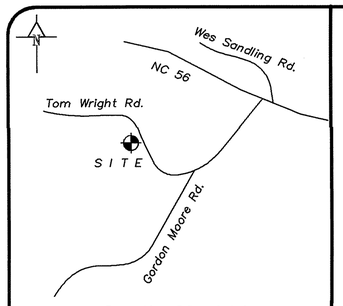
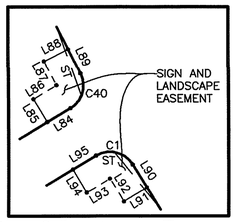
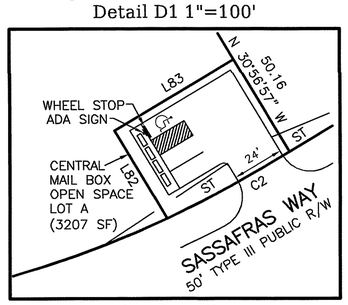


Location Map (nts)

General 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) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.
5) Rebar stakes set at all lot corners unless noted otherwise.
6) Adjoiner's shed is situated 7.9' south of property line.



Sign & Landscape Easement
Detail D1 1"=100'



Centralized Mailbox Units
Detail D2 1"=50'

Legend
(unless otherwise noted)

#5 Rebar Found	●
#5 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	
Pole mounted area light	
Iron Rod Found	IRF
Top of Bank	TOB
Rebar Found	RF(size)
10'x70' Sight Triangle	ST
Address	###

