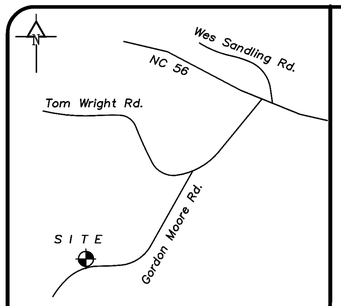
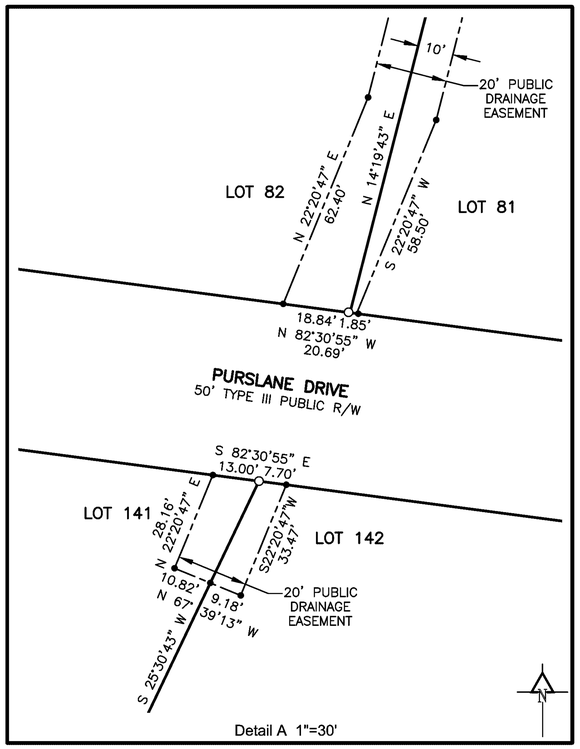
DocuSign Envelope ID: 2E45C194-FAF6-4723-B2E7-873A3F8F9FFB

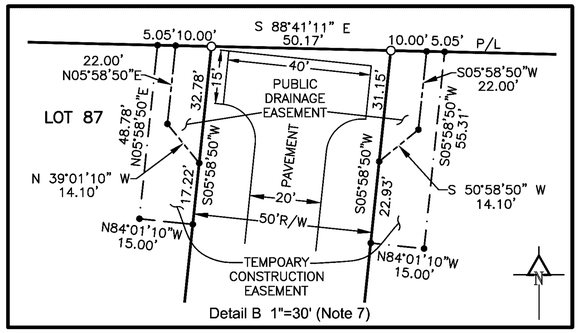


Location Map (nts)

Notes
1) Area by Coordinate Method
2) All distances are horizontal ground distances in U.S. Survey Feet.
3) This survey performed without benefit of title examination and is made subject to any document which may affect the subject property.
4) Only easements and buffers within the project boundaries are hereby dedicated.
5) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.
6) Rebar stakes set at all lot corners unless noted otherwise.
7) Temporary Construction Easement for road construction purposes.
8) Landscape Buffer measured 10 feet westerly and parallel with the western Access Easement line.



Detail A 1"=30'



Detail B 1"=30' (Note 7)

BK 2024 PG 198 - 199 (2) DOC# 10089396
This Document eRecorded: 07/02/2024 02:03:52 PM
Fee: $42.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

Drainage Easement Note
The drainage easement 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 maintenance easement is obstructed or stormwater control measure is removed, relocated, or altered without prior County approval.

No structures, fences, walls, HVAC equipment, trees, shrubs, hardscapes or other items that obstruct drainage flow may be installed within the drainage easements. 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.

Riparian Buffer and Wetland Note
The disturbance of riparian buffers and wetlands without prior written approval from NCDEQ or COE is prohibited.

Roadway 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 standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation's maintained roads system.

Septic System Note
No off-site septic systems or easements.

Stormwater Note
Based on post-development site calculations, no stormwater devices are required.

HOA Responsibility Note
Homeowners Association will be responsible for maintenance of the mail kiosk, drainage easements and open spaces.

Lot Access Note
All lots shall be served by the internal public streets.
No lots shall have direct access onto the existing 45' Access Easement.

Road Stub Note
All stub roads/streets are built/constructed and dedicated to the adjoining property line.

Landscape Note
Landscaping shall adhere to Article 6.5 Landscaping.

Site Data
1) PID: 042337, PIN: 1845-17-5356
2) River Basin: Tar-Pamlico
3) Zone: Residential-30 (R-30)
4) Setbacks: Front 30', Side 10', Rear 25'
5) Minimum lot width: 90'
6) Minimum lot area: 30,000 SF

Area Data
Total site area=1,315,933 SF (30.2097 AC.)
Area within new streets=104,136 SF (2.3906 AC.)
Area within lots=1,211,798 SF (27.8191 AC.)

Department of Transportation Division of Highways
Proposed Subdivision Road Design Standards Certification

Approved: DocuSigned by: Joshua Fullen 3BA7747702E0402... District Supervisor

Date: 7/2/2024

NCDOT Notes
1) Only NCDOT approved structures may be placed within the right of way.
2) Sight distance triangles take precedence over all other easements.
3) Maintenance of the public drainage easements is the responsibility of the underlying property owner(s). The easement allows the 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 responsibility of the underlying property owner(s) to maintain the easement to allow positive conveyance of stormwater.
4) Property frontage shall not be piped without an approved encroachment agreement from NCDOT.
5) All lots will be served internally (if applicable).

