Vicinity Map
(Not to Scale)

Subdivision Street Disclosure Statement
All Roadways in the subdivision are hereby declared public. The maintenance of all 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 any time after the approval of this plat, into the North Carolina State Road System.

I hereby certify that the streets, utilities, and other improvements have been installed in an acceptable manner and according to county specifications in the subdivision entitled Tar River Estates Phase III *or that a security bond or irrevocable letter of credit in the amount of $* 143,125.25 *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.

4-14-22
Date

Subdivision Administrator Or Assistant

To the best of my knowledge this survey is not within 2000 feet of a Grid Monument.

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

NOTE
This survey has been completed without the benefit of a title report and therefore does not necessarily indicate all encumbrances on the subject property.

All Areas By Coordinate Method

Zoned A-R

Building Setbacks
Front = 30'
Side = 10'
Rear = 25'

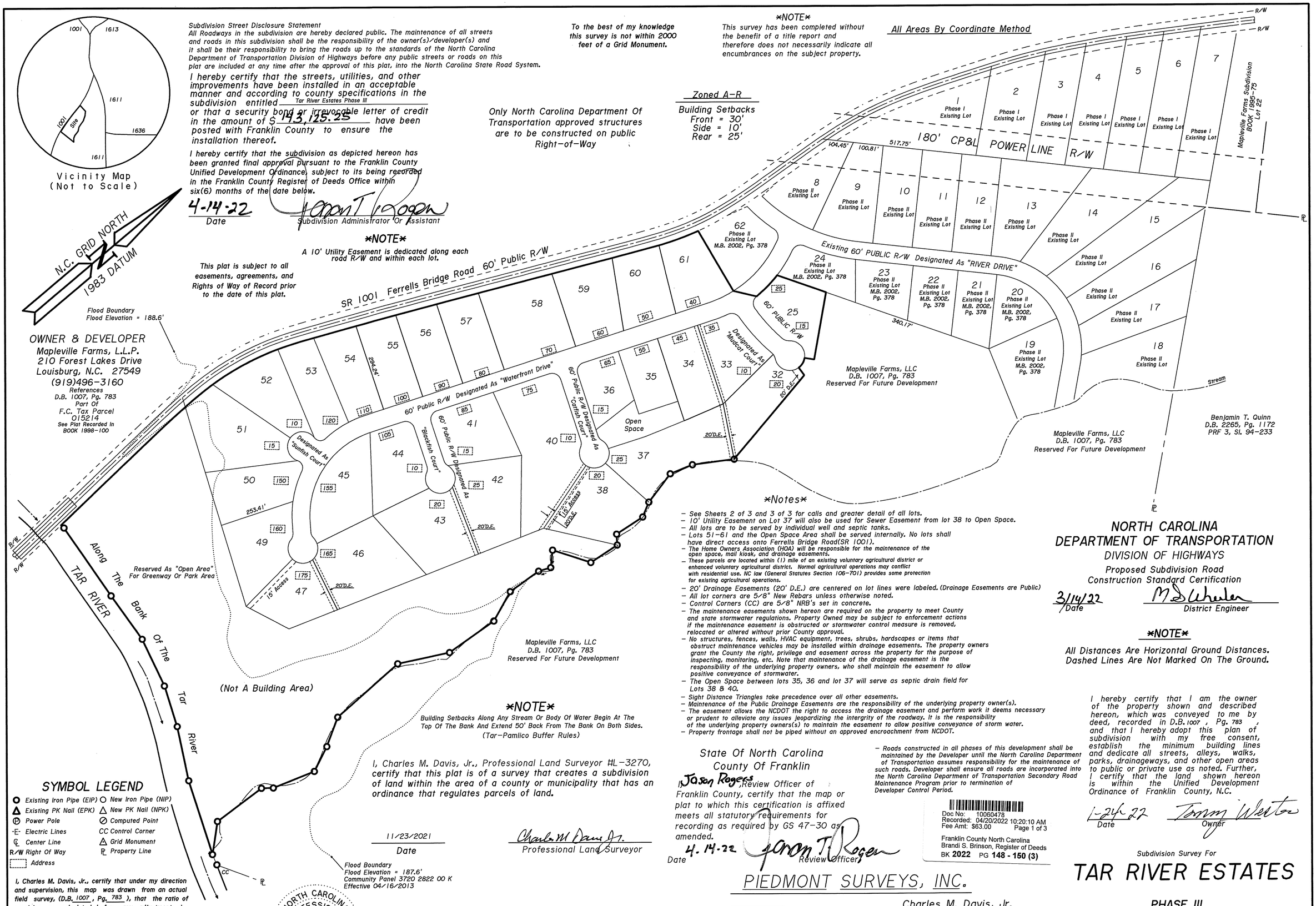
NOTE
A 10' Utility Easement is dedicated along each road R/W and within each lot.

