DocuSign Envelope ID: D18C823F-D135-4EE6-8F8C-E129412BEB39

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

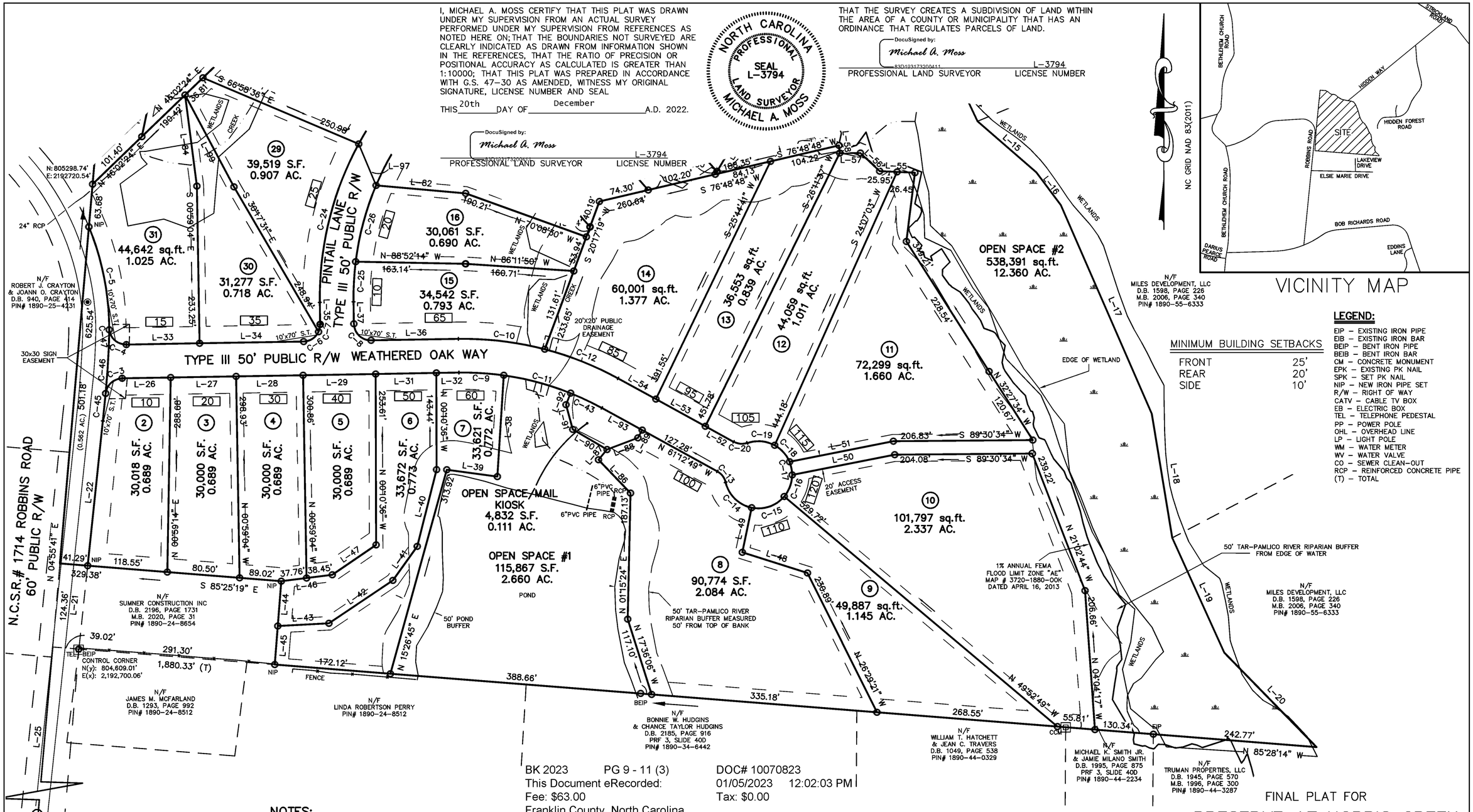
THIS 20th DAY OF December A.D. 2022.

