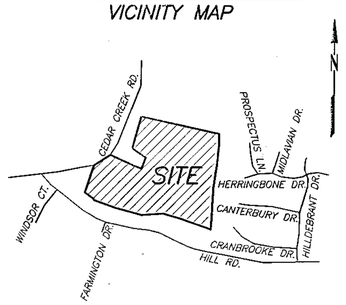
VICINITY MAP



NO SCALE

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

APPROVED M D Lehrer
DISTRICT ENGINEER
2/1/22

ONLY NCDOT APPROVED STRUCTURES SHALL BE PLACED WITHIN PUBLIC RIGHT OF WAY

NCDOT NOTES:
1. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
2. ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).
3. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
4. 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 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.
5. PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

NOTE:
THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENRAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

Doc No: 10056768
Recorded: 02/03/2022 01:38:39 PM
Fee Amt: $63.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2022 PG 42 - 44 (3)

STORMWATER MANAGEMENT NOTE:
THE STORMWATER CONTROL MEASURES SHOWN IN PHASE 5 ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.

THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT HAS BEEN RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS BOOK 2289 PAGE 439-502

CERTIFICATE OF PUBLIC UTILITIES
ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILTIES TO SERVE, HILLCREST PH 1 SUBDIVISION, AS SET FORTH BY THE FRANKLIN COUNTY PUBLIC UTILTIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

PUBLIC UTILITIES DIRECTOR _____ DATE 01.06.2022

NOTE:
NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.

REFERENCES:
1. PIN 1863-64-8819
2. PIN 1863-74-7715
3. PIN 1863-64-7806
4. PARCEL ID 006205
5. D.B. 2232 PG. 1850
6. PLAT BOOK 2020 PG. 94
7. PLAT BOOK 2019 PG. 265
8. PLAT BOOK 2019 PG. 266
9. PLAT BOOK 2019 PG. 267
10. D.B. 2189 PG. 1685
11. D.B. 2194 PG. 1997
12. D.B. 2188 PG. 596
13. D.B. 2189 PG. 1681
14. D.B. 2188 PG. 592
15. D.B. 2188 PG. 594

NOTE:
NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES, OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN DRAINAGE EASEMENTS. PER THE OPERATION AND MAINTENANCE AGREEMENT RECORDED IN THE REGISTER OF DEEDS, THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE, AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC., THE STORMWATER CONTROL MEASURE NEEDED. NOTE THAT MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.

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 2232 PG. 1850 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.

ARS Hillcrest Development, LLC
JW, Brent Wood, Agent — 1-11-22
OWNER — DATE

ADMINISTRATOR'S CERTIFICATE:
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 HILLCREST SUBDIVISION - PHASE 1, OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ 9,174, 116.34 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSALLATION 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.

Joann T. Rogers — 2-3-2022
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.