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

1555 N.C. 56 Suite 2
Creedmoor, N.C. 27522
P. 919.528.8900

File: 16165-6 FP

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 25°51'39" E	41.20'
L2	S 26°49'53" E	53.44'
L3	S 31°42'05" E	54.01'
L4	S 32°25'04" E	51.71'
L5	S 33°12'48" E	51.71'
L6	S 33°34'48" E	31.66'
L7	S 33°34'48" E	18.22'
L8	S 33°48'09" E	50.64'
L9	S 34°19'46" E	35.46'
L10	S 34°19'46" E	16.18'
L11	S 34°57'40" E	52.81'
L12	S 35°58'44" E	31.02'
L13	S 35°58'44" E	40.58'
L14	N 04°28'14" E	63.26'
L15	N 20°53'04" E	41.78'
L16	N 20°53'04" E	20.63'
L17	N 70°38'53" E	56.39'
L18	N 23°01'31" W	80.54'
L19	N 23°01'31" W	11.41'
L20	N 87°16'15" W	44.89'
L21	N 26°38'35" W	75.82'
L22	N 26°38'35" W	13.61'
L23	N 54°15'44" E	40.18'
L24	N 20°48'25" W	40.73'
L25	N 01°18'07" W	33.39'
L26	N 01°18'07" W	24.54'
L27	N 08°31'13" E	53.05'
L28	N 09°08'56" W	28.05'
L29	N 09°08'56" W	12.11'
L30	N 44°23'02" E	54.11'
L31	N 65°11'20" W	37.77'
L32	N 14°29'35" E	22.74'
L33	N 08°14'12" W	16.99'
L34	N 08°14'12" W	26.88'
L35	N 43°34'24" W	30.82'
L36	N 23°31'59" E	35.53'
L37	N 17°50'13" W	18.60'
L38	N 17°50'13" W	80.44'
L39	N 29°46'08" E	27.98'
L40	N 08°36'25" E	42.51'
L41	N 32°25'18" E	38.09'
L42	N 15°13'07" E	41.86'
L43	N 15°13'07" E	19.37'
L44	N 26°12'35" W	29.64'
L45	N 40°04'12" W	30.33'
L46	N 25°07'43" W	50.10'
L47	N 79°37'55" W	66.75'
L48	N 49°21'30" W	101.06'
L49	N 15°38'20" E	29.26'
L50	N 33°08'45" W	8.04'
L51	N 33°08'45" W	42.50'
L52	N 51°54'06" W	24.27'
L53	N 15°47'50" E	57.95'
L54	N 15°47'50" E	27.49'
L55	N 27°43'45" W	109.11'
L56	N 01°47'00" E	21.89'
L57	N 35°06'30" E	33.19'
L58	N 09°04'46" E	69.23'
L59	N 46°35'02" W	77.30'
L60	N 46°35'02" W	58.35'
L61	N 75°20'50" W	38.12'
L62	N 56°05'24" W	102.30'
L63	N 51°50'26" W	102.73'
L64	N 74°52'37" W	63.89'
L65	N 23°15'09" W	36.68'
L66	N 40°50'49" W	56.91'
L67	N 49°14'25" E	46.74'
L68	S 89°32'10" E	33.22'
L69	S 25°06'33" E	234.10'
L70	S 75°53'03" W	30.25'
L71	N 61°33'57" E	37.81'
L72	S 24°45'16" E	167.42'
L73	S 32°51'00" E	203.35'
L74	S 34°16'03" E	158.06'
L75	S 12°51'27" E	53.15'
L76	S 47°28'47" E	169.36'
L77	S 59°07'20" E	104.80'
L78	S 83°08'03" E	178.59'
L79	S 04°26'28" W	30.00'
L80	S 28°39'17" E	48.17'
L81	N 30°24'42" W	49.75'
L82	N 30°56'57" W	47.61'
L83	N 59°03'03" E	64.77'
L84	S 59°03'03" W	25.06'
L85	N 30°56'57" W	25.00'
L86	N 59°03'03" E	25.06'
L87	N 26°49'53" W	25.06'
L88	N 63°10'07" E	25.00'
L89	S 26°49'53" E	25.06'
L90	S 31°42'05" E	25.00'
L91	S 58°17'55" W	25.00'
L92	N 31°42'05" W	25.00'
L93	S 59°03'03" W	25.00'
L94	N 30°56'57" W	25.00'
L95	N 59°03'03" E	25.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	37.47'	S 16°06'35" W	34.06'
C2	475.00'	49.25'	S 62°01'16" W	49.22'
C3	475.00'	76.59'	S 69°36'38" W	76.51'
C4	25.00'	39.27'	N 60°46'12" W	35.36'
C5	25.00'	21.03'	N 08°19'29" E	20.41'
C6	50.00'	39.51'	N 09°47'01" E	38.49'
C7	50.00'	47.18'	N 39°53'15" W	45.45'
C8	50.00'	47.19'	S 86°02'31" W	45.45'
C9	50.00'	47.19'	S 31°58'08" W	45.46'
C10	50.00'	60.12'	S 29°30'51" E	56.56'
C11	25.00'	21.03'	S 39°51'54" E	20.41'
C12	325.00'	5.26'	S 15°18'22" E	5.26'
C13	325.00'	101.93'	S 05°51'25" E	101.52'
C14	325.00'	134.58'	S 14°59'29" W	133.62'
C15	375.00'	9.60'	N 26°07'16" E	9.60'
C16	375.00'	143.26'	N 14°26'36" E	142.39'
C17	375.00'	126.12'	N 06°08'08" W	125.52'
C18	25.00'	39.27'	N 29°13'48" E	35.36'
C19	525.00'	88.79'	N 69°23'06" E	88.68'
C20	25.00'	38.21'	S 71°40'23" E	34.60'
C21	725.00'	8.41'	S 28°13'07" E	8.41'
C22	725.00'	131.00'	S 33°43'38" E	130.82'
C23	725.00'	122.06'	S 43°43'36" E	121.92'
C24	725.00'	105.13'	S 52°42'15" E	105.04'
C25	725.00'	100.08'	S 60°48'47" E	100.00'
C26	725.00'	115.31'	S 69°19'27" E	115.19'
C27	725.00'	22.75'	S 74°46'46" E	22.75'
C28	25.00'	21.03'	S 51°35'00" E	20.41'
C29	50.00'	73.22'	S 69°26'22" E	66.85'
C30	50.00'	47.19'	N 41°34'27" E	45.45'
C31	50.00'	47.19'	N 12°29'50" W	45.45'
C32	50.00'	73.60'	N 81°42'02" W	67.13'
C33	25.00'	21.03'	S 80°13'37" W	20.41'
C34	675.00'	83.80'	N 72°07'18" W	83.75'
C35	675.00'	185.88'	N 60°40'34" W	185.29'
C36	675.00'	144.86'	N 46°38'21" W	144.58'
C37	675.00'	125.18'	N 35°10'43" W	125.00'
C38	675.00'	23.32'	N 28°52'34" W	23.32'
C39	25.00'	37.93'	N 15°34'56" E	34.40'
C40	25.00'	38.94'	S 76°19'31" E	35.12'
C41	430.00'	92.10'	S 42°06'52" E	91.92'
C42	430.00'	228.55'	S 63°28'37" E	225.87'
C43	680.00'	108.86'	S 86°03'59" E	108.74'