DocuSigned by: Michael A. Moss
83D1093173200411
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
83D1093173200411
PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER



VICINITY MAP

MINIMUM BUILDING SETBACKS

FRONT	25'
REAR	20'
SIDE	10'

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
RCP – REINFORCED CONCRETE PIPE
(T) – TOTAL

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) THIS PROPERTY MAY BE SUBJECT TO TAR-PAMLICO RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
4) THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.5 LANDSCAPING OF THE FRANKLIN COUNTY UNIFIED DEVELEOPMENT ORDINANCE.
5) THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT-OF-WAYS, INTERIOR OF LOTS.
6) ROBBINS ROAD SUBDIVISION HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ANY MAIL KIOSKS AND MAIL KIOSK EASEMENTS.
7) THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTAINANCE AND LIABILITY OF THE SIDEWALK AND
8) MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PREFORM 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.
9) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
10) PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
11) ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
12) ALL LOTS MUST BE SERVED INTERNALLY. NO LOTS SHALL HAVE DIRECT ACCESS ONTO ROBBINS ROAD.
13) ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION 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.
14) THE DRAINAGE EASEMENT MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET THE COUNTY AND STATE STORM WATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE MAINTENANCE EASEMENT IS OBSTRUCTED OR THE STORM WATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
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18) ALL STUB ROADS/STREETS HAVE BEEN BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
19) FOR MAIL KIOSK DETAIL, SEE SHEET 3 OF 3.
20) FOR OTHER CERTIFICATIONS, SEE SHEET 3 OF 3.

OWNERS/DEVELOPER:

SUMNER CONSTRUCTION, INC
1265 FLAT ROCK CHURCH ROAD
LOUISBURG, NC 27549-9176

LINE TYPE LEGEND

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

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

APPROVED DocuSigned by: M. Scott Wheeler
DISTRICT SUPERVISOR
DATE 1/3/2023

FINAL PLAT FOR

PRESERVE AT NORRIS CREEK

"CLUSTER SUBDIVISION"
ROBBINS ROAD
OWNER: SUMNER CONSTRUCTION, INC.
REF: D.B. 2196, PAGE 1731-1733
REF: PRF 2, SLIDE 111
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

JULY 20, 2022
ZONED R-30
PIN# 1890-24-8608
SHEET 1 OF 3

(SUMNER-ROBBINS.DWG - MC)

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.