Joann T. Rogers — 2-3-2022
REVIEW OFFICER — DATE

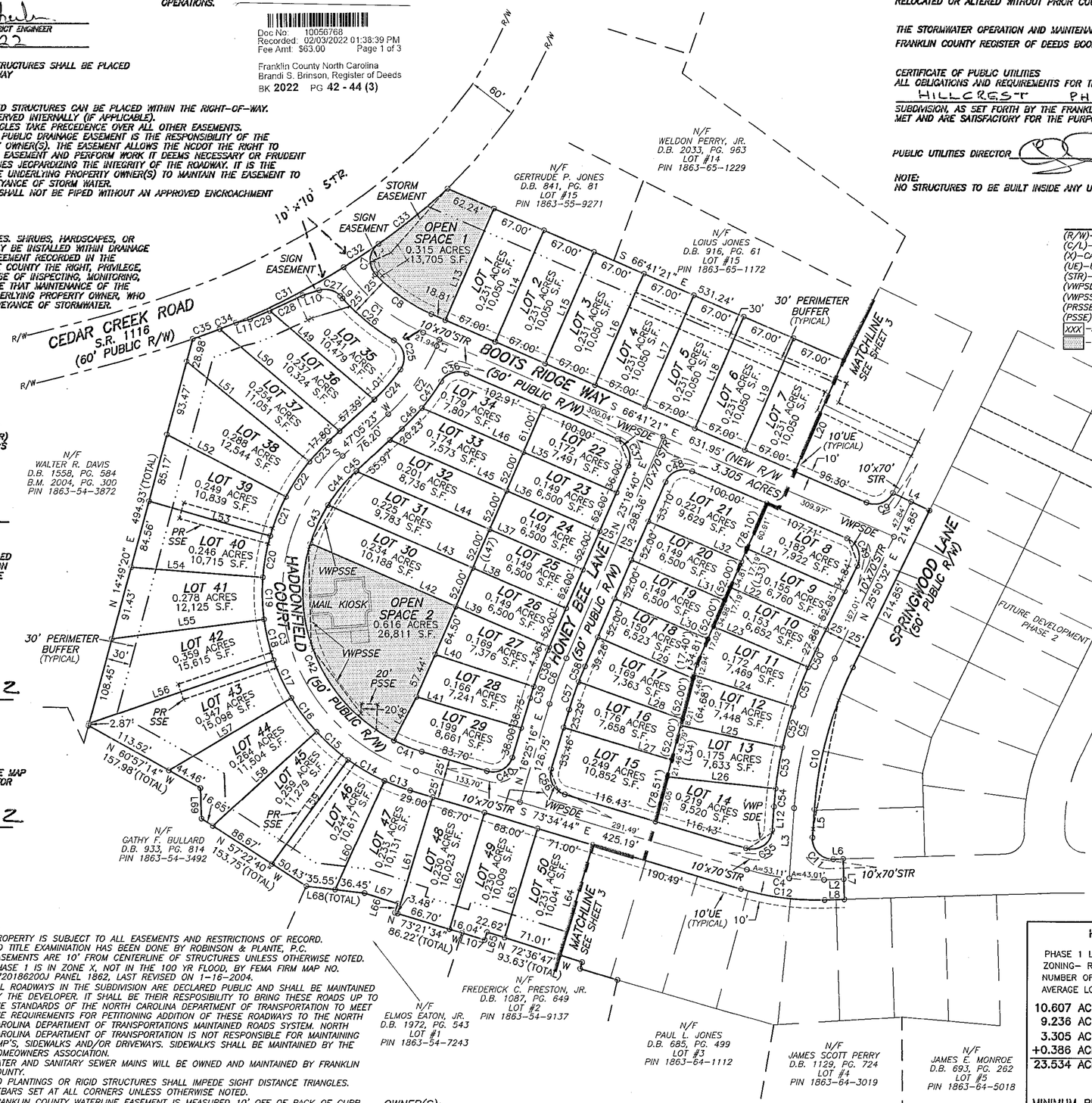
☒ A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

Rll K Elingburg — 8/5/2021
PROFESSIONAL LAND SURVEYOR — DATE

NORTH CAROLINA
WAKE COUNTY
I, RUSSELL K. ELINGBURG CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 16,000 ±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF AUGUST, 2021 A.D.,

Rll K Elingburg — PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3414

NORTH CAROLINA PROFESSIONAL SEAL L-3414 LAND SURVEYOR RUSSELL K. ELINGBURG



LEGEND
(R/W)-RIGHT OF WAY
(C/L)-CENTERLINE
(X)-CALCULATED POINT
(UE)-UTILITY EASEMENT
(STR)-SIGHT TRIANGLE
(VWPSDE)-VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
(VWPSSE)-VARIABLE WIDTH PUBLIC STORM AND SEWER EASEMENT
(PRSSE)-PRIVATE STORM AND SEWER EASEMENT
(PSSE)-PUBLIC STORM AND SEWER EASEMENT
XXX -ADDRESS
-OPEN SPACE

SEE SHEET 1 FOR RIGHT OF WAY, LOTS, CERTIFICATES, SITE DATA TABLE, AND REFERENCES.

SEE SHEET 2 FOR EASEMENT TIES, AND LOT ADDRESSES.

SEE SHEET 3 FOR LINE AND CURVE TABLES, CALLS FOR NEW STORM EASEMENT TO TIE INTO EXISTING SCM MAINTENANCE AND ACCESS EASEMENT, AND NEW SEWER EASEMENT TO TIE INTO EXISTING SEWER EASEMENT AND OPEN SPACE 3 AREA.

HILLCREST PH. 1 SITE DATA TABLE

PHASE 1 LOTS 1-50
ZONING- R-8 CONDITIONAL USE
NUMBER OF SINGLE FAMILY LOTS - 50
AVERAGE LOT SIZE- 8,754 S.F.

10.607 ACRES	462,025 S.F.	(AREA IN LOTS)
9.236 ACRES	402,266 S.F.	(AREA IN OPEN SPACE)
3.305 ACRES	143,941 S.F.	(AREA IN R/W)
+0.386 ACRES	16,814 S.F.	(AREA IN EASEMENT CORRIDOR)
23.534 ACRES	1,025,046 S.F.	(TOTAL PH 1 AREA)

MINIMUM BUILDING SETBACKS
FRONT-15'
SIDE-6'
REAR-10'