I hereby certify that I am the owner of the property shown and described hereon which was conveyed to me by deed recorded in the Franklin County Register of Deeds office in Deed Book (references) and that we hereby adopt this plan of subdivision with my free consent, establish the minimum building lines and dedicate all streets, alleys, walks, drainageways and other open spaces to public or private use as noted. Further, we hereby certify that the land as shown hereon is within the subdivision regulation jurisdiction of Franklin County, North Carolina.

Owner: DocuSigned by: r. wayne bailey 6F8F7D4F1B9A4D8... Date 6/25/2024
Owner/Agent: Churchill Associates, G.P.

Administrator's Certificate
I hereby certify that streets, utilities and other improvements have been installed in an acceptable manor and according to County specifications in the subdivision entitled Woodland Park II Phase 3 or that a security bond or irrevocable letter of credit in the amount of $ $77,625.00 has been posted with Franklin County to ensure the installation thereof.

I hereby certify that the subdivision as depicted hereon has been granted final approval pursuant to the Franklin County Unified Development Ordinance, subject to it being recorded in the Franklin County Register of Deeds Office within six (6) months of the date below.

DocuSigned by: Jason Rogers 7/2/2024
Administrator/Assistant Date

State of North Carolina, County of Franklin

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 7/2/2024
Review Officer Date

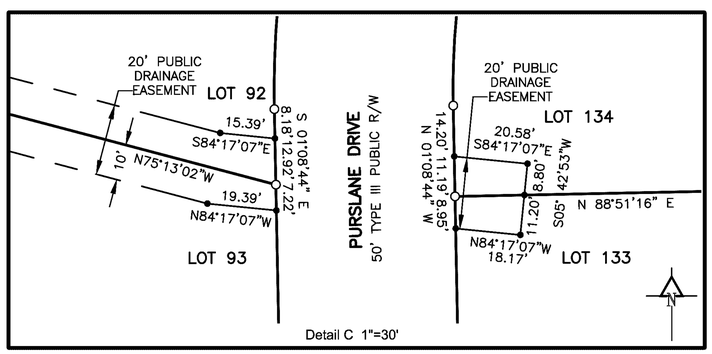
Surveyor's Certificate - State of N.C.

I, Stephen M. Puckett, hereby certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in (references); that the ratio of precision is 1:10,000'; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my signature, license number and seal this 16th day of May, 2024.

DocuSigned by: Stephen M. Puckett 2521AA4695E44E8...

Stephen M. Puckett,
Professional Land Surveyor L-3991

NORTH CAROLINA PROFESSIONAL SEAL L-3991 LAND SURVEYOR STEPHEN M. PUCKETT



Detail C 1"=30'

Submitted electronically by Puckett Surveyors, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin Register of Deeds.

Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1168)

PO Box 2351
Oxford, NC 27565
P. 919.528.8900

File:16165-20

Revisions:
5/15/2024
6/25/2024

Deed Reference
DB 2261/1197

Plat Reference
PRF 3/168E

Owner
Churchill Associates, G.P.
10931 Strickland Rd, Ste 111
Raleigh, NC 27615

Final Plat
Woodland Park II
Phase Three
December 5, 2023
Franklinton Township, Franklin Co., N.C.
Map Set, Sheet 1 of 2

DocuSign Envelope ID: 2E4BC194-FAF5-4723-B2F2-873A3F8F9FFB

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	199.74'	N 24°17'10" E	193.25'
C2	225.00'	187.58'	N 73°36'04" E	182.20'
C3	522.50'	53.89'	S 02°17'24" W	53.87'
C4	292.16'	168.33'	S 15°50'27" W	166.01'
C5	337.16'	170.10'	N 13°47'18" E	168.30'
C6	477.50'	47.49'	N 02°11'04" E	47.47'
C7	15.00'	1.26'	N 80°06'13" W	1.26'
C8	15.00'	21.91'	N 35°51'20" W	20.01'
C9	15.00'	23.96'	S 51°43'57" W	21.49'
C10	275.00'	91.88'	S 87°54'49" W	91.45'
C11	275.00'	100.56'	S 67°52'01" W	100.00'
C12	275.00'	101.05'	S 46°51'50" W	100.49'
C13	275.00'	100.56'	S 25°51'39" W	100.00'
C14	275.00'	79.34'	S 07°07'12" W	79.07'
C15	522.50'	21.39'	S 11°54'30" W	21.38'
C16	522.50'	50.07'	S 07°59'25" W	50.06'
C17	477.50'	50.03'	N 08°02'06" E	50.00'
C18	477.50'	17.04'	N 12°03'31" E	17.04'
C19	271.57'	80.05'	S 13°48'23" W	79.76'

Legend
(unless otherwise noted)

#4 Rebar Found	●
#4 Rebar Set	○
Nail Found	◉
Nail Set	△
Calculated Point	•
Concrete Monument	■
Control Monument	⑂
Right of Way	R/W
Centerline	C/L
Property Line	P/L
Overhead Utilities	OHU
Total Distance	(T)
Property Line Surveyed	———
Property Line Tie	— — —
Deed or Plat Line	— — —
Right of Way Line	—— —
Utility Pole	ø
Pole mounted area light	¤
Iron Rod Found	IRF
Rebar Found	RF
Address	###
Building Setback Line	— — —
Public Drainage Easement	— — —
Proposed 10'x70' Sight Triangle	ST

NORTH CAROLINA PROFESSIONAL SEAL L-3991 LAND SURVEYOR STEPHEN M. PUCKETT

DocuSigned by: Stephen M. Puckett 2521AA4695E44E8...

6/25/2024

Drainage Easement Note
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Final Plat
Woodland Park II
Phase Three

December 5, 2023
Franklinton Township, Franklin Co., N.C.
Map Set, Sheet 2 of 2

100 0 50 100 200
Graphic Scale (1"=100')

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File:16165-20