DocuSign Envelope ID: 72BD9D45-B656-4FDC-BC9E-A6ACFAA1C41D

BK 2023 PG 152 - 153 (2) DOC# 10075319
This Document eRecorded: 05/17/2023 01:22:17 PM
Fee: $42.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

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 MAY A.D. 2023.

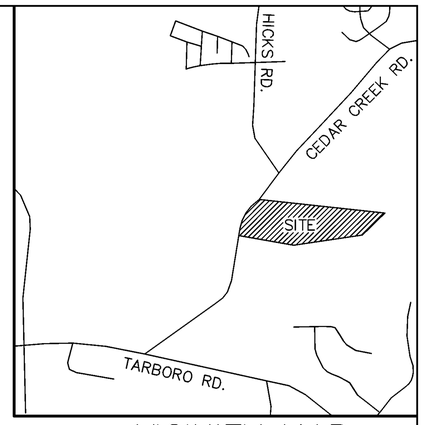
DocuSigned by:
Michael A. Moss
82D103173200441...
PROFESSIONAL LAND SURVEYOR L–3794 LICENSE NUMBER

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
82D103173200441...
PROFESSIONAL LAND SURVEYOR L–3794 LICENSE NUMBER

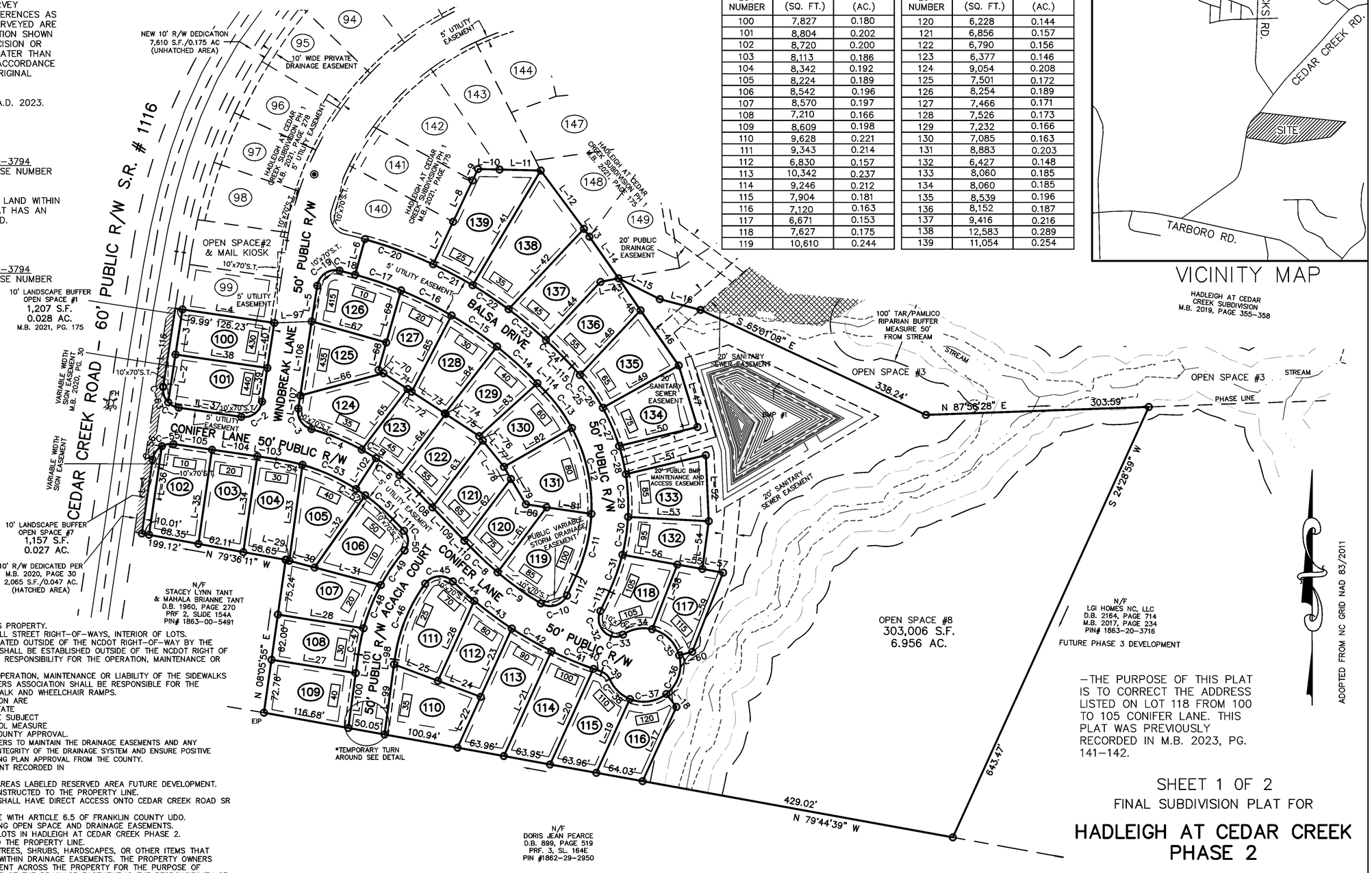
NORTH CAROLINA PROFESSIONAL SEAL L–3794 LAND SURVEYOR MICHAEL A. MOSS

LOT NUMBER	AREA (SQ. FT.)	AREA (AC.)	LOT NUMBER	AREA (SQ. FT.)	AREA (AC.)
100	7,827	0.180	120	6,228	0.144
101	8,804	0.202	121	6,856	0.157
102	8,720	0.200	122	6,790	0.156
103	8,113	0.186	123	6,377	0.146
104	8,342	0.192	124	9,054	0.208
105	8,224	0.189	125	7,501	0.172
106	8,542	0.196	126	8,254	0.189
107	8,570	0.197	127	7,466	0.171
108	7,210	0.166	128	7,526	0.173
109	8,609	0.198	129	7,232	0.166
110	9,628	0.221	130	7,085	0.163
111	9,343	0.214	131	8,883	0.203
112	6,830	0.157	132	6,427	0.148
113	10,342	0.237	133	8,060	0.185
114	9,246	0.212	134	8,060	0.185
115	7,904	0.181	135	8,539	0.196
116	7,120	0.163	136	8,152	0.187
117	6,671	0.153	137	9,416	0.216
118	7,627	0.175	138	12,583	0.289
119	10,610	0.244	139	11,054	0.254



VICINITY MAP

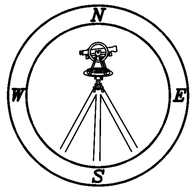
HADLEIGH AT CEDAR CREEK SUBDIVISION M.B. 2019, PAGE 355–358



–THE PURPOSE OF THIS PLAT IS TO CORRECT THE ADDRESS LISTED ON LOT 118 FROM 100 TO 105 CONIFER LANE. THIS PLAT WAS PREVIOUSLY RECORDED IN M.B. 2023, PG. 141–142.

NOTES:

– AREA COMPUTED BY COORDINATE METHOD.
– THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
–THERE IS A 5' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT–OF–WAYS, INTERIOR OF LOTS.
– ALL STRUCTURAL STORMWATER BMP's SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT–OF–WAY BY THE DESIGNER. A PERMANENT PUBLIC DRAINAGE EASEMENT SHALL BE ESTABLISHED OUTSIDE OF THE NCDOT RIGHT OF WAY FOR ACCESS TO THE BMP's. NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP's.
– THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMPS.
– THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS.PROPERTY OWNERS MUST BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED,RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
– IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE. EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM THE COUNTY.
– STORM WATER OPERATION & MAINTENANCE AGREEMENT RECORDED IN D.B. 2331, PG. 598–609
– BUILDING PERMITS SHALL NOT BE ISSUED FOR THE AREAS LABELED RESERVED AREA FUTURE DEVELOPMENT.
– ALL UTILITY EASEMENTS HAVE BEEN BEEN BUILT/CONSTRUCTED TO THE PROPERTY LINE.
– ALL LOTS SHALL BE SERVED INTERNALLY. NO LOTS SHALL HAVE DIRECT ACCESS ONTO CEDAR CREEK ROAD SR 1116.
– LANDSCAPE BUFFER (STREET TREES) IN ACCORDANCE WITH ARTICLE 6.5 OF FRANKLIN COUNTY UDO.
– HADLEIGH HOA WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE AND DRAINAGE EASEMENTS.
–MAIL KIOSK LOCATED IN PHASE 1 SHALL SERVE THE LOTS IN HADLEIGH AT CEDAR CREEK PHASE 2.
–ALL STUB ROADS HAVE BEEN BUILT/CONSTRUCTED TO THE PROPERTY LINE.
–NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES, OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN DRAINAGE EASEMENTS. THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE, AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC. NOTE THAT MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
–STRUCTURES, FENCES, HARDSCAPES, AND LANDSCAPING ARE PROHIBITED WITHIN ALL PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
–ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT–OF–WAY.
–SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER OTHER EASEMENTS.
MAINTANENCE OF THE PUBLIC DRAINAGE EASEMENT 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 STORM WATER.
–PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.
–SEE SHEET 2 OF 2 FOR LINE TABLE AND CURVE TABLE, ADDITIONAL NOTES AND ALL SIGNATURE SIGN–OFFS.

