I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 7th DAY OF JUNE, 2018

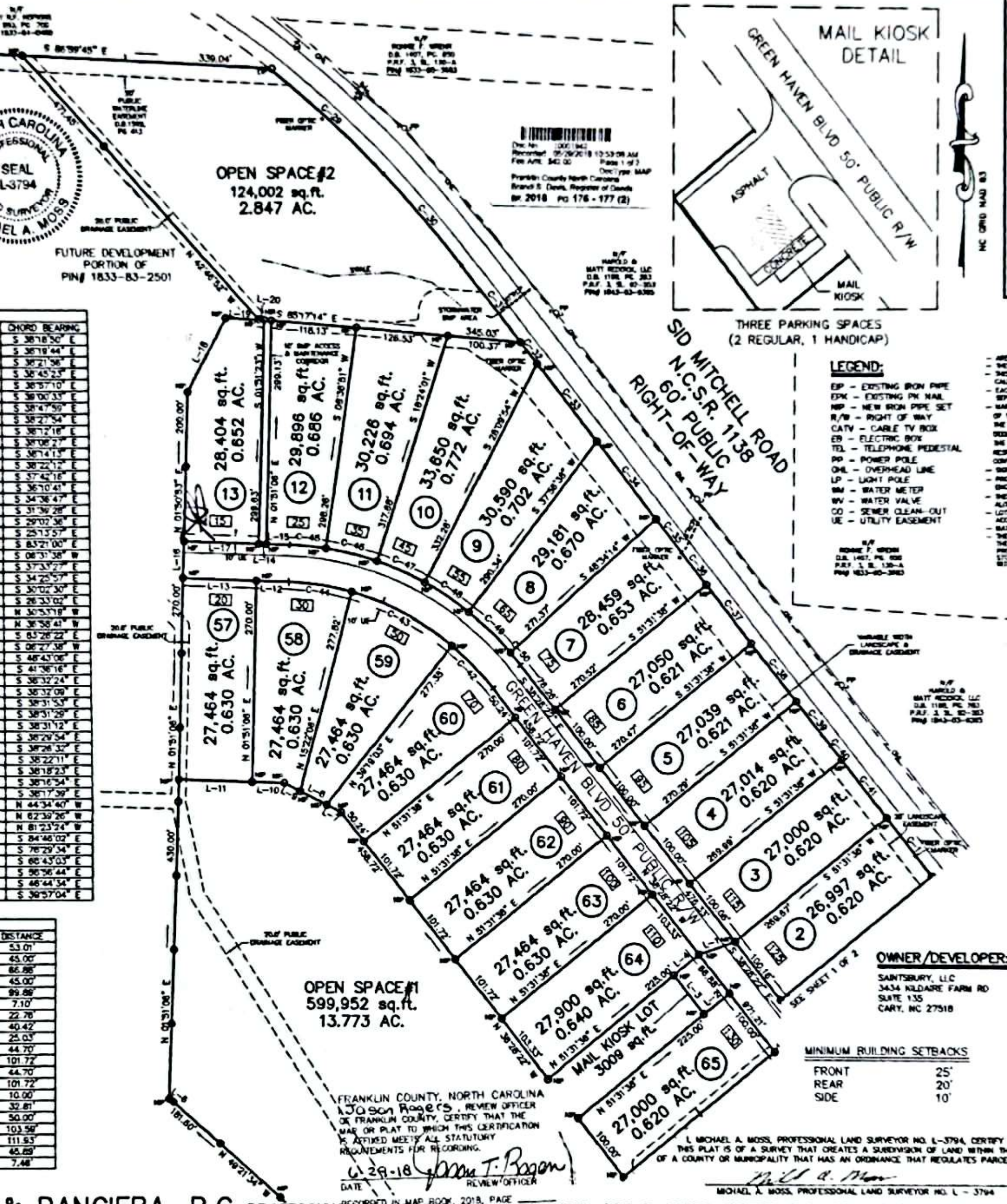
PROFESSIONAL LAND SURVEYOR (L-3794)

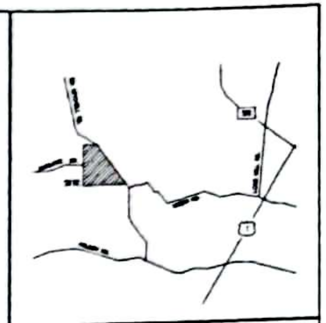
NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