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINIATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
3. PHASE 1 IS IN ZONE X, NOT IN THE 100 YR FLOOD, BY FEMA FIRM MAP NO. 3720186200J PANEL 1862, LAST REVISED ON 1-16-2004.
4. ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPOSIBILITY 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 TRANSPORTATIONS MAINTAINED ROADS SYSTEM. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR MAINTAINING BMP'S, SIDEWALKS AND/OR DRIVEWAYS. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. WATER AND SANITARY SEWER MAINS WILL BE OWNED AND MAINTAINED BY FRANKLIN COUNTY.
6. NO PLANTINGS OR RIGID STRUCTURES SHALL IMPEDE SIGHT DISTANCE TRIANGLES.
7. REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. FRANKLIN COUNTY WATERLINE EASEMENT IS MEASURED 10' OFF OF BACK OF CURB FOR ALL WATERLINES.
9. NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.
10. ALL STUB ROADS TO BE CONSTRUCTED TO THE PROPERTY LINE.
11. THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS.
12. ALL UTILITY EASEMENTS TO BE CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
13. 20' SANITARY SEWER AND OPEN SPACE ACCESS EASEMENT WILL SERVE AS FUTURE PUBLIC GREENWAY.
14. ALL LOTS SHALL BE SERVED INTERNALLY. NO LOTS SHALL HAVE DIRECT ACCESS ONTO CEDAR CREEK ROAD, SR 1116.

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

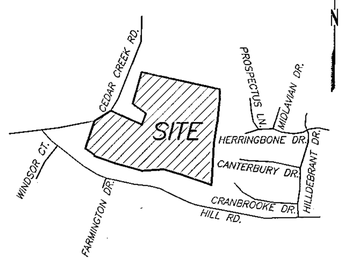
0 100 200 300
SCALE IN FEET

OWNER(S):
ARS HILLCREST DEVELOPMENT, LLC
1524 CANTERBURY ROAD
RALEIGH, N.C. 27608

REVISIONS	SUBDIVISION MAP		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
2/1/22- ADDED SIGHT TRIANGLES	HILLCREST SUBDIVISION PHASE 1			
	TOWNSHIP: YOUNGSVILLE	COUNTY: FRANKLIN	SURVEY DATE: 5-17-2021	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=100'	DRAWN BY: HS
	ZONE: R-8 CLUSTER	P.I.N.: 1863-64-7806	CHECKED & CLOSURE BY: RKE	FILE:HCSUBPH1S1 SHEET 1 OF 3

RECORDED IN BOOK OF MAPS _____ PAGE _____.

VICINITY MAP



NO SCALE

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

APPROVED M D Mehulu
DISTRICT ENGINEER
2/1/22

ONLY NCDOT APPROVED STRUCTURES SHALL BE PLACED WITHIN PUBLIC RIGHT OF WAY

NCDOT NOTES:
1. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
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5. PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

NOTE:
THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENRAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

STORMWATER MANAGEMENT NOTE:
THE STORMWATER CONTROL MEASURES SHOWN IN PHASE 5 ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.

THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT HAS BEEN RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS BOOK 2189 PAGE 489-502

CERTIFICATE OF PUBLIC UTILITIES
ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILTIES TO SERVE, HILLCREST PH1 SUBDIVISION, AS SET FORTH BY THE FRANKLIN COUNTY PUBLIC UTILTIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

PUBLIC UTILITIES DIRECTOR _____ DATE 01-06-2022

NOTE:
NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.

REFERENCES:
1. PIN 1863-64-8819
2. PIN 1863-74-7715
3. PIN 1863-64-7806
4. PARCEL ID 006205
5. D.B. 2232 PG. 1850
6. PLAT BOOK 2020 PG. 94
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12. D.B. 2188 PG. 596
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14. D.B. 2188 PG. 592
15. D.B. 2188 PG. 594

NOTE:
NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES, OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN DRAINAGE EASEMENTS. PER THE OPERATION AND MAINTENANCE AGREEMENT RECORDED IN THE REGISTER OF DEEDS, THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE, AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC., THE STORMWATER CONTROL MEASURE NEEDED. NOTE THAT MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.

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 2232 PG. 1850 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.

ARS Hillcrest Development, LLC
By: Brent Wood, Agent — 1-7-22
OWNER — DATE

ADMINISTRATOR'S CERTIFICATE:
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 HILLCREST SUBDIVISION – PHASE 1, OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $2,226,710.00 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSALLATION 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 — 2-3-2022
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.