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

DocuSign Envelope ID: 2192623F-D135-4EE6-8C8C-E129412BEB39

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83D193173200411...
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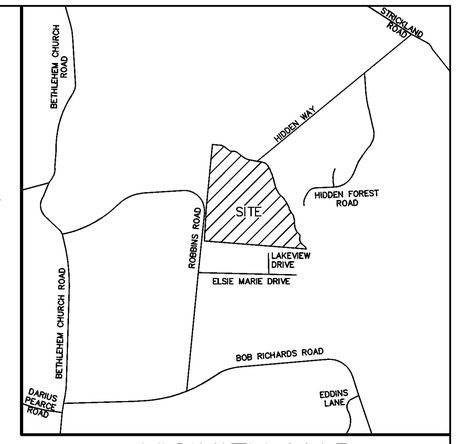
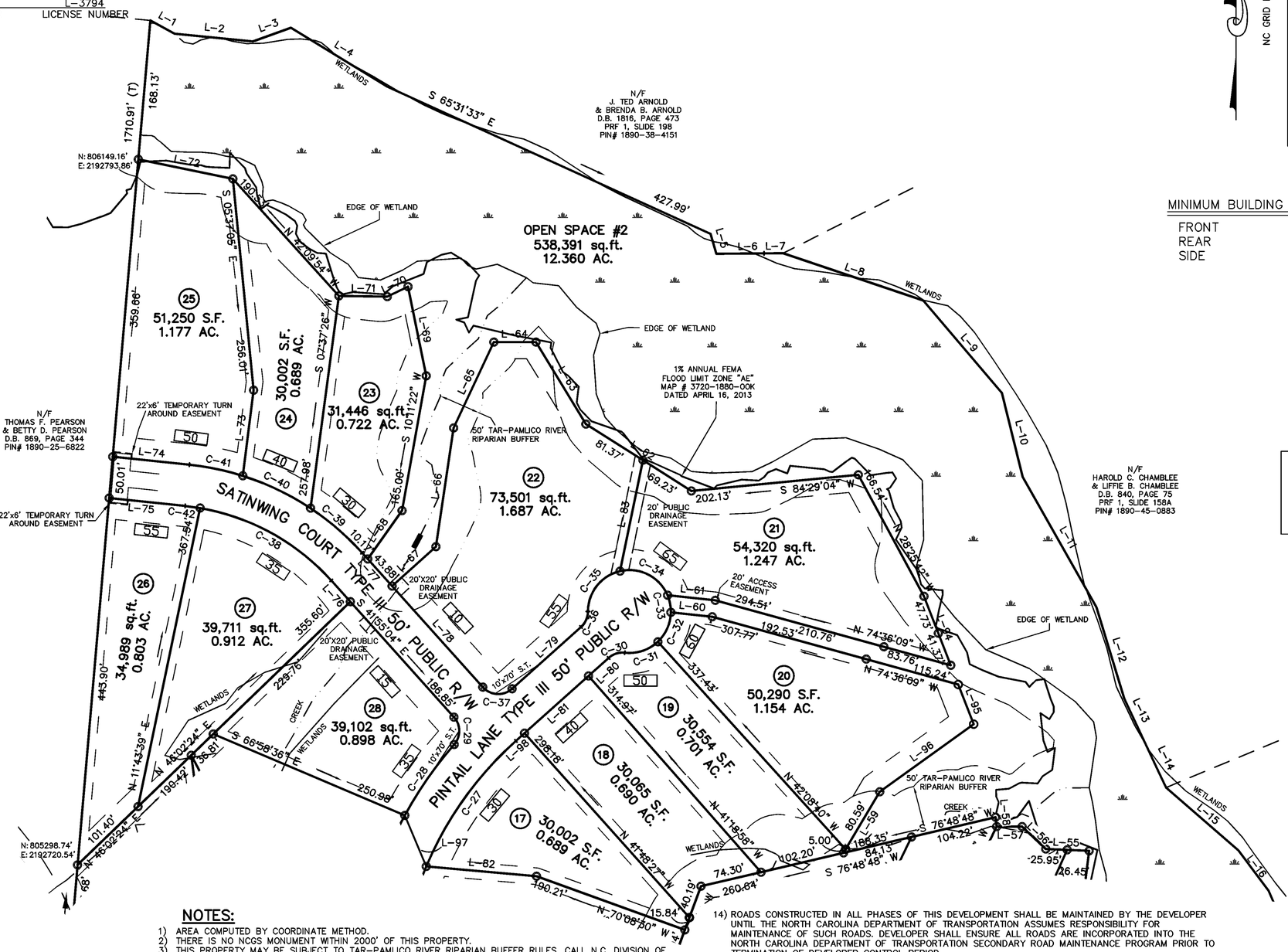
APPROVED DocuSigned by: M. Scott Wheeler
DISTRICT SUPERVISOR
DATE 1/3/2023

NC GRID NAD 83/2011



VICINITY MAP



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FRANKLIN COUNTY, NORTH CAROLINA

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SCALE 1"=100'
JULY 20, 2022
ZONED R-30
PIN# 1890-24-8608
SHEET 2 OF 3

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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

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THIS 20th DAY OF December A.D. 2022.

DocuSigned by: Michael A. Moss
B8D5E1D0A011...
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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
63D1931733004A1...
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: Bobby Sumner 12/21/2022
2AFE9C6C80724E3...
OWNER(S) DATE

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 PRESERVE AT NORRIS CREEK OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ 58,877.50 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

DocuSigned by: Jason Rogers 1/5/2023
227BFA185CF0422...
ADMINISTRATOR /ASSISTANT DATE

SUBDIVISION STREET DISCLOSURE STATEMENT
ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONNG ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