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.

Special Conditions

1) No off-site septic systems or easements.
2) Homeowners Association will be responsible for maintenance of all open space, landscape buffers and drainage easements.
3) Lots 1, 10, 11, 47-78, and 80 shall be served by internal streets. No lots shall not have direct access onto Tom Wright Rd.

Stormwater Note

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

Site Data

1) PID: 044798
2) River Basin: Tar-Pamlico
3) Zone: AR (Agricultural-Residential)
4) Setbacks: Front 30', Side 10', Rear 25'
5) Minimum lot width: 100'
6) Minimum lot area: 30,000 SF

Area Data

Total site area=2,442,093 SF (56.063 AC.)
Area within new streets=169,930 SF (3.901 AC.)
Area within lots=2,233,825 SF (51.282 AC.)
Area within r/w dedication SR 1142=38,338 (0.880 AC.)

Department of Transportation Division of Highways
Proposed Subdivision Road Design Standards Certification
Approved: M S Wheeler
District Supervisor
Date: 7/22/19

NCDOT Notes
1) Only NCDOT approved structures may be placed within the right of way.
2) All lots must be served internally.
3) Sight distance triangles take precedence over all other easements.
4) 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.
5) Property frontage shall not be piped without an approved encroachment agreement from NCDOT.

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 (see ref.) 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 R. Wayne Bailey Date 7-17-19
Owner/Agent, Woodland Park Development, Inc.

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 Phase One or that a security bond or irrevocable letter of credit in the amount of $ N/A 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.

Jason T Rogers 8-23-19
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.

Jason T Rogers 8-23-19
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 (see deed reference); 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 25th day of June, 2019.

Stephen M. Puckett, Professional Land Surveyor L-3991

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

Doc No: 10016149
Recorded: 08/23/2019 01:59:25 PM
Fee Amt: $63.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Davis, Register of Deeds
BK 2019 PG 260 - 262 (3)