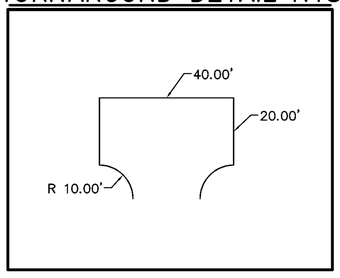


DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED SEE M.B. 2023, PG. 141–142 FOR NCDOT SIGN OFF.
DISTRICT SUPERVISOR

DATE

TURNAROUND DETAIL NTS



OWNER/DEVELOPER:

LGI HOMES NC, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380–3294

LINE TYPE LEGEND

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

MINIMUM BUILDING SETBACKS

FRONT	15'
SIDE	6'
REAR	10'

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT EXISTING 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
S.T. – SIGHT TRIANGLE
WETL – WETLANDS
O – NEW IRON PIPE
XXXX – ADDRESS

SHEET 1 OF 2
FINAL SUBDIVISION PLAT FOR

HADLEIGH AT CEDAR CREEK PHASE 2

CEDAR CREEK ROAD
OWNER: LGI HOMES NC, LLC
REF: D.B. 2164, PAGE 714
REF: M.B. 2023, PAGE 141–143
REF: D.B. 2331, PAGE 598–609
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

JANUARY 17, 2022
REVISED MAY 17, 2023
ZONED R–8 CLUSTER
PIN #1863–20–3716

(X:\SUBS\HADLEIGH SUBDIVISION – JC)

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

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.

DocuSign Envelope ID: 2B8D4D75-B65E-4ED0-B032-A6ACFAA1C41D

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 OPINION SIGNATURE, LICENSE NUMBER AND SEAL

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

THIS 17th DAY OF MAY A.D. 2023.

DocuSigned by: Michael A. Moss
83D193173200411...
PROFESSIONAL LAND SURVEYOR — L-3794 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
83D193173200411...
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: Josh Spiegel
5093558A57D442F...
OWNER(S) — DATE 5/17/2023

SUBDIVISION STREET DISCLOSURE STATEMENT

ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THE MAINTENANCE OF STREETS AND ROADS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S)/DEVELOPER(S) AND IT SHALL BE THEIR RESPONSIBILITY TO BRING THE ROADS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS BEFORE ANY PUBLIC STREETS OR ROADS ON THIS PLAT ARE INCLUDED AT TIME AFTER THE APPROVAL OF THIS PLAT, INTO THE NORTH CAROLINA STATE ROAD SYSTEM. JURISDICTION OF FRANKLIN COUNTY.

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 HADLEIGH AT CEDAR CREEK, PHASE 2 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $201,275.00 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

DocuSigned by: Jason Rogers
ADMINISTRATOR /ASSISTANT — DATE 5/17/2023

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

SEE M.B. 2023, PG. 141-142 FOR NCDOT SIGN OFF.