REVIEW OFFICER Jason T. Rogers DATE 2-3-2022

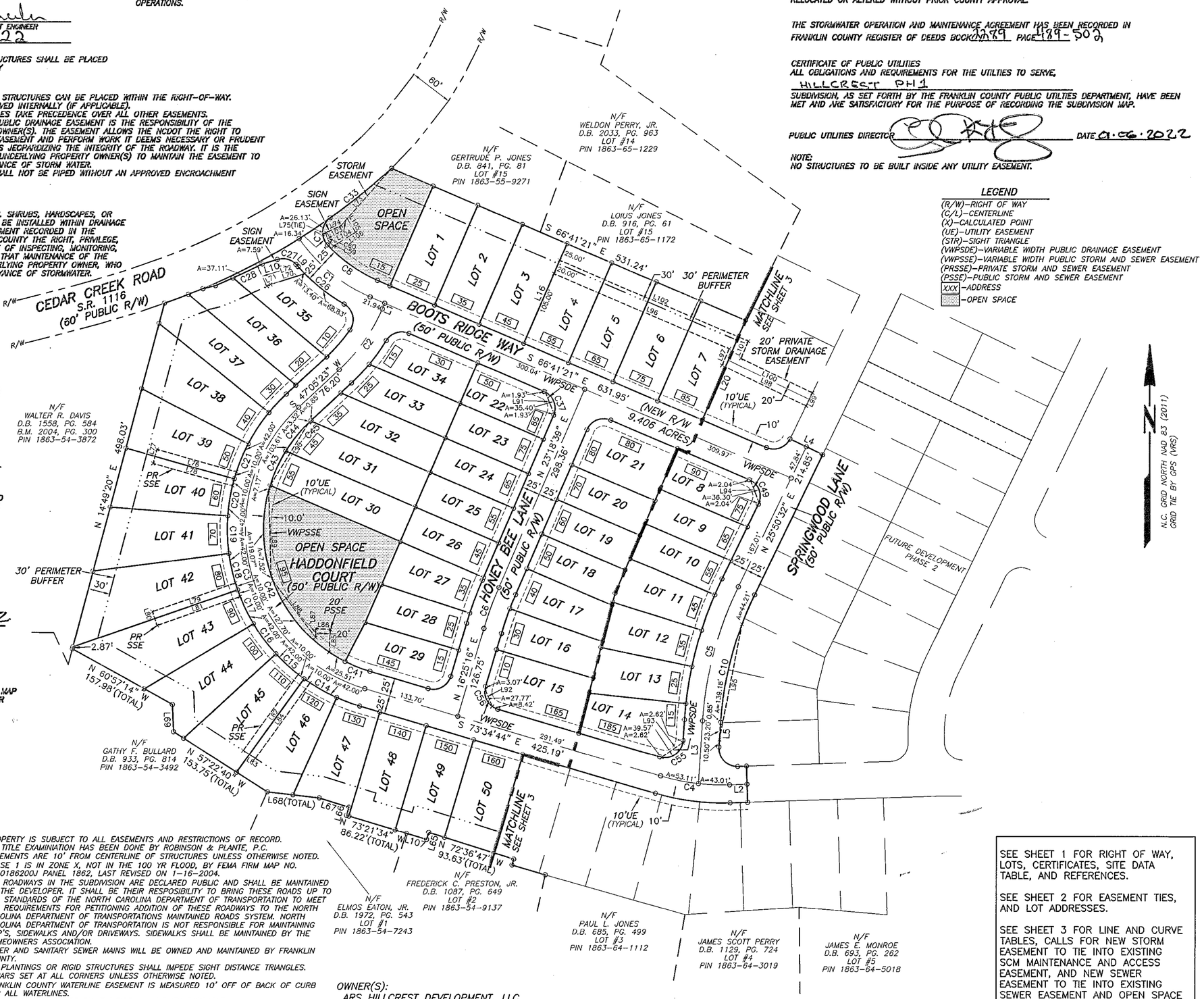
☒ A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

PLS — 8/5/21
PROFESSIONAL LAND SURVEYOR — DATE

NORTH CAROLINA
WAKE COUNTY
I RUSSELL K. ELINGBURG CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:38,000 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5 DAY OF August, 2021 A.D.,

PLS — PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3414

NORTH CAROLINA PROFESSIONAL SEAL L-3414 LAND SURVEYOR RUSSELL K. ELINGBURG



LEGEND
(R/W)-RIGHT OF WAY
(C/L)-CENTERLINE
(X)-CALCULATED POINT
(UE)-UTILITY EASEMENT
(STR)-SIGHT TRIANGLE
(VWPSDE)-VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
(VWPSSE)-VARIABLE WIDTH PUBLIC STORM AND SEWER EASEMENT
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XXX -ADDRESS
-OPEN SPACE

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
3. PHASE 1 IS IN ZONE X, NOT IN THE 100 YR FLOOD, BY FEMA FIRM MAP NO. 3720186200J PANEL 1862, LAST REVISED ON 1-16-2004.
4. ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPOSIBILITY 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 TRANSPORTATIONS MAINTAINED ROADS SYSTEM. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR MAINTAINING BMP'S, SIDEWALKS AND/OR DRIVEWAYS. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
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NOTE:
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0 100 200 300
SCALE IN FEET

OWNER(S):
ARS HILLCREST DEVELOPMENT, LLC
1524 CANTERBURY ROAD
RALEIGH, N.C. 27608

SEE SHEET 1 FOR RIGHT OF WAY, LOTS, CERTIFICATES, SITE DATA TABLE, AND REFERENCES.