Deed Reference
DB 2170/385

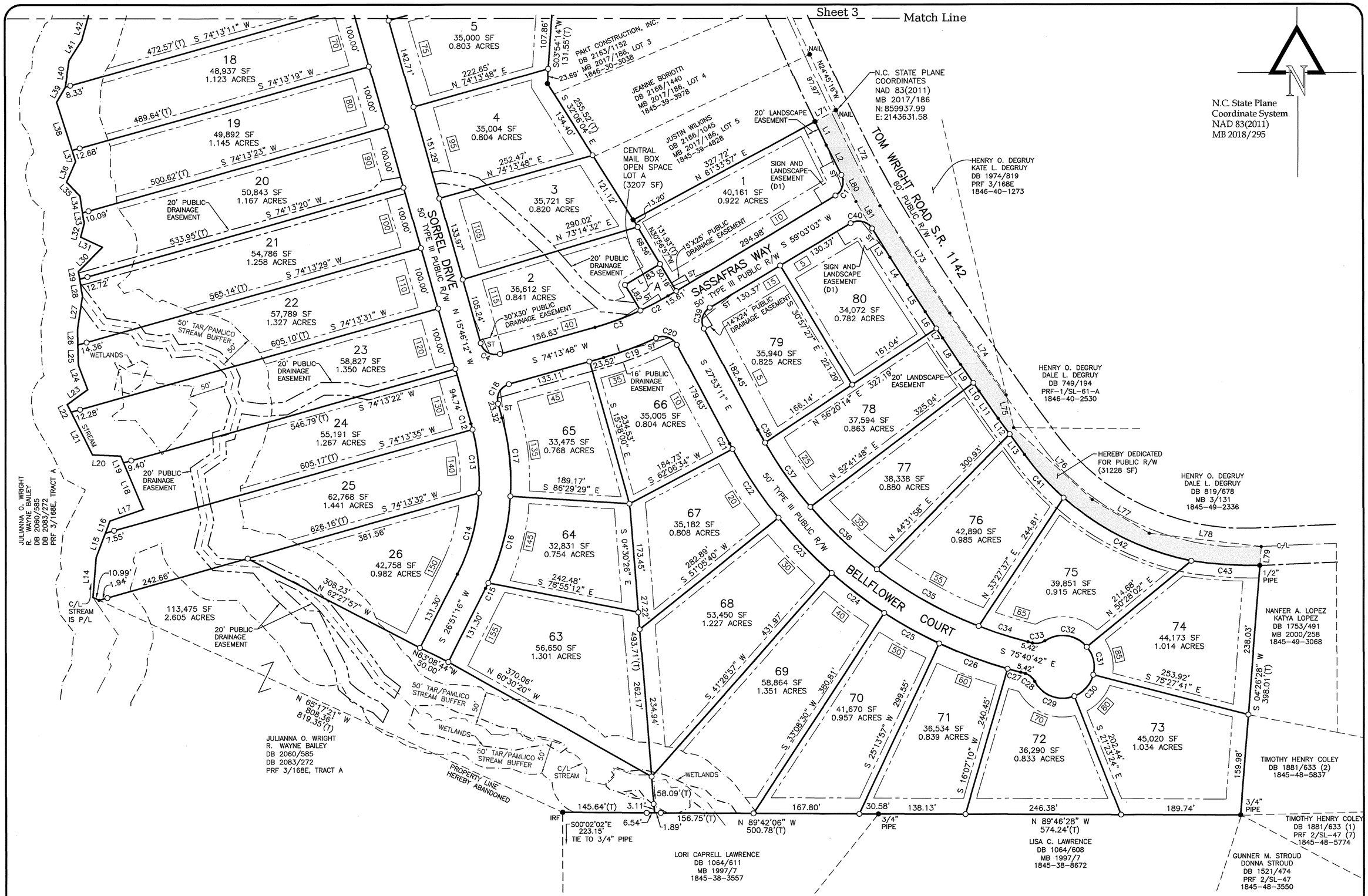
Plat Reference
MB 2018/295

Owner
Woodland Park Development, Inc.
10931 Strickland Rd, ste 111
Raleigh, NC 27615

Final Plat
Woodland Park
Subdivision, Phase One
May 15, 2019
Franklinton Township, Franklin County, N.C.