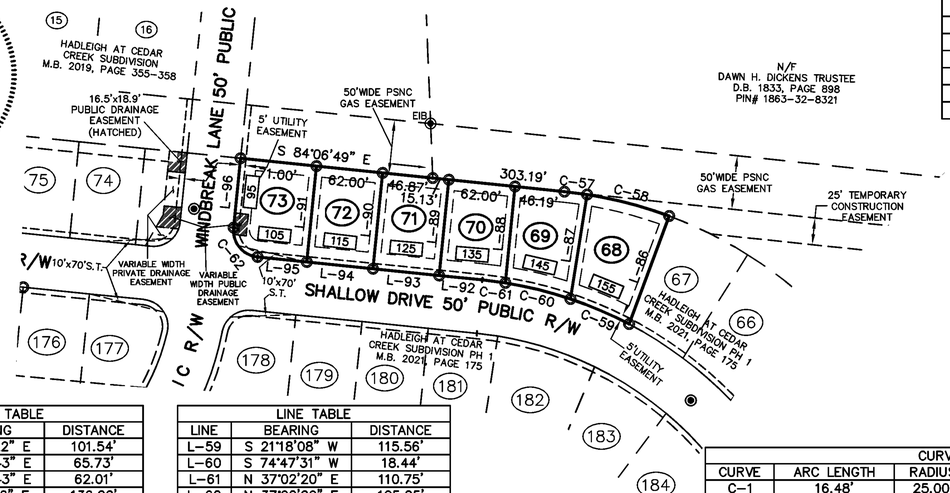
APPROVED_____
DISTRICT SUPERVISOR

DATE_____

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.

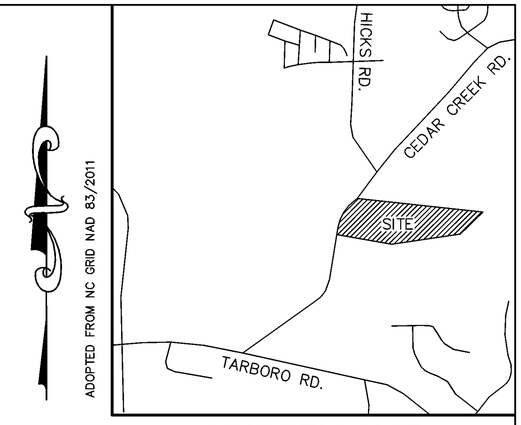
DocuSigned by: Jason Rogers
5FB7A5C9B9A7...
DATE 5/17/2023 — REVIEW OFFICER



LOT NUMBER	AREA (SQ. FT.)	AREA (AC.)
73	6,252	0.144
72	5,571	0.128
71	5,565	0.128
70	5,564	0.128
69	6,081	0.140
68	7,109	0.163

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT EXISTING 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
S.T. – SIGHT TRIANGLE
O – NEW IRON PIPE
XXXX – ADDRESS



VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 08°18'22" E	101.54'
L-2	N 08°49'43" E	65.73'
L-3	N 08°49'43" E	62.01'
L-4	S 81°41'06" E	136.22'
L-5	N 08°49'05" E	49.18'
L-6	N 15°26'20" E	50.00'
L-7	N 25°14'36" E	63.91'
L-8	N 25°14'36" E	62.12'
L-9	N 25°14'36" E	17.13'
L-10	S 88°41'18" E	29.36'
L-11	S 88°41'18" E	55.90'
L-12	S 36°38'43" E	98.77'
L-13	S 34°54'31" E	13.11'
L-14	S 34°54'31" E	69.08'
L-15	S 63°12'35" E	62.73'
L-16	S 75°09'58" E	57.47'
L-17	N 24°26'50" E	111.08'
L-18	N 38°00'46" W	22.23'
L-19	N 24°28'38" E	110.22'
L-20	N 24°28'38" E	142.76'
L-21	N 24°28'38" E	156.75'
L-22	N 24°28'38" E	76.07'
L-23	N 24°28'38" E	102.03'
L-24	N 69°31'27" W	62.15'
L-25	N 69°31'27" W	63.79'
L-26	N 24°28'38" E	119.61'
L-27	S 80°58'16" E	116.07'
L-28	S 80°58'04" E	118.03'
L-29	S 75°10'08" E	5.07'
L-30	S 75°10'08" E	35.63'
L-31	S 75°10'08" E	93.31'
L-32	N 35°00'46" E	120.11'
L-33	N 07°48'38" E	131.91'
L-34	N 08°19'37" E	131.63'
L-35	N 08°14'31" E	129.38'
L-36	N 08°18'22" E	121.91'
L-37	S 81°40'23" E	86.11'
L-38	S 81°41'12" E	126.24'
L-39	N 08°49'05" E	46.22'
L-40	N 08°49'05" E	62.00'
L-41	N 30°41'04" E	181.38'
L-42	N 43°10'50" E	149.91'
L-43	N 78°56'19" E	25.13'
L-44	N 43°01'08" E	108.52'
L-45	S 34°28'47" E	52.84'
L-46	S 34°43'02" E	91.39'
L-47	S 16°55'15" E	87.43'
L-48	N 43°10'50" E	120.54'
L-49	N 60°58'06" E	118.35'
L-50	N 76°25'37" E	109.68'
L-51	N 76°41'20" E	111.87'
L-52	S 02°32'16" E	89.86'
L-53	N 86°56'28" W	109.91'
L-54	S 07°33'00" W	65.58'
L-55	N 79°56'23" W	34.58'
L-56	N 79°56'23" W	75.95'
L-57	S 79°56'23" E	28.62'
L-58	S 21°18'45" W	94.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L-59	S 21°18'08" W	115.56'
L-60	S 74°47'31" W	18.44'
L-61	N 37°02'20" E	110.75'
L-62	N 37°02'20" E	105.25'
L-63	N 37°02'20" E	113.82'
L-64	N 37°02'20" E	104.34'
L-65	N 37°02'20" E	103.35'
L-66	N 75°00'14" E	117.30'
L-67	S 74°14'29" E	105.47'
L-68	N 15°45'31" E	38.85'
L-69	N 15°45'31" E	73.75'
L-70	S 56°42'11" E	8.04'
L-71	S 56°42'11" E	39.17'
L-72	S 56°42'11" E	6.88'
L-73	S 56°42'11" E	53.72'
L-74	S 56°42'11" E	1.54'
L-75	S 56°42'11" E	54.45'
L-76	S 38°49'21" E	7.91'
L-77	S 38°49'21" E	45.92'
L-78	S 30°16'49" E	18.94'
L-79	S 30°16'49" E	40.08'
L-80	S 81°40'53" E	28.53'
L-81	S 81°40'53" E	61.62'
L-82	N 60°15'36" E	106.52'
L-83	N 47°48'20" E	106.97'
L-84	N 38°02'22" E	115.51'
L-85	N 27°29'30" E	117.16'
L-86	N 20°21'28" E	107.32'
L-87	N 09°01'18" E	98.49'
L-88	N 05°48'03" E	90.24'
L-89	N 05°48'03" E	89.71'
L-90	N 05°48'03" E	89.80'
L-91	N 05°48'03" E	89.90'
L-92	N 84°11'59" W	40.48'
L-93	N 84°11'59" W	62.00'
L-94	N 84°11'59" W	62.00'
L-95	N 84°11'59" W	46.00'
L-96	N 05°48'03" E	65.00'
L-97	N 87°45'03" E	50.95'
L-98	S 07°41'19" W	6.98'
L-99	S 07°41'19" W	96.18'
L-100	N 07°41'19" E	75.27'
L-101	N 07°41'19" E	25.64'
L-102	S 32°41'21" W	50.00'
L-103	N 81°40'23" W	26.08'
L-104	N 81°40'23" W	62.26'
L-105	N 81°40'23" W	53.15'
L-106	S 08°49'05" W	102.01'
