

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 HEREON; 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 17TH DAY OF JUNE A.D. 2024.

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

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
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC ROADS OR ANY CHANGE IN EXISTING PUBLIC ROADS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE, SUBJECT TO ITS BEING RECORDED IN THE FRANKLIN COUNTY REGISTER OF DEEDS OFFICE WITHIN SIX(6) MONTHS OF THE DATE BELOW.

DocuSigned by:
Colton W. Young
6/18/2024
ADMINISTRATOR/ASSISTANT DATE

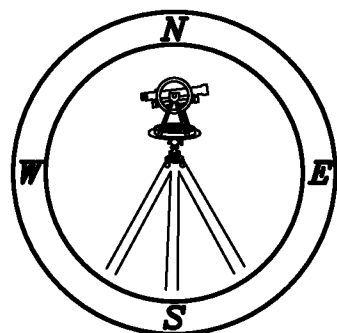
APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 12/18/2024

DATE AND MUST BE RESUBMITTED FOR REAPPROVAL.

FRANKLIN COUNTY, NORTH CAROLINA
Colton Young
I, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

6/18/2024
DATE REVIEW OFFICER

RECORDED IN MAP BOOK 2024, PAGE



CMP

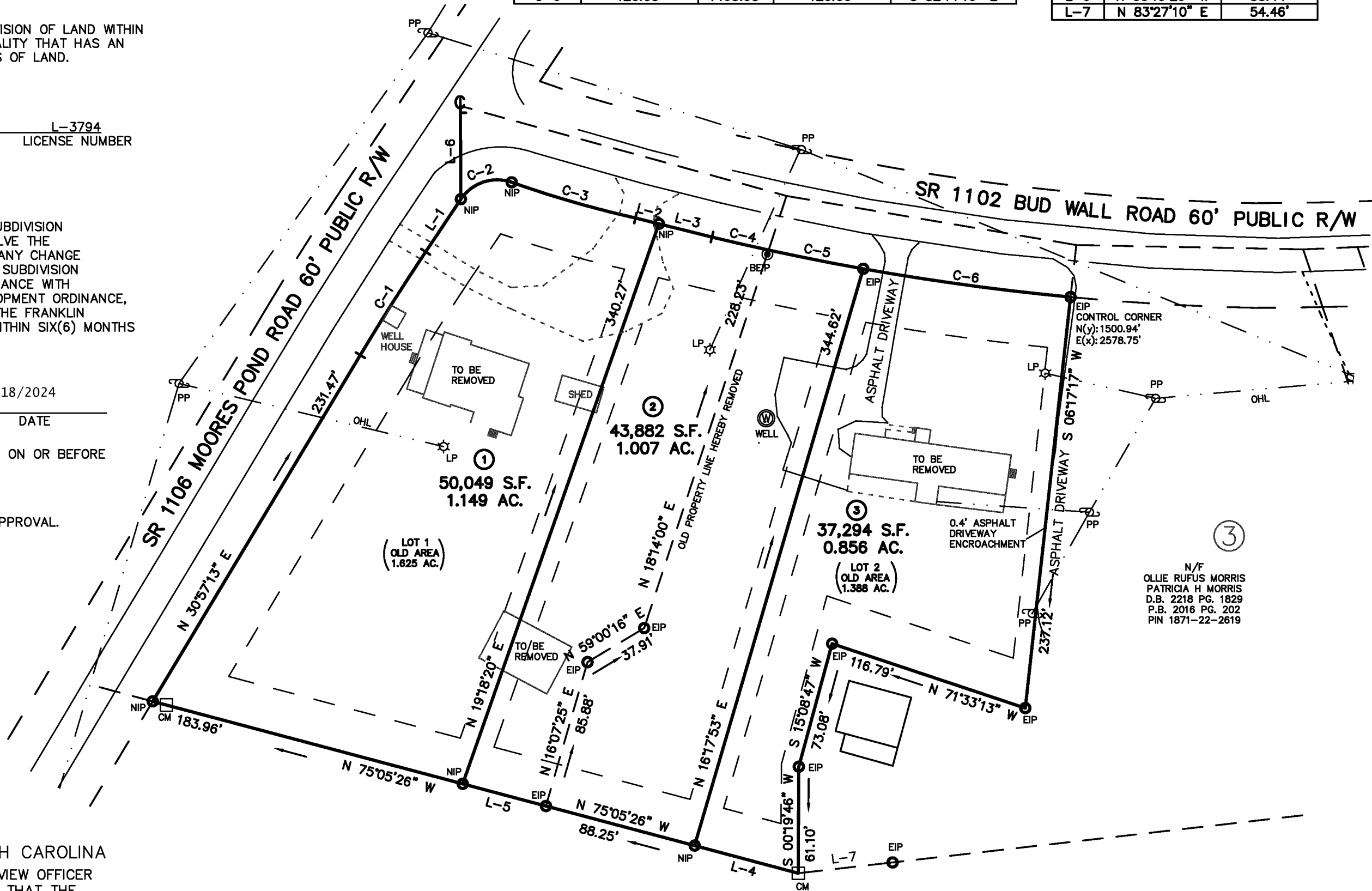
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