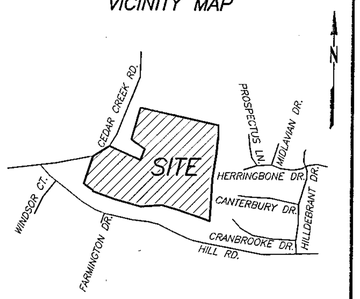
SEE SHEET 2 FOR EASEMENT TIES, AND LOT ADDRESSES.

SEE SHEET 3 FOR LINE AND CURVE TABLES, CALLS FOR NEW STORM EASEMENT TO TIE INTO EXISTING SCM MAINTENANCE AND ACCESS EASEMENT, AND NEW SEWER EASEMENT TO TIE INTO EXISTING SEWER EASEMENT AND OPEN SPACE 3 AREA.

REVISIONS	SUBDIVISION MAP HILLCREST SUBDIVISION PHASE 1		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
	TOWNSHIP: YOUNGSVILLE	COUNTY: FRANKLIN	SURVEY DATE: 5-17-2021	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=100'	DRAWN BY: HS
	ZONE: R-8 CLUSTER	P.I.N.: 1863-64-7806	CHECKED & CLOSURE BY: RKE	FILE:HCSUBPH1S2 SHEET 2 OF 3

RECORDED IN BOOK OF MAPS _____ PAGE _____.

VICINITY MAP



NO SCALE

NOTE:
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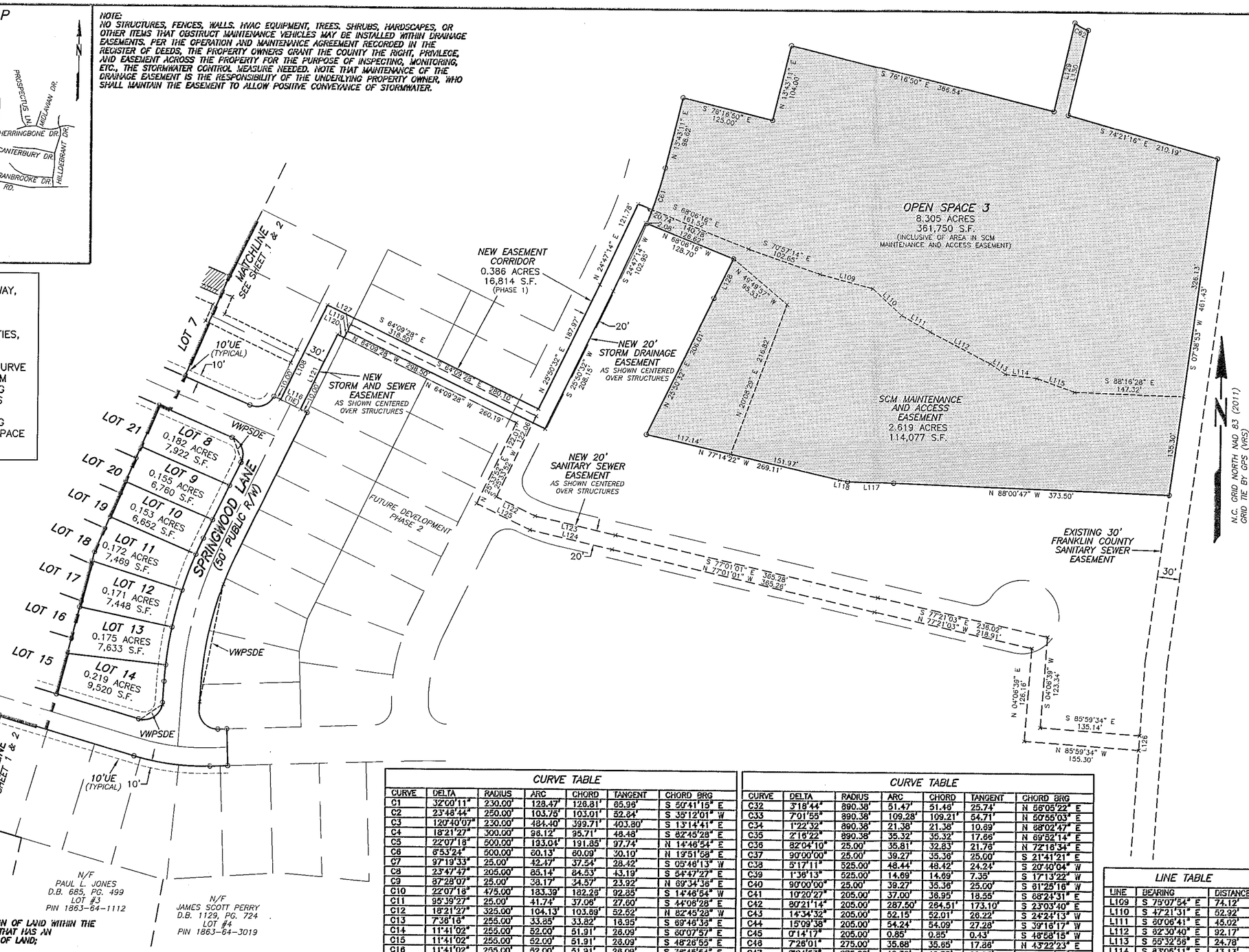
SEE SHEET 2 FOR EASEMENT TIES, AND LOT ADDRESSES.

