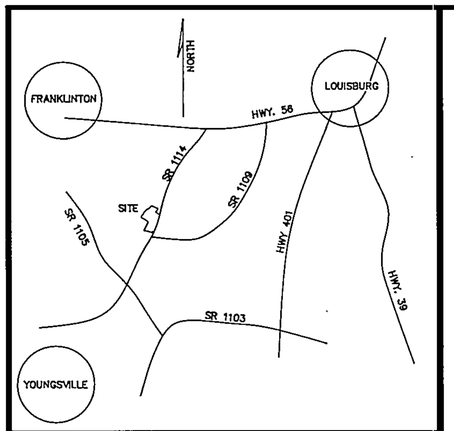


VICINITY MAP N.T.S.

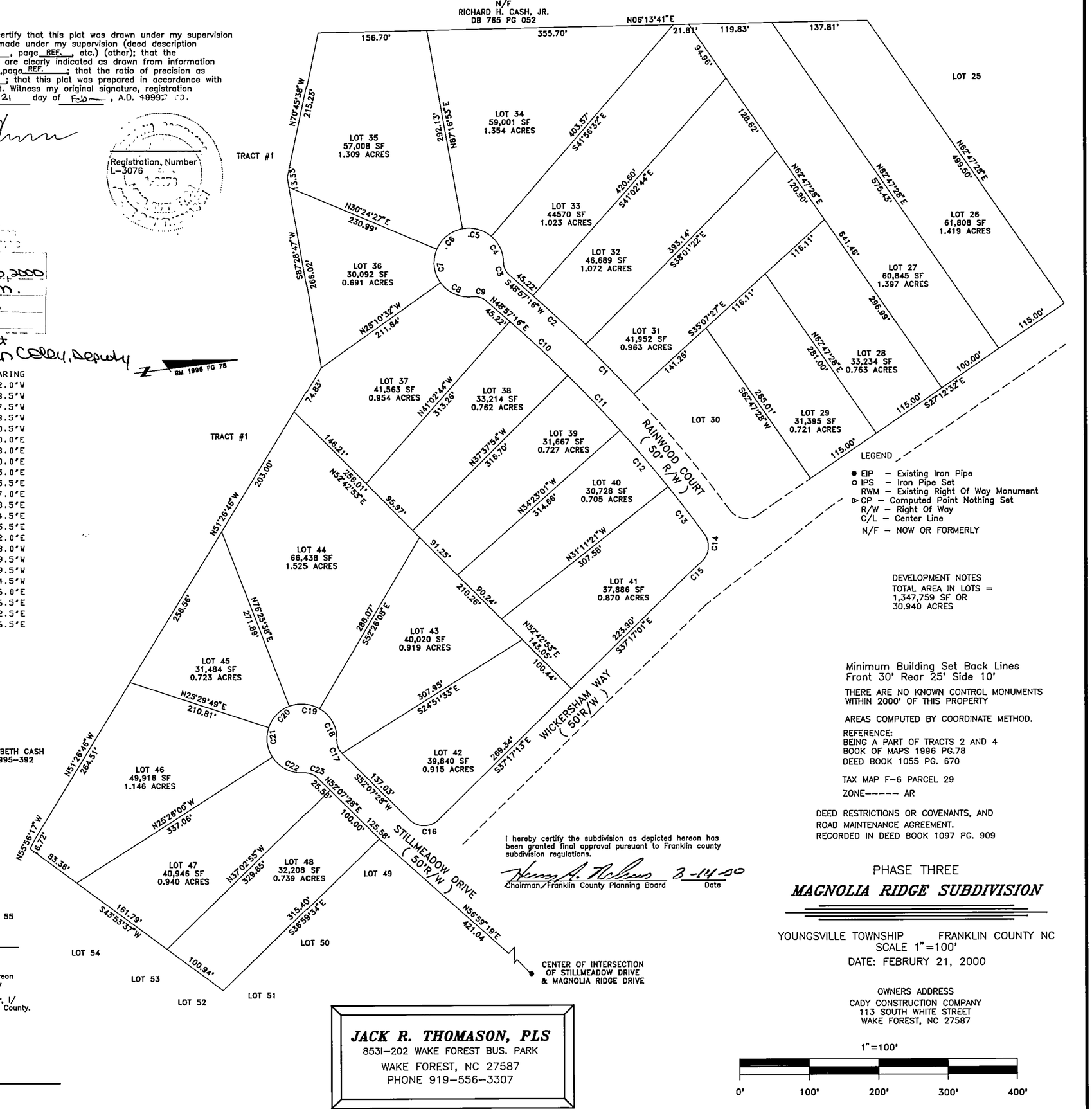
I, JACK R. THOMASON, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in BOOK SEE, page REF., etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, page REF.; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 21 day of Feb, A.D. 1999?.