BK 2024 PG 178 - 178 (1) DOC# 10088889
This Document eRecorded: 06/18/2024 08:20:50 AM
Fee: \$21.00 Tax: \$0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	70.11'	1340.68'	70.11'	N 32°18'26" E
C-2	33.01'	25.00'	30.66'	N 71°37'44" E
C-3	73.92'	631.22'	73.88'	S 73°54'09" E
C-4	33.37'	1465.95'	33.37'	N 77°04'38" W
C-5	55.29'	1465.95'	55.29'	N 78°48'36" W
C-6	120.03'	1465.95'	120.00'	S 82°14'10" E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 33°48'20" E	36.36'
L-2	N 76°01'12" W	13.84'
L-3	S 76°01'12" E	31.37'
L-4	N 75°05'26" W	61.48'
L-5	S 75°05'26" E	49.36'
L-6	N 00°19'26" W	53.44'
L-7	N 83°27'10" E	54.46'



N/F
LOU ANN B BRADSHAW
D.B. 2171 PG. 214
PIN 1871-21-0993

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED 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, AND DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

DocuSigned by:
William L. Harrison
6/17/2024
OWNER DATE

DocuSigned by:
Angela Lynn Harrison
6/17/2024
OWNER DATE

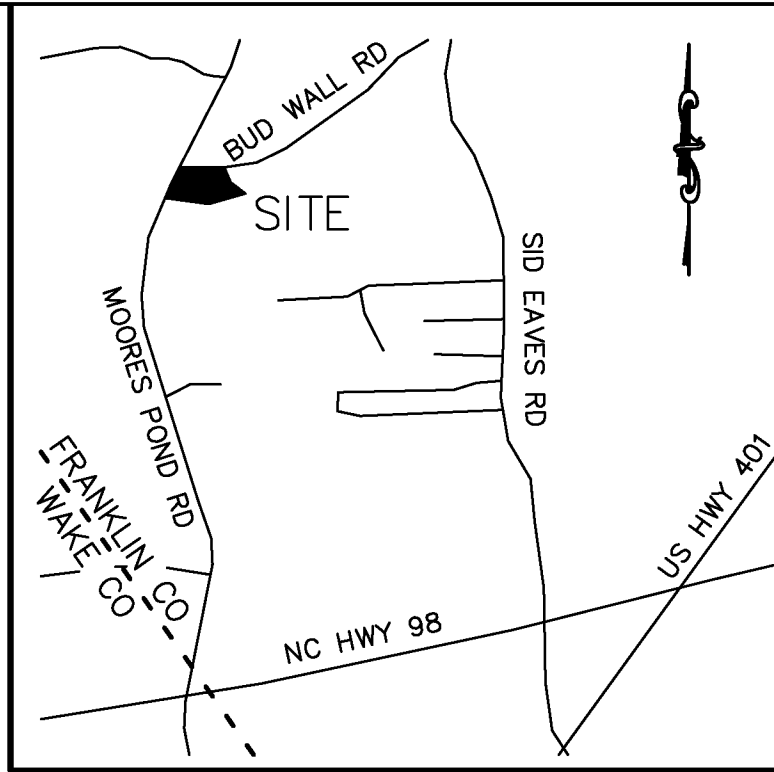
DocuSigned by:
Cherie Harrison Alexander
6/17/2024
OWNER DATE

WATERSHED ADMINISTRATOR'S CERTIFICATE

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 OFFICE.

NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTION MAY APPLY.

6/18/2024
DATE WATERSHED ADMINISTRATOR



VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
NIP - NEW IRON PIPE SET
BEIP - BENT EXISTING IRON PIPE
CM - CONCRETE MONUMENT
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

LINE TYPE LEGEND

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

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.

MINIMUM BUILDING SETBACKS

FRONT 30'
REAR 25'
SIDE 10'

RECOMBINATION AND MINOR SUBDIVISION FOR COLEBREOOKE CUSTOM HOMES

OWNER: WILLIAM L. HARRISON &
DOROTHY HARRISON
REF: D.B. 890, PG. 302
REF: P.B. 2009, PAGE 130
REF: D.B. 788, PG. 199
REF: P.B. 2016, PAGE 2002
YOUNGSHVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120
SCALE 1"=60'

MARCH 1, 2024
REVISED JUNE 17, 2024
ZONED R-30
PIN # 1871-22-0702
PIN # 1871-12-8703