SEE SHEET 3 FOR LINE AND CURVE TABLES, CALLS FOR NEW STORM EASEMENT TO TIE INTO EXISTING SCM MAINTENANCE AND ACCESS EASEMENT, AND NEW SEWER EASEMENT TO TIE INTO EXISTING SEWER EASEMENT AND OPEN SPACE 3 AREA.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 23°18'40" W	8.61'
L2	N 88°03'49" E	24.15'
L3	N 03°43'16" E	86.66'
L4	S 64°09'28" E	50.00'
L5	S 03°43'16" W	34.55'
L6	N 88°03'49" E	12.11'
L7	S 01°56'11" E	50.00'
L8	S 88°03'49" W	24.15'
L9	N 42°45'46" W	4.12'
L10	S 72°44'18" W	21.47'
L11	S 76°27'38" W	17.80'
L12	S 03°43'16" W	28.95'
L13	N 23°18'40" E	150.00'
L14	N 23°18'40" E	150.00'
L15	N 23°18'40" E	150.00'
L16	N 23°18'40" E	150.00'
L17	N 23°18'40" E	150.00'
L18	N 23°18'40" E	150.00'
L19	N 23°18'40" E	150.00'
L20	S 23°18'40" W	150.00'
L21	S 66°41'21" E	131.14'
L22	S 66°41'21" E	128.84'
L23	S 66°47'25" E	127.10'
L24	S 72°27'55" E	126.41'
L25	S 78°08'25" E	128.05'
L26	S 83°48'55" E	134.14'
L27	N 73°34'44" W	138.63'
L28	N 70°24'21" W	135.60'
L29	N 66°41'21" W	127.70'
L30	N 66°41'21" W	125.00'
L31	N 66°41'21" W	125.00'
L32	N 66°41'21" W	125.00'
L33	S 23°18'40" W	216.91'
L34	S 14°22'34" W	199.91'
L35	S 66°41'21" E	125.00'
L36	S 66°41'21" E	125.00'
L37	S 66°41'21" E	125.00'
L38	S 66°41'21" E	125.00'
L39	S 66°41'21" E	125.00'
L40	S 71°58'31" E	127.78'
L41	S 73°34'44" E	134.41'
L42	N 66°41'21" W	195.31'
L43	N 66°41'21" W	194.32'
L44	N 66°41'21" W	179.45'
L45	N 66°41'21" W	156.54'
L46	N 66°41'21" W	136.15'
L47	S 23°18'40" W	390.94'
L48	S 26°56'51" W	60.69'
L49	S 49°37'27" E	188.85'
L50	S 49°37'27" E	194.17'
L51	S 50°49'12" E	195.33'
L52	S 82°30'13" E	165.49'
L53	S 74°11'15" E	155.30'
L54	S 85°52'17" E	162.49'
L55	N 82°28'41" E	188.65'
L56	N 70°45'39" E	240.20'
L57	N 59°04'37" E	175.18'
L58	N 47°23'36" E	172.37'
L59	N 35°42'34" E	158.85'
L60	N 24°01'32" E	147.25'
L61	N 16°25'16" E	150.14'
L62	N 16°25'16" E	150.39'
L63	N 16°25'16" E	140.82'
L64	N 16°25'16" E	142.02'
L65	S 16°37'20" W	10.12'
L66	N 16°38'26" E	11.76'
L67	N 72°33'01" W	42.87'
L68	N 83°14'58" W	72.00'
L69	N 02°25'17" W	37.72'
L70	S 72°44'18" W	49.29'
L71	S 83°54'02" W	5.39'
L72	N 25°58'12" W	30.00'
L73	S 41°12'19" W	105.70'
L74	S 84°42'51" W	28.19'
L75	N 84°42'51" E	5.40'
L76	N 74°11'15" W	113.72'
L77	S 15°47'35" W	20.00'
L78	S 74°11'15" E	113.72'
L79	S 70°45'39" W	121.06'
L80	S 19°14'22" E	20.00'
L81	N 70°45'39" E	121.06'
L82	S 35°42'34" W	129.54'
L83	S 57°22'40" E	20.03'
L84	N 35°42'34" E	128.46'
L85	N 02°39'10" E	31.72'
L86	N 87°20'50" W	20.00'
L87	S 02°39'10" W	12.11'
L88	N 36°56'02" W	97.75'
L89	N 01°40'34" W	117.40'
L90	N 31°26'44" W	102.51'
L91	S 21°41'21" E	32.52'
L92	S 22°27'02" E	26.37'
L93	N 55°04'16" E	35.57'
L94	S 20°25'24" E	33.19'
L95	S 10°52'38" W	162.52'
L96	S 66°42'05" E	283.00'
L97	S 23°18'41" W	24.73'
L98	S 64°09'28" E	128.84'
L99	N 25°50'32" E	20.00'
L100	N 64°09'28" W	109.50'
L101	N 23°18'41" E	25.80'
L102	N 66°42'03" W	283.00'
L103	N 84°42'51" E	22.79'
L104	N 41°12'19" E	12.53'
L105	S 32°03'17" E	22.02'
L106	S 57°56'43" W	35.86'
L107	N 73°22'40" W	29.30'
L108	N 25°50'32" E	143.54'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	32°00'11"	230.00'	128.47'	126.81'	65.96'	S 50°41'15" E
C2	23°48'44"	250.00'	103.75'	103.01'	52.84'	S 35°12'01" W
C3	120°40'07"	230.00'	484.40'	399.71'	403.80'	S 13°14'41" E
C4	18°21'27"	300.00'	96.12'	95.71'	48.48'	S 82°45'28" E
C5	22°07'18"	500.00'	193.04'	191.85'	97.74'	N 14°46'54" E
C6	8°53'24"	500.00'	80.13'	80.09'	30.10'	N 19°51'58" E
C7	97°19'33"	25.00'	42.47'	37.54'	28.42'	S 05°46'13" W
C8	23°47'47"	205.00'	85.14'	84.53'	43.19'	S 54°47'27" E
C9	87°28'07"	25.00'	38.17'	34.57'	23.92'	N 69°34'38" E
C10	22°07'18"	475.00'	183.39'	182.26'	92.85'	S 14°46'54" W
C11	95°39'27"	25.00'	41.74'	37.06'	27.60'	S 44°06'28" E
C12	18°21'27"	325.00'	104.13'	103.69'	52.52'	N 82°45'28" W
C13	7°36'16"	255.00'	33.85'	33.82'	16.95'	S 69°46'36" E
C14	11°41'02"	255.00'	52.00'	51.91'	26.09'	S 60°07'57" E
C15	11°41'02"	255.00'	52.00'	51.91'	26.09'	S 48°26'55" E
C16	11°41'02"	255.00'	52.00'	51.91'	26.09'	S 36°45'54" E
C17	11°41'02"	255.00'	52.00'	51.91'	26.09'	S 25°04'52" E
C18	11°41'02"	255.00'	52.00'	51.91'	26.09'	S 13°23'50" E
C19	11°41'02"	255.00'	52.00'	51.91'	26.09'	S 01°42'48" E
C20	11°41'02"	255.00'	52.00'	51.91'	26.09'	S 09°58'14" W
C21	11°41'02"	255.00'	52.00'	51.91'	26.09'	S 21°39'16" W
C22	11°41'02"	255.00'	52.00'	51.91'	26.09'	S 33°20'18" W
C23	7°54'35"	255.00'	35.20'	35.17'	17.63'	S 43°08'06" W
C24	12°22'18"	225.00'	48.58'	48.49'	24.39'	N 40°54'14" E
C25	94°50'35"	25.00'	41.38'	36.82'	27.21'	N 12°42'12" W
C26	18°28'27"	255.00'	82.22'	81.87'	41.47'	S 50°53'16" E
C27	64°29'58"	25.00'	28.14'	26.68'	15.77'	N 75°00'44" W
C28	2°12'07"	1183.13'	44.70'	44.70'	22.35'	N 84°45'25" E
C29	1°17'58"	1183.13'	26.38'	26.38'	13.19'	N 86°30'28" E
C31	9°36'47"	890.38'	149.39'	149.21'	74.87'	N 82°33'07" E

