55'	19°03'32"	18°24'19"	103.07'	S 08°55'18"E
C-63	311.30'	7.81'	15.61'	2°52'24"	18°24'19"	15.61'	S 02°02'40"W
C-64	50.00'	41.37'	69.12'	79°12'38"	114°35'30"	63.75'	S 16°54'50"E
C-65	50.00'	26.20'	48.27'	55°18'31"	114°35'30"	46.41'	S 50°20'45"W
C-66	50.00'	26.91'	49.38'	56°35'05"	114°35'30"	47.40'	N 73°42'28"W
C-67	50.00'	69.96'	95.03'	108°53'47"	114°35'30"	81.36'	N 09°01'58"E

SYMBOLS :

EIP	EXISTING IRON PIPE
NIP	NEW IRON PIPE
EPK	EXISTING PK NAIL
NPK	NEW PK NAIL
EIR	EXISTING IRON ROD
ECPS	EX COTTON SPINDLE SPIKE
CPS	COTTON PICKER SPINDLE
P/L	PROPERTY LINE
C/L	CENTER LINE
R/W	RIGHT OF WAY
PP	POWER POLE
--E--	OVERHEAD UTILITY LINES
ERRS	EXISTING RAILROAD SPIKE

PDE Permanent Drainage Easement as noted

200 0 200 400 600
GRAPHIC SCALE - FEET

BOBBITT SURVEYING, P.A.

P. O. BOX 952 \ 443 DABNEY DRIVE
HENDERSON, NORTH CAROLINA, 27536
(OFFICE) 252 - 438 - 5162 (FAX) 252 - 438 - 7494

p r o p e r t y o f
Ventures of Henderson, LLC
F i n a l P l a t
Greenbriar
Harris Township
Franklin County, North Carolina
Scale 1"= 200 feet September 12, 2001
p l a t f i l e 01 M F 37 L

ven1704 z11

Book 2002 PAGE 96A 3-18-02

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF FRANKLIN COUNTY, WITH ALL VARIANCES NOTED IN THE MINUTES OF THE FRANKLIN COUNTY PLANNING BOARD, THAT ALL EASEMENTS, SHOWN HEREON, ARE ACCEPTED BY FRANKLIN COUNTY, SUBJECT TO APPROVAL BY THE N C. DEPARTMENT OF TRASPORTATION, WHICH ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, AND THAT THIS MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS

Donna P. Wood 3-18-02

SUBDIVISION ADMINISTRATOR DATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN DEED 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, N C

Thomas E. Hester Jr 3-18-02

OWNER DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED S. W. H. Capps
DISTRICT ENGINEER
DATE 12/19/01

STATE of NORTH CAROLINA, COUNTY of Franklin
I, DONNA P. WOOD, REVIEW OFFICER FOR Franklin, HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

Donna P. Wood 3-18-02

REVIEW OFFICER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

NOTE This poperty is located within a Public Water Supply Watershed and development restrictions may apply.

3-18-02 Donna P. Wood

Date Watershed Administrator

(a) I, C Eugene Bobbitt, III, PROFESSIONAL LAND SURVEYOR, HEREBY 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

NOTES :

(X) 1) TO THE BEST OF MY KNOWLEDGE THERE IS NOT A STATE GRID STATION WITHIN 2000 FEET OF SUBJECT PROPERTY

(X) 2) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN ON THIS PLAT

( ) 3) THERE IS A NEW IRON PIPE (NIP) ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT SEE SYMBOLS

(X) 4) IRON MONUMENTS (IM) SHOWN ARE A 2 INCH DIA IRON PIPE FILLED WITH CONCRETE AND CAPPED WITH A 2 INCH BRASS DISK

(X) 5) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY OF RECORD PRIOR TO DATE OF THIS PLAT

( ) 6) THIS WILL CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY SHOWN ( ) IS ( ) IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SEE COMMUNITY PANEL NO MAP EFFECTIVE DATE OF ,

( ) 7) SUBJECT PROPERTY SHOWN IS LOCATED WITHIN THE 2000 FOOT LIMIT OF A STATE GRID STATION, DUE TO THE LACK OF DESCRIPTIVE AND PHYISICAL EVIDENCE, GRID STATION(S) WERE NOT LOCATED

ONLY THE NOTES ABOVE MARKED WITH AN (X) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN

NORTH CAROLINA PROFESSIONAL SEAL L-2664 LAND SURVEYOR C. Eugene Bobbitt, III

BOBBITT SURVEYING, P.A.
P. O. BOX 952 \ 443 DABNEY DRIVE
HENDERSON, NORTH CAROLINA, 27536
(OFFICE) 252 - 438 - 5162 (FAX) 252 - 438 - 7494

property of
Ventures of Henderson, LLC
Final plat

Greenbriar

Harris Township
Franklin County, North Carolina
Scale 1" = 100 feet September 12, 2001
plat file 01 M F 37 L

 ven1704 z11

Linda H. Stone
LINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, NC
FILED FOR REGISTRATION
DATE March 18, 2002
TIME 10:15 AM
BOOK 2002
PAGE 96 A+B
By: Betty Sharrington Deputy

Book 2002 PAGE 96B 3-18-02