LINE TYPE LEGEND

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	100.16'	288593.50'	100.16'	S 38°18'50" E
C-2	51.07'	288593.47'	51.07'	S 38°19'44" E
C-3	24.08'	21901.55'	24.08'	S 38°21'56" E
C-4	75.08'	21901.55'	75.08'	S 38°45'23" E
C-5	75.00'	21901.55'	75.00'	S 38°57'10" E
C-6	25.01'	17113.15'	25.01'	S 39°00'33" E
C-7	100.00'	17113.14'	100.00'	S 38°47'59" E
C-8	100.00'	17113.14'	100.00'	S 38°27'54" E
C-9	55.64'	17113.14'	55.64'	S 38°12'16" E
C-10	44.36'	43049.46'	44.36'	S 38°08'27" E
C-11	100.00'	43048.46'	100.00'	S 38°14'13" E
C-12	100.02'	43049.46'	100.02'	S 38°22'12" E
C-13	50.27'	2327.66'	50.27'	S 37°42'16" E
C-14	84.40'	2327.66'	84.40'	S 36°10'41" E
C-15	29.11'	1370.85'	29.11'	S 34°36'47" E
C-16	112.30'	1370.85'	112.27'	S 31°39'28" E
C-17	12.81'	1370.85'	12.81'	S 29°02'36" E
C-18	170.70'	1380.14'	170.59'	S 25°13'57" E
C-19	39.19'	25.00'	35.17'	S 83°21'00" E
C-20	39.27'	25.00'	35.36'	S 08°31'38" W
C-21	38.34'	1200.00'	38.34'	S 37°33'27" E
C-22	92.56'	1200.00'	92.54'	S 34°25'57" E
C-23	91.36'	1200.00'	91.34'	S 30°02'30" E
C-24	54.87'	1200.00'	54.86'	S 28°33'02" E
C-25	184.44'	1150.00'	184.24'	N 30°53'18" W
C-26	60.00'	1150.00'	60.00'	N 36°58'41" W
C-27	39.27'	25.00'	35.36'	S 83°28'22" E
C-28	39.24'	25.00'	35.27'	S 06°27'38" W
C-29	206.65'	1460.71'	206.47'	S 48°43'06" E
C-30	161.58'	1512.21'	161.50'	S 41°36'16" E
C-31	129.19'	1127753.51'	129.19'	S 38°32'24" E
C-32	36.89'	1127753.91'	36.89'	S 38°32'09" E
C-33	132.29'	1127753.56'	132.29'	S 38°31'53" E
C-34	132.08'	1127753.56'	132.08'	S 38°31'29" E
C-35	56.33'	1127753.36'	56.33'	S 38°31'12" E
C-36	55.85'	79297.09'	55.85'	S 38°29'54" E
C-37	100.00'	79297.09'	100.00'	S 38°26'32" E
C-38	100.00'	79297.09'	100.00'	S 38°22'11" E
C-39	75.43'	79297.09'	75.43'	S 38°18'23" E
C-40	24.57'	288593.37'	24.57'	S 38°16'34" E
C-41	100.06'	288593.57'	100.06'	S 38°17'39" E
C-42	79.91'	375.00'	79.76'	N 44°34'40" W
C-43	156.75'	375.00'	155.61'	N 62°39'26" W
C-44	88.47'	375.00'	88.26'	N 81°23'24" W
C-45	50.16'	425.00'	50.13'	S 84°46'02" E
C-46	72.59'	425.00'	72.50'	S 76°29'34" E
C-47	72.45'	425.00'	72.34'	S 66°43'03" E
C-48	72.54'	425.00'	72.45'	S 56°56'44" E
C-49	78.82'	425.00'	78.71'	S 46°44'34" E
C-50	21.93'	425.00'	21.93'	S 39°57'04" E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 70°55'14" E	53.01'
L-2	S 51°31'38" W	45.00'
L-3	N 38°28'22" W	66.88'
L-4	N 51°31'38" E	45.00'
L-5	S 38°31'40" E	99.86'
L-6	N 54°08'21" W	7.10'
L-7	S 63°18'38" E	22.76'
L-8	N 63°18'38" W	40.42'
L-9	N 63°18'38" W	25.03'
L-10	N 88°08'54" W	44.70'
L-11	N 88°08'54" W	101.72'
L-12	N 88°08'54" W	44.70'
L-13	N 88°08'54" W	101.72'
L-14	S 88°08'54" E	10.00'
L-15	S 88°08'54" E	32.81'
L-16	N 01°52'06" E	50.00'
L-17	S 88°08'54" E	103.58'
L-18	N 28°32'41" E	111.93'
L-19	N 88°08'54" W	45.89'
L-20	N 85°17'14" W	7.48'





VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING 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
UE - UTILITY EASEMENT

NOTES:

- AREA COMPUTED BY COORDINATE METHOD
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- EACH LOT WILL BE SERVED BY COUNTY WATER AND INDIVIDUAL SEPTIC
- 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 EASEMENTS.
- PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
- THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT-OF-WAYS, INTERIOR OF LOTS.
- LOTS 1-10 & 75-83 SHALL BE SERVED INTERNALLY AND WILL HAVE NO DIRECT ACCESS ONTO SID MITCHELL ROAD.
- MAXIMUM IMPERVIOUS SURFACE SHALL NOT EXCEED 24%
- THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.

TOTAL DEVELOPMENT

PHASE 1 & 2
TOTAL AREA = 83.07 AC./3,618,697 S.F.
(TO BE SUBDIVIDED)
LESS ROAD R/W = 6.34 AC./276,288 S.F.
NET AREA = 76.73 AC./3,342,409 S.F.

IMPERVIOUS PERCENTAGE ALLOWED 24%
3,342,409 S.F. x 24% = 802,178 S.F.
LESS IMPERVIOUS ROAD & MAIL KIOSK = 117,552 S.F.
IMPERVIOUS ALLOWED FOR LOTS = 684,626 S.F.
TOTAL LOTS = 83
684,626 S.F. ÷ 83 = 8,249 S.F.
IMPERVIOUS ALLOWED PER LOTS = 8,249 S.F.

OWNER/DEVELOPER:

SAINTSBURY, LLC
3434 KILDAIRE FARM RD
SUITE 135
CARY, NC 27518

MINIMUM BUILDING SETBACKS

FRONT	25'
REAR	20'
SIDE	10'

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.

6-29-18 — DATE — REVIEW OFFICER

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, 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.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

FINAL PLAT FOR

THE RETREAT AT GREEN HAVEN

OWNER: SAINTSBURY, LLC
REF: DEED BOOK 2130, PAGE 605
REF: PRF 3, SLIDE 92-203
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA
SEPTEMBER 26, 2017
REVISED JUNE 5, 2018

100 50 0 100 200

SCALE 1"=100'
ZONED R-1 (CLUSTER) WS IV
PIN # 1833-83-2501
SHEET 2 OF 2

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

CamScanner