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

APPROVED DocuSigned by: M. Scott Wheeler
DISTRICT SUPERVISOR
DATE 1/3/2023

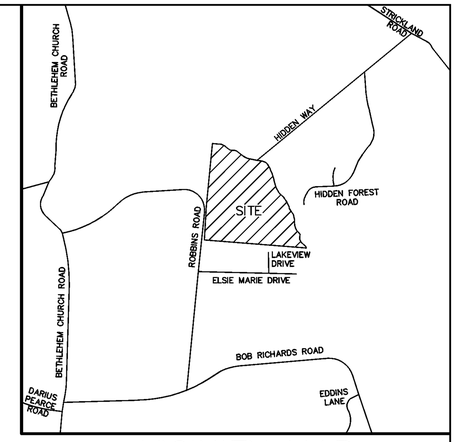
NOTES:

THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUES SECTION 106–701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

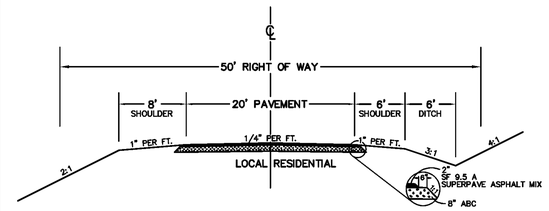
LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S 61°09'33" E	33.21'
L–2	S 84°21'28" E	95.08'
L–3	N 70°07'42" E	48.75'
L–4	S 58°33'43" E	136.46'
L–5	S 16°12'47" E	25.00'
L–6	N 89°31'01" E	57.41'
L–7	N 89°31'01" E	23.00'
L–8	S 71°23'02" E	178.36'
L–9	S 40°24'33" E	146.38'
L–10	S 13°48'25" E	104.28'
L–11	S 29°35'13" E	180.51'
L–12	S 16°53'23" E	115.06'
L–13	S 25°08'51" E	96.21'
L–14	S 25°08'51" E	22.40'
L–15	S 49°03'40" E	115.56'
L–16	S 36°43'16" E	60.87'
L–17	S 23°32'42" E	337.47'
L–18	S 09°22'46" E	186.57'
L–19	S 24°22'34" E	186.94'
L–20	S 44°18'04" E	195.80'
L–21	N 05°58'24" E	124.36'
L–22	N 05°58'24" E	215.83'
L–23	S 85°25'19" E	288.10'
L–24	OMITTED	
L–25	N 05°00'04" E	596.02'
L–26	S 89°00'56" W	72.01
L–27	S 89°00'56" W	97.08
L–28	N 89°00'56" E	99.24'
L–29	N 89°00'56" E	107.68'
L–30	OMITTED	
L–31	N 89°00'56" E	90.01'
L–32	S 89°00'56" W	33.56'
L–33	N 89°00'56" E	108.76'
L–34	S 89°00'56" W	154.26'
L–35	N 00°59'04" W	32.60'
L–36	S 89°00'56" W	129.56'
L–37	N 00°59'04" W	32.60'
L–38	S 03°37'30" W	150.51'
L–39	S 82°21'27" E	75.68'
L–40	N 14°08'48" E	117.42'
L–41	S 35°41'30" W	62.08'
L–42	N 56°06'11" E	114.15'
L–43	N 86°54'32" E	76.07'
L–44	S 04°29'52" W	66.75'
L–45	N 04°29'52" E	57.33'
L–46	N 82°48'56" E	76.21'
L–47	N 55°48'07" E	78.74'
L–48	N 72°23'06" W	101.44'
L–49	N 11°49'27" E	67.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L–50	S 78°48'52" W	157.56'
L–51	S 78°48'52" W	156.79'
L–52	S 61°12'49" E	47.81'
L–53	N 61°12'49" W	83.74'
L–54	S 61°12'49" E	63.94'
L–55	S 87°32'55" E	52.40'
L–56	S 46°34'27" E	39.13'
L–57	N 90°00'00" E	30.67'
L–58	N 06°20'51" W	11.47'
L–59	N 30°40'15" E	85.59'
L–60	S 83°53'56" E	50.10'
L–61	S 83°53'56" E	57.88'
L–62	N 57°35'51" W	150.60'
L–63	N 31°22'09" W	115.77'
L–64	N 90°00'00" W	50.83'
L–65	S 25°05'00" W	114.37'
L–66	S 08°27'51" W	144.69'
L–67	S 48°04'56" W	71.06'
L–68	S 35°17'15" W	71.55'
L–69	S 11°33'44" E	109.69'
L–70	S 64°22'51" W	27.73'
L–71	N 89°16'00" W	58.35'
L–72	N 78°22'39" W	116.24'
L–73	S 07°13'19" W	114.34'
L–74	S 84°03'15" E	93.00'
L–75	S 84°03'15" E	92.11'
L–76	S 41°55'04" E	34.52'
L–77	S 41°55'04" E	54.05'
L–78	S 41°55'04" E	163.72'
L–79	N 48°11'33" E	111.65'
L–80	S 48°11'33" W	32.61'
L–81	S 48°11'33" W	103.45'
L–82	N 84°54'43" W	133.49'
L–83	S 11°38'38" W	136.52'
L–84	S 07°25'40" E	136.26'
L–85	S 88°43'24" E	54.90'
L–86	S 43°50'34" E	68.50'
L–87	N 39°46'03" E	19.75'
L–88	S 69°10'07" W	48.97'
L–89	N 28°47'11" E	13.10'
L–90	S 59°34'33" E	59.05'
L–91	S 15°12'15" E	37.97'
L–92	S 21°48'56" W	18.44'
L–93	N 61°12'49" W	68.21'
L–94	N 21°15'38" W	89.10'
L–95	S 21°15'38" E	51.31'
L–96	S 54°17'19" W	139.58'
L–97	S 22°48'45" E	66.64'
L–98	S 48°11'33" W	14.00'
L–99	S 28°00'11" E	154.42'

