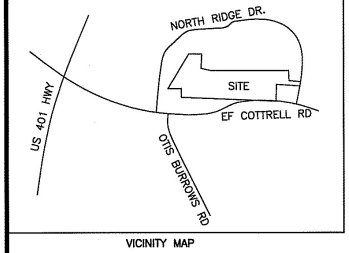



VICINITY MAP

SITE DATA

ACREAGE IN TOTAL TRACT – 20.022
ACREAGE IN STREET R/W – 1.940
AVERAGE LOT SIZE – 0.623
MINIMUM LOT SIZE – 0.459
TOTAL NUMBER OF LOTS – 29

REFERENCE: PLAT BOOK 1999 PAGE 368
DEED BOOK 1589 PAGE 486
MAP BOOK 2001 PG 295B
MAP BOOK 2014 PG 165
MAP BOOK 2016 PG 205

ZONED: R-30

SETBACKS

FRONT – 30'
REAR – 25'
SIDE – 10'

PIN: 1894-93-3247

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED T R Elmore
DISTRICT SUPERVISOR

DATE 11-17-2017

Only North Carolina Department of Transportation approved structures are to be constructed on public Right-of-Way

I (WE) HEREBY 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 DEED 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, NC.

OWNER(S) 11/15/2017 DATE

Doc ID: 005539740001 Type: CRP
Recorded: 12/05/2017 at 03:33:28 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 2017 PG 333

Subdivision Street Disclosure:

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.

ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 1955 PAGE 603-604.
RESTRICTIVE COVENANTS RECORDED IN BOOK 1844 PAGE 573-578.

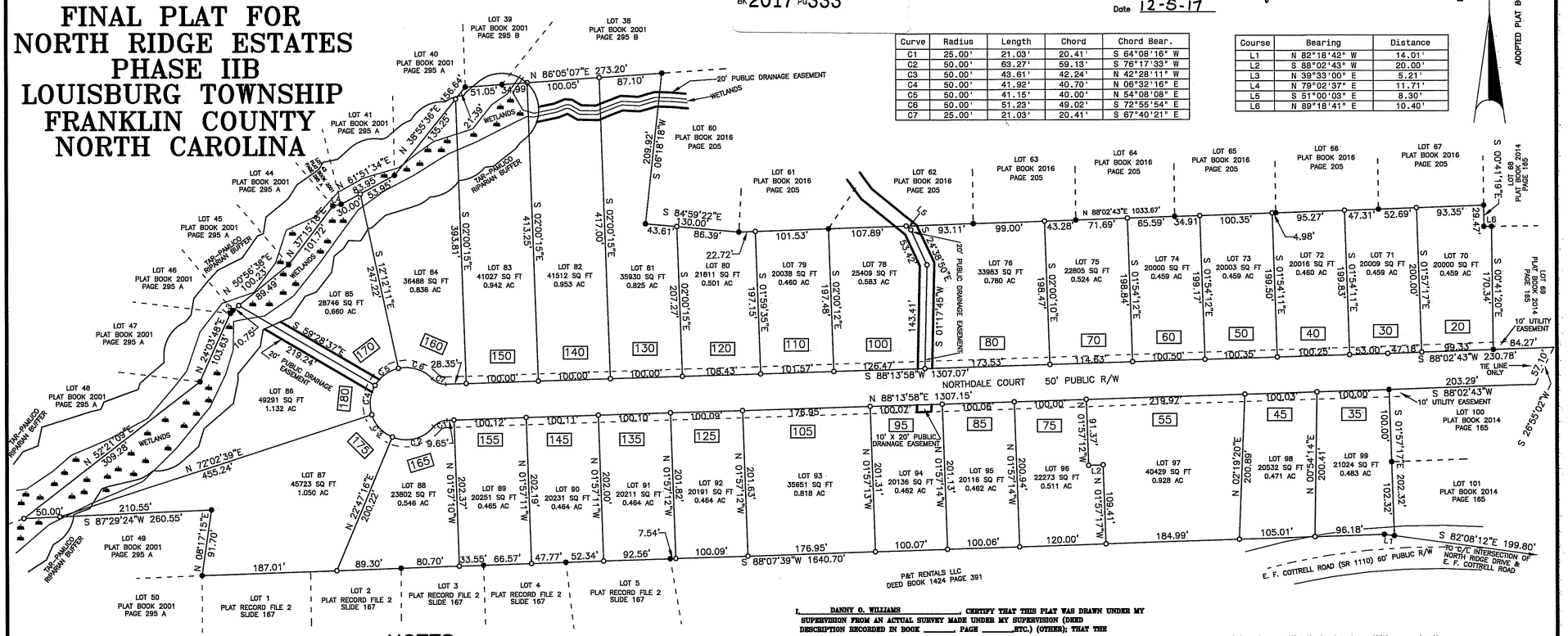
State of North Carolina
County of Franklin