L-107	S 08°49'05" W	17.98'
L-108	S 43°50'32" E	25.85'
L-109	S 43°50'32" E	62.79'
L-110	S 43°50'32" E	12.03'
L-111	N 43°50'32" W	22.06'
L-112	N 24°56'16" E	29.37'
L-113	S 24°56'16" W	29.37'
L-114	N 43°50'32" W	15.85'
L-115	S 43°50'32" E	15.85'
L-116	S 08°45'32" W	107.95'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	16.48'	25.00'	16.18'	S 62°47'16" E
C-2	39.06'	25.00'	35.20'	N 53°34'21" E
C-3	36.29'	25.00'	33.19'	S 32°46'11" E
C-4	74.23'	325.00'	74.07'	S 67°48'52" E
C-5	22.46'	325.00'	22.46'	S 59°17'28" E
C-6	39.71'	325.00'	39.68'	N 53°48'39" E
C-7	36.69'	325.00'	36.67'	N 47°04'36" E
C-8	50.43'	475.00'	50.41'	S 46°53'02" E
C-9	72.60'	475.00'	72.53'	S 54°18'14" E
C-10	42.05'	25.00'	37.27'	N 73°07'39" E
C-11	87.42'	225.00'	86.87'	N 13°48'26" E
C-12	121.27'	225.00'	119.81'	N 12°45'52" W
C-13	61.41'	225.00'	61.22'	N 36°01'26" W
C-14	74.20'	545.00'	74.14'	N 47°44'34" W
C-15	75.19'	545.00'	75.13'	N 55°35'44" W
C-16	76.78'	545.00'	76.72'	N 63°35'02" W
C-17	66.03'	545.00'	65.99'	N 71°05'25" W
C-18	21.86'	545.00'	21.86'	N 75°42'36" W
C-19	41.16'	25.00'	36.66'	S 55°58'46" W
C-20	99.00'	595.00'	98.89'	N 69°47'39" E
C-21	60.83'	595.00'	60.80'	N 62°05'56" E
C-22	58.81'	595.00'	58.78'	N 56°20'19" E
C-23	66.20'	595.00'	66.17'	N 50°19'11" E
C-24	34.16'	595.00'	34.16'	N 45°29'14" E
C-25	16.08'	275.00'	16.08'	N 42°10'02" E
C-26	54.48'	275.00'	54.40'	N 34°48'59" E
C-27	56.64'	275.00'	56.54'	N 23°14'25" E
C-28	39.48'	275.00'	39.45'	N 13°13'37" E
C-29	58.34'	275.00'	58.23'	N 03°02'10" E
C-30	52.24'	252.38'	52.14'	S 08°28'55" E
C-31	52.86'	301.72'	52.79'	S 19°25'48" E
C-32	42.21'	25.00'	37.38'	S 23°26'12" E
C-33	16.70'	18.00'	16.11'	N 82°22'46" E
C-34	41.41'	50.00'	40.24'	S 79°31'56" E
C-35	53.70'	50.00'	51.15'	N 45°58'26" E
C-36	58.64'	50.00'	55.34'	S 18°23'23" E
C-37	52.48'	50.00'	50.11'	S 82°03'28" E
C-38	39.43'	50.00'	38.41'	N 45°16'52" E
C-39	15.42'	18.00'	14.96'	N 47°14'22" W
C-40	11.81'	525.00'	11.81'	N 71°08'39" E
C-41	62.05'	525.00'	62.02'	N 67°06'49" E
C-42	62.29'	525.00'	62.26'	N 60°19'42" E
C-43	63.44'	525.00'	63.40'	N 53°28'04" E
C-44	39.42'	525.00'	39.41'	N 47°51'19" E
C-45	42.78'	25.00'	37.75'	S 85°16'34" W
C-46	112.19'	225.00'	111.03'	S 21°58'22" W
C-47	36.41'	275.00'	36.39'	S 11°28'54" E
C-48	63.41'	275.00'	63.27'	S 21°52'50" E
C-49	57.10'	275.00'	57.00'	S 34°26'05" E
C-50	29.40'	20.00'	26.82'	N 01°43'46" W
C-51	49.65'	275.00'	49.58'	N 49°00'53" W
C-52	14.99'	275.00'	14.99'	N 55°44'57" W
C-53	80.44'	275.00'	80.15'	N 65°41'25" W
C-54	36.50'	275.00'	36.47'	N 77°52'17" W
C-55	16.10'	25.00'	15.82'	S 79°52'53" W
C-56	23.18'	25.00'	22.36'	S 34°52'16" W
C-57	21.36'	400.00'	21.36'	S 82°30'28" E
C-58	79.14'	400.00'	79.01'	S 75°18'37" E
C-59	59.40'	375.00'	59.34'	N 66°47'38" W
C-60	62.69'	375.00'	62.62'	N 76°07'16" W
C-61	21.53'	375.00'	21.52'	N 82°33'19" W
C-62	39.27'	25.00'	35.36'	N 39°11'58" W
C-63	22.82'	25.00'	22.03'	S 17°45'29" E