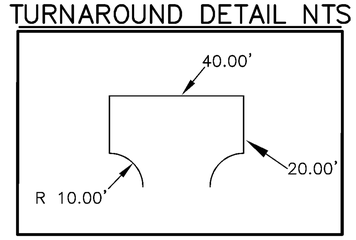
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C–3	36.30'	25.00'	33.19'	N 47°25'26" E
C–4	36.65'	25.00'	33.45'	S 48°59'17" E
C–5	156.54'	407.06'	155.58'	S 11°11'03" E
C–6	27.89'	25.00'	26.46'	S 57°03'35" W
C–7	11.38'	25.00'	11.29'	N 12°03'35" E
C–8	39.27'	25.00'	35.36'	N 45°59'04" W
C–9	66.67'	425.00'	66.60'	S 86°29'25" E
C–10	129.54'	475.00'	129.14'	N 83°10'18" W
C–11	102.88'	425.00'	102.63'	S 75°03'41" E
C–12	117.27'	475.00'	116.97'	S 68°17'11" E
C–13	21.03'	25.00'	20.41'	N 37°07'08" W
C–14	56.86'	50.00'	53.84'	N 45°35'59" W
C–15	53.85'	50.00'	51.28'	S 70°58'19" W
C–16	34.70'	50.00'	34.01'	N 20°14'08" E
C–17	20.14'	50.00'	20.00'	S 11°11'08" E
C–18	33.59'	50.00'	32.96'	S 41°58'05" E
C–19	42.05'	50.00'	40.82'	S 85°18'30" E
C–20	21.03'	25.00'	20.41'	N 85°18'30" W
C–21	269.18'	100.00'	194.96'	S 83°45'58" W
C–22	214.79'	100.00'	175.82'	N 53°54'03" E
C–23	OMITTED			
C–24	244.71'	475.00'	242.01'	S 13°46'28" W
C–25	59.72'	425.00'	59.67'	N 03°02'29" E
C–26	117.53'	425.00'	117.16'	S 14°59'23" W
C–27	187.52'	425.00'	186.00'	N 35°33'09" E
C–28	104.33'	475.00'	104.12'	N 34°49'31" E
C–29	36.23'	25.00'	33.14'	N 00°24'01" W
C–30	21.03'	25.00'	20.41'	N 72°17'15" E
C–31	43.34'	50.00'	41.99'	S 71°33'04" W
C–32	39.83'	50.00'	38.79'	N 23°53'53" E
C–33	21.08'	50.00'	20.93'	N 11°00'08" W
C–34	69.80'	50.00'	64.27'	S 63°04'21" E
C–35	67.14'	50.00'	62.21'	N 38°28'10" E
C–36	21.03'	25.00'	20.41'	N 24°05'52" E
C–37	39.22'	25.00'	35.32'	S 86°51'46" E
C–38	184.12'	275.00'	180.70'	S 61°05'56" E
C–39	82.46'	325.00'	82.24'	N 49°11'11" W
C–40	90.82'	325.00'	90.52'	N 64°27'37" W
C–41	65.74'	325.00'	65.62'	N 78°15'36" W
C–42	18.12'	275.00'	18.11'	N 82°10'02" W
C–43	51.28'	425.00'	51.25'	S 64°40'12" E
C–44	OMITTED			
C–45	41.05'	1487.45'	41.05'	N 05°58'21" E
C–46	70.88'	1487.45'	70.87'	N 03°49'01" E
C–47	23.82'	407.06'	23.82'	N 01°30'32" E