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

Map Set - Sheet 1 of 3



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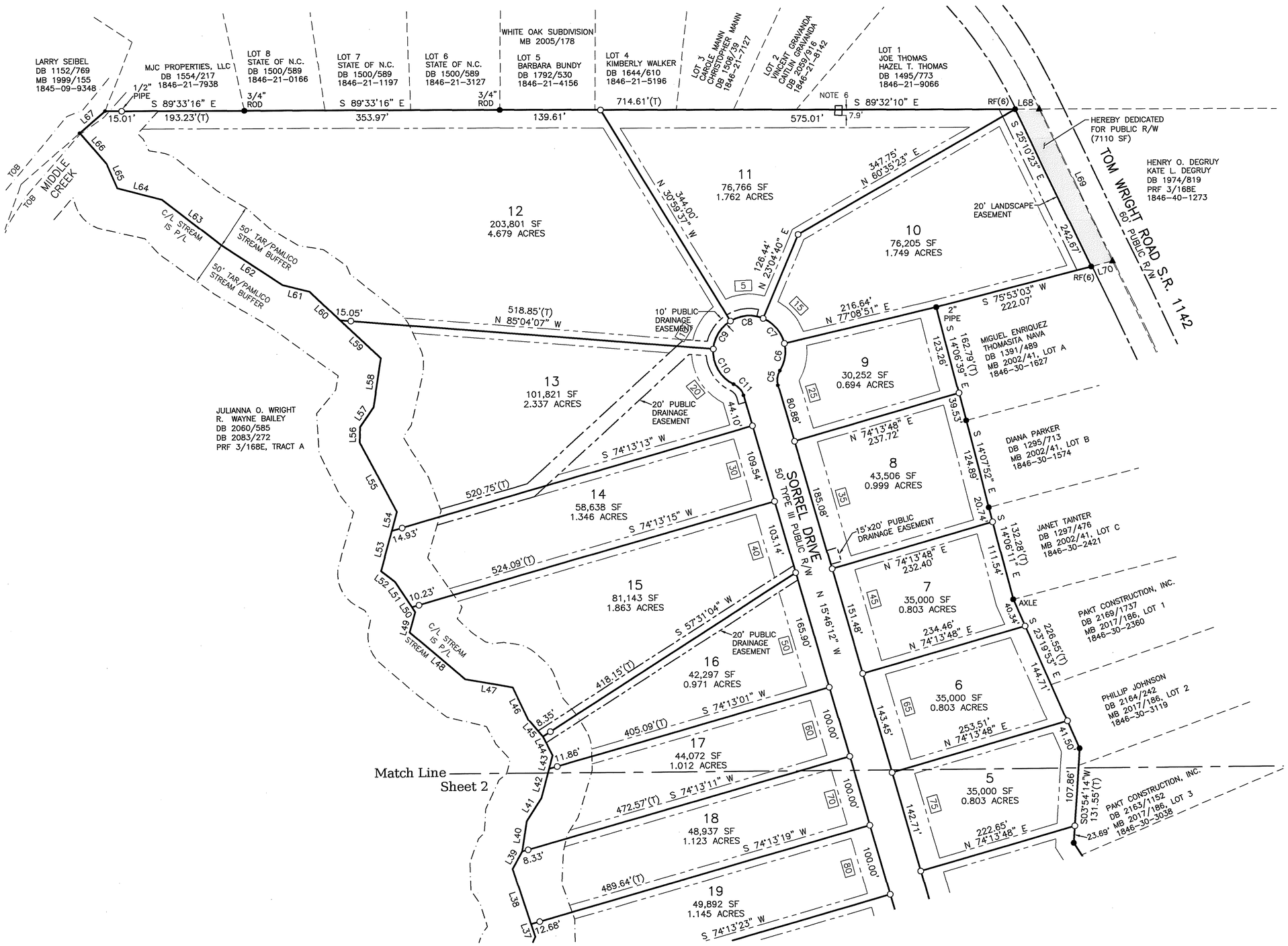
1555 N.C. 56 Suite B2
Creedmoor, N.C. 27522
P. 919.528.8900

NORTH CAROLINA PROFESSIONAL SEAL L-3991 LAND SURVEYOR STEPHEN M. PUCKETT 6-25-19

Final Plat
Woodland Park

Subdivision, Phase One
May 15, 2019
Franklinton Township, Franklin County, N.C.

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



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NORTH CAROLINA PROFESSIONAL SEAL L-3991 LAND SURVEYOR STEPHEN M. PUCKETT 6-25-19

Final Plat

Woodland Park

Subdivision, Phase One

May 15, 2019

Franklinton Township, Franklin County, N.C.

Graphic Scale (1"=100')