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 as required by GS 47-30.

Jason T. Rogers
Review Officer

Date 12-5-17

# FINAL PLAT FOR NORTH RIDGE ESTATES PHASE IIB LOUISBURG TOWNSHIP FRANKLIN COUNTY NORTH CAROLINA




| Curve | Radius | Length | Chord | Chord Bear. |
|---|---|---|---|---|
| C1 | 25.00' | 21.03' | 20.41' | S 64°08'16" W |
| C2 | 50.00' | 63.27' | 59.13' | S 76°17'33" W |
| C3 | 50.00' | 43.61' | 42.24' | N 42°28'11" W |
| C4 | 50.00' | 41.92' | 40.70' | N 06°32'16" E |
| C5 | 50.00' | 41.15' | 40.00' | N 54°08'08" E |
| C6 | 50.00' | 51.23' | 49.02' | S 72°55'54" E |
| C7 | 25.00' | 21.03' | 20.41' | S 67°40'21" E |

| Course | Bearing | Distance |
|---|---|---|
| L1 | N 82°18'42" W | 14.01' |
| L2 | S 86°02'43" W | 20.00' |
| L3 | N 39°33'00" E | 5.21' |
| L4 | N 79°02'37" E | 11.71' |
| L5 | S 51°00'03" E | 8.30' |
| L6 | N 89°18'41" E | 10.40' |

PLAT NORTH
ADOPTED PLAT BOOK 2001 PAGE 295B

NOTE: NO NCGS MONUMENT WITHIN 2000'

NOTE: AREA COMPUTED BY COORDINATE METHOD.

WILLIAMS, PEARCE & ASSOC., P.A.
PROFESSIONAL LAND SURVEYORS
ZEBULON, NORTH CAROLINA
TELEPHONE: (919) 269-9605

DRAWN BY: DOW
CHECKED BY: DOW
DATE: 7-29-2017
SCALE: 1"= 100'

## NOTES

- Only NCDOT approved structures can be placed within the right-of-way
- All lots must be served internally (if applicable)
- Sight distance triangles take precedence over all other easements
- Maintenance 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 preform 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

100 0 100 200 300
GRAPHIC SCALE – FEET

JOB: NORTHRG.CRD COORDINATE FILE
S:\NEWMAPS\E\ED SHEARIN\NORTH RIDGE\PHASE IV FINAL PLAT.DWG

I, DANNY O. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; 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 29 DAY OF JULY, A.D., 2017

Seal or Stamp

Surveyor L-2647

Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-2647 SURVEYOR DANNY O. WILLIAMS

I, DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO.L-2647 CERTIFY THAT THIS PLAT IS OF A SUBDIVISION OF NORTH RIDGE ESTATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647

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 North Ridge Estates Phase IIB or that a security bond or irrevocable letter of credit in the amount of $ 22,687.50 have 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 its being recorded in the Franklin County Register of Deeds Office within six (6) months of the date below.

Jason T. Rogers 12-5-17
Administrator/Assistant Date

OWNER:
SCOTT B. CARLE
P O BOX 1436
WAKE FOREST, NC 27588
919-795-6969

LEGEND
● EXISTING IRON PIPE
○ NEW IRON PIPE

Lic. # C-0243
Williams-Pearce and Assoc., Professional Land Surveyors, P.A. P.O. Box 895 Zebulon, N.C. 27597 Tel. 919-269-9605