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C32	3°18'44"	890.38'	51.47'	51.46'	25.74'	N 56°05'22" E
C33	7°01'55"	890.38'	109.28'	109.21'	54.71'	N 50°55'03" E
C34	1°22'32"	890.38'	21.38'	21.38'	10.69'	N 68°02'47" E
C35	2°16'22"	890.38'	35.32'	35.32'	17.66'	N 69°52'14" E
C36	82°04'10"	25.00'	35.81'	32.83'	21.76'	N 72°16'34" E
C37	90°00'00"	25.00'	39.27'	35.36'	25.00'	S 21°41'21" E
C38	5°17'11"	525.00'	48.44'	48.42'	24.24'	S 20°40'04" W
C39	1°36'13"	525.00'	14.69'	14.69'	7.35'	S 17°13'22" W
C40	90°00'00"	25.00'	39.27'	35.36'	25.00'	S 81°25'16" W
C41	10°20'27"	205.00'	37.00'	36.95'	18.55'	S 68°24'31" E
C42	80°21'14"	205.00'	287.50'	264.51'	173.10'	S 23°03'40" E
C43	14°34'32"	205.00'	52.15'	52.01'	26.22'	S 24°24'13" W
C44	15°09'38"	205.00'	54.24'	54.09'	27.28'	S 39°16'17" W
C45	0°14'17"	205.00'	0.85'	0.85'	0.43'	S 48°58'15" W
C46	7°26'01"	275.00'	35.68'	35.65'	17.86'	N 43°22'23" E
C47	8°24'53"	275.00'	40.39'	40.35'	20.23'	N 35°26'56" E
C48	90°00'00"	25.00'	39.27'	35.36'	25.00'	N 88°18'40" E
C49	92°31'53"	25.00'	40.37'	36.13'	26.13'	S 20°25'24" E
C50	2°37'57"	525.00'	24.12'	24.12'	12.06'	S 24°31'34" W
C51	5°40'30"	525.00'	52.00'	51.98'	26.02'	S 20°22'20" W
C52	5°40'30"	525.00'	52.00'	51.98'	26.02'	S 14°41'50" W
C53	5°40'30"	525.00'	52.00'	51.98'	26.02'	S 09°01'20" W
C54	2°27'49"	525.00'	22.58'	22.57'	11.29'	S 04°57'10" W
C55	102°42'00"	25.00'	44.81'	39.05'	31.28'	S 55°04'16" W
C56	90°00'00"	25.00'	39.27'	35.36'	25.00'	N 28°34'44" W
C57	4°22'06"	475.00'	36.21'	36.21'	18.12'	S 18°36'19" W
C58	2°31'18"	475.00'	20.91'	20.90'	10.46'	S 22°03'00" W
C59	1°56'46"	203.94'	6.93'	6.93'	3.46'	N 43°53'05" W
C60	42°41'56"	20.00'	14.91'	14.56'	7.82'	N 21°32'35" W
C61	8°10'33"	555.00'	79.20'	79.13'	39.67'	N 17°48'27" E
C62	23°56'43"	50.00'	20.90'	20.74'	10.60'	S 61°44'56" E