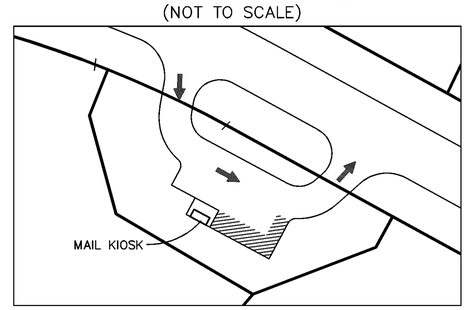
VICINITY MAP



TURNAROUND DETAIL NTS



MAIL KIOSK DETAIL
(NOT TO SCALE)



TWO PARKING SPACES
(1 REGULAR, 1 HANDICAP)

MINIMUM BUILDING SETBACKS

FRONT	25'
REAR	20'
SIDE	10'

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) THIS PROPERTY MAY BE SUBJECT TO TAR–PAMLICO RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).
4) THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.5 LANDSCAPING OF THE FRANKLIN COUNTY UNIFIED DEVELEOPMENT ORDINANCE.
5) THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT–OF–WAYS, INTERIOR OF LOTS.
6) ROBBINS ROAD SUBDIVISION HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ANY MAIL KIOSKS AND MAIL KIOSK EASEMENTS.
7) THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTAINANCE AND LIABILITY OF THE SIDEWALK AND
8) MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PREFORM 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.
9) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
10) PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
11) ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT–OF–WAY.
12) ALL LOTS MUST BE SERVED INTERNALLY. NO LOTS SHALL HAVE DIRECT ACCESS ONTO ROBBINS ROAD.
13) ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION 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.
14) THE DRAINAGE EASEMENT MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET THE COUNTY AND STATE STORM WATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE MAINTENANCE EASEMENT IS OBSTRUCTED OR THE STORM WATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
15) 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 IS NEEDED. NOTE THAT THE MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
16) THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT THE PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
17) 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.
18) ALL STUB ROADS/STREETS HAVE BEEN BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
19) FOR MAIL KIOSK DETAIL, SEE SHEET 3 OF 3.
20) FOR OTHER CERTIFICATIONS, SEE SHEET 3 OF 3.

OWNERS/DEVELOPER:

SUMNER CONSTRUCTION, INC
1265 FLAT ROCK CHURCH ROAD
LOUISBURG, NC 27549–9176

FINAL PLAT FOR

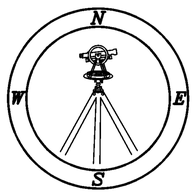
PRESERVE AT NORRIS CREEK

"CLUSTER SUBDIVISION"
ROBBINS ROAD
OWNER: SUMNER CONSTRUCTION, INC.
REF: D.B. 2196, PAGE 1731–1733
REF: PRF 2, SLIDE 111
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

JULY 20, 2022
ZONED R–30
PIN# 1890–24–8608
SHEET 3 OF 3

(SUMNER–ROBBINS.DWG – MC)



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 REQUITEMENTS FOR RECORDING.

1/5/2023 DocuSigned by: Jason Rogers
227BFA185CF0422...
DATE REVIEW OFFICER

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