OWNER/DEVELOPER:

LGI HOMES NC, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380-3294

MINIMUM BUILDING SETBACKS

FRONT	15'
SIDE	6'
REAR	10'

NOTES:

– AREA COMPUTED BY COORDINATE METHOD.
– THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
–THERE IS A 5' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT-OF-WAYS, INTERIOR OF LOTS.
– ALL STRUCTURAL STORMWATER BMP's SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT-OF-WAY BY THE DESIGNER. A PERMANENT PUBLIC DRAINAGE EASEMENT SHALL BE ESTABLISHED OUTSIDE OF THE NCDOT RIGHT OF WAY FOR ACCESS TO THE BMP's. NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP's.
– THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMPS.
– THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS.PROPERTY OWNERS MUST BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED,RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
– IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE. EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM THE COUNTY.
– STORM WATER OPERATION & MAINTENANCE AGREEMENT RECORDED IN D.B. 2331, PG. 598-609
– BUILDING PERMITS SHALL NOT BE ISSUED FOR THE AREAS LABELED RESERVED AREA FUTURE DEVELOPMENT.
– ALL UTILITY EASEMENTS HAVE BEEN BEEN BUILT/CONSTRUCTED TO THE PROPERTY LINE.
– ALL LOTS SHALL BE SERVED INTERNALLY. NO LOTS SHALL HAVE DIRECT ACCESS ONTO CEDAR CREEK ROAD SR 1116.
– LANDSCAPE BUFFER (STREET TREES) IN ACCORDANCE WITH ARTICLE 6.5 OF FRANKLIN COUNTY UDO.
– HADLEIGH HOA WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE AND DRAINAGE EASEMENTS.
–MAIL KIOSK LOCATED IN PHASE 1 SHALL SERVE THE LOTS IN HADLEIGH AT CEDAR CREEK PHASE 2.
–ALL STUB ROADS HAVE BEEN BUILT/CONSTRUCTED TO THE PROPERTY LINE.
–NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES, OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN DRAINAGE EASEMENTS. THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE, AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC. NOTE THAT MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
–STRUCTURES, FENCES, HARDSCAPES, AND LANDSCAPING ARE PROHIBITED WITHIN ALL PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
–ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
–SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER OTHER EASEMENTS. MAINTANENCE OF THE PUBLIC DRAINAGE EASEMENT 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 STORM WATER.
–PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.
–SEE SHEET 1 OF 2 FOR LANDSCAPE PLAN.

SHEET 2 OF 2
FINAL SUBDIVISION PLAT FOR

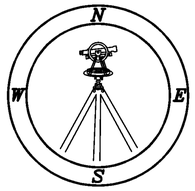
HADLEIGH AT CEDAR CREEK PHASE 2

CEDAR CREEK ROAD
OWNER: LGI HOMES NC, LLC
REF: D.B. 2164, PAGE 714
REF: M.B. 2017, PAGE 234
REF: D.B. 2331, PAGE 598-609
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

JANUARY 17, 2022
REVISED MAY 17, 2023
ZONED R-8 CLUSTER
PIN #1863-20-3716

(X:\SUBS\HADLEIGH SUBDIVISION - JC)



LINE TYPE LEGEND

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

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	17.149 AC.
OPEN SPACE REQUIRED (20.00%) =	3.429 AC.
OPEN SPACE PROVIDED (40.71%) =	6.983 AC.
LESS R/W =	1.752 AC.
NET AREA =	8.414 AC.
TOTAL LOTS =	46
AVERAGE LOT SIZE =	0.183 AC.
TOTAL ROAD LENGTH –	7,330 L.F.
PROPOSED USE –	RESIDENTIAL SINGLE FAMILY SUBDIVISION

CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE_____SUBDIVISION, AS SET FOURTH BY THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

SEE M.B. 2023, PG. 141-142 FOR FRANKLIN COUNTY PUBLIC UTILITIES SIGN OFF.

DATE — PUBLIC UTILITIES DIRECTOR

NOTE: STRUCTURES, FENCES, HARDSCAPES, AND LANDSCAPING ARE PROHIBITED WITHIN ALL PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS..

–THE PURPOSE OF THIS PLAT IS TO CORRECT THE ADDRESS LISTED ON LOT 118 FROM 100 TO 105 CONIFER LANE. THIS PLAT WAS PREVIOUSLY RECORDED IN M.B. 2023, PG. 141-142.

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