LINE TABLE

LINE	BEARING	DISTANCE
L109	S 75°07'54" E	74.12'
L110	S 47°21'31" E	52.92'
L111	S 80°06'41" E	45.02'
L112	S 82°30'40" E	92.17'
L113	S 55°32'56" E	24.78'
L114	S 83°05'11" E	43.13'
L115	S 70°28'45" E	54.89'
L116	N 84°09'28" W	30.00'
L117	N 88°17'14" W	62.41'
L118	N 77°12'16" W	10.75'
L119	S 25°50'32" W	10.00'
L120	N 64°09'28" W	10.00'
L121	S 25°50'32" W	113.54'
L122	S 63°59'25" E	58.55'
L123	S 77°04'40" E	112.01'
L124	N 77°04'40" W	114.29'
L125	N 63°59'25" W	80.69'
L126	S 03°40'04" W	20.00'
L127	N 25°50'32" E	20.00'
L128	N 25°50'32" E	59.89'
L129	N 12°51'06" E	123.12'
L130	S 12°51'17" W	117.91'

A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

Du K El L — PROFESSIONAL LAND SURVEYOR — 8/3/21 DATE

NORTH CAROLINA
WAKE COUNTY

I RUSSELL K. ELINGBURG CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 36,000 +-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5 DAY OF August, 2021 A.D.,

Du K El L — PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3414

NORTH CAROLINA PROFESSIONAL SEAL L-3414 LAND SURVEYOR RUSSELL K. ELINGBURG

RECORDED IN BOOK OF MAPS _____ PAGE _____.

OWNER(S):
ARS HILLCREST DEVELOPMENT, LLC
1524 CANTERBURY ROAD
RALEIGH, N.C. 27608

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 100 200 300
SCALE IN FEET

REVISIONS	SUBDIVISION MAP HILLCREST SUBDIVISION PHASE 1		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
	TOWNSHIP: YOUNGSVILLE	COUNTY: FRANKLIN	SURVEY DATE: 5-17-2021	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=100'	DRAWN BY: HS
	ZONE: R-8 CLUSTER	P.I.N.: 1863-64-7806	CHECKED & CLOSURE BY: RKE	FILE:HCSUBPH1S3 SHEET 3 OF 3