Registration Number L-3076

March 16, 2000
2:30 P.M.
2000
75
Kay S. Hurt
by: Carolyn Coley, Deputy

BM 1996 PG 78

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	1975.00	99.91	002°53'54"	49.97	99.90	S53°25'42.0"W
C2	1975.00	104.20	003°01'23"	52.11	104.19	S50°28'03.5"W
C3	25.00	21.03	048°11'23"	11.18	20.41	S73°02'57.5"W
C4	50.00	42.84	049°05'11"	22.83	41.54	S72°36'03.5"W
C5	50.00	44.31	050°46'35"	23.73	42.87	S22°40'10.5"W
C6	50.00	49.63	056°52'26"	27.08	47.62	S31°09'20.0"E
C7	50.00	51.12	058°35'00"	28.05	48.93	S88°53'03.0"E
C8	50.00	53.29	061°03'34"	29.49	50.80	N31°17'40.0"E
C9	25.00	21.03	048°11'22"	11.18	20.41	N24°51'35.0"E
C10	1925.00	114.69	003°24'49"	57.36	114.67	N50°39'45.5"E
C11	1925.00	109.14	003°14'54"	54.58	109.12	N53°59'37.0"E
C12	1925.00	107.32	003°11'39"	53.67	107.30	N57°12'53.5"E
C13	1925.00	86.44	002°34'23"	43.23	86.44	N60°05'54.5"E
C14	30.00	43.76	083°34'09"	26.81	39.98	S76°49'55.5"E
C15	1025.00	40.01	002°14'12"	20.01	40.01	S36°10'02.0"E
C16	30.00	46.81	089°23'32"	29.68	42.20	S07°25'53.0"W
C17	25.00	21.03	048°11'23"	11.18	20.41	S76°13'09.5"W
C18	50.00	54.76	062°45'03"	30.49	52.06	S68°56'19.5"W
C19	50.00	44.59	051°05'27"	23.90	43.12	S12°01'04.5"W
C20	50.00	44.48	050°57'54"	23.83	43.02	S39°00'36.0"E
C21	50.00	44.45	050°56'27"	23.82	43.00	S89°57'46.5"E
C22	50.00	52.91	060°37'55"	29.24	50.48	N34°15'02.5"E
C23	25.00	21.03	048°11'23"	11.18	20.41	N28°01'46.5"E



LEGEND

- ● EIP – Existing Iron Pipe
- ○ IPS – Iron Pipe Set
- RWM – Existing Right Of Way Monument
- ▷ CP – Computed Point Nothing Set
- R/W – Right Of Way
- C/L – Center Line
- N/F – NOW OR FORMERLY

DEVELOPMENT NOTES
TOTAL AREA IN LOTS =
1,347,759 SF OR
30.940 ACRES

Minimum Building Set Back Lines
Front 30' Rear 25' Side 10'

THERE ARE NO KNOWN CONTROL MONUMENTS WITHIN 2000' OF THIS PROPERTY

AREAS COMPUTED BY COORDINATE METHOD.

REFERENCE:
BEING A PART OF TRACTS 2 AND 4
BOOK OF MAPS 1996 PG.78
DEED BOOK 1055 PG. 670

TAX MAP F-6 PARCEL 29

ZONE----- AR

DEED RESTRICTIONS OR COVENANTS, AND
ROAD MAINTENANCE AGREEMENT.
RECORDED IN DEED BOOK 1097 PG. 909

I JACK R. THOMASON 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.

JACK R. THOMASON, PLS L-3076

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I DONNY P. WOOD, Review Officer Of Franklin County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Donny P. Wood
Review Officer's Signature

3-15-00
Date

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE AND MUST BE SUBMITTED FOR REAPPROVAL. 9-15-00

I/We here by certify that I am / We are the Owner/s of the property shown and described hereon which was conveyed to me/us by deed recorded in Book 1055 Page 670, and that I/We hereby adopt this plan of subdivision with My/Our free consent, establish the minimum building lines, and dedicate all drainage ways and other open space to public or private use as noted. Further, I/We certify that the land shown hereon is within the subdivision regulation jurisdiction of Franklin County.

CADY CONSTRUCTION COMPANY, INC.
by Nancy W. Cady, pres.
Owner

Owner

3/8/2000
Date

Date

RECORDED IN MAP BOOK_____PAGE_____

I hereby certify the subdivision as depicted hereon has been granted final approval pursuant to Franklin county subdivision regulations.

Chairman, Franklin County Planning Board 3-14-00
Date

PHASE THREE

MAGNOLIA RIDGE SUBDIVISION

YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY NC
SCALE 1"=100'
DATE: FEBRURY 21, 2000

OWNERS ADDRESS
CADY CONSTRUCTION COMPANY
113 SOUTH WHITE STREET
WAKE FOREST, NC 27587

1"=100'
0' 100' 200' 300' 400'

JACK R. THOMASON, PLS
8531-202 WAKE FOREST BUS. PARK
WAKE FOREST, NC 27587
PHONE 919-556-3307

Book 2000 Page 75 3-16-00