This plat is subject to all easements, agreements, and Rights of Way of Record prior to the date of this plat.

N.C. GRID NORTH
1983 DATUM

Flood Boundary
Flood Elevation = 188.6'

OWNER & DEVELOPER
Mapleville Farms, L.L.P.
210 Forest Lakes Drive
Louisburg, N.C. 27549
(919)496-3160
References
D.B. 1007, Pg. 783
Part Of
F.C. Tax Parcel
015214
See Plat Recorded In
BOOK 1998-100



NOTE
Building Setbacks Along Any Stream Or Body Of Water Begin At The Top Of The Bank And Extend 50' Back From The Bank On Both Sides.
(Tar-Pamlico Buffer Rules)

Notes

- See Sheets 2 of 3 and 3 of 3 for calls and greater detail of all lots.
- 10' Utility Easement on Lot 37 will also be used for Sewer Easement from lot 38 to Open Space.
- All lots are to be served by individual well and septic tanks.
- Lots 51-61 and the Open Space Area shall be served internally. No lots shall have direct access onto Ferrells Bridge Road(SR 1001).
- The Home Owners Association (HOA) will be responsible for the maintenance of the open space, mail kiosk, and drainage easements.
- These parcels are located within (1) mile of an existing voluntary agricultural district or enhanced voluntary agricultural district. Normal agricultural operations may conflict with residential use. NC law (General Statutes Section 106-701) provides some protection for existing agricultural operations.
- 20' Drainage Easements (20' D.E.) are centered on lot lines were labeled. (Drainage Easements are Public)
- All lot corners are 5/8" New Rebars unless otherwise noted.
- Control Corners (CC) are 5/8" NRB's set in concrete.
- The maintenance easements shown hereon are required on the property to meet County and state stormwater regulations. Property Owned may be subject to enforcement actions if the maintenance easement is obstructed or stormwater control measure is removed, relocated or altered without prior County approval.
- No structures, fences, walls, HVAC equipment, trees, shrubs, hardscapes or 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 stormwater.
- The Open Space between lots 35, 36 and lot 37 will serve as septic drain field for Lots 38 & 40.
- Sight Distance Triangles take precedence over all other easements.
- Maintenance of the Public Drainage Easements are 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 intergrity of the roadway. It is the responsibility of the underlying property owners(s) to maintain the easement to allow positive conveyance of storm water.
- Property frontage shall not be piped without an approved encroachment from NCDOT.
- Roads constructed in all phases of this development shall be maintained by the Developer until the North Carolina Department of Transportation assumes responsibility for the maintenance of such roads. Developer shall ensure all roads are incorporated into the North Carolina Department of Transportation Secondary Road Maintenance Program prior to termination of Developer Control Period.

NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
Proposed Subdivision Road
Construction Standard Certification

3/14/22
Date

District Engineer

NOTE
All Distances Are Horizontal Ground Distances. Dashed Lines Are Not Marked On The Ground.

I, Charles M. Davis, Jr., Professional Land Surveyor #L-3270, 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.

11/23/2021
Date

Professional Land Surveyor

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 as amended.

4-14-22
Date

Review Officer

Doc No: 10060478
Recorded: 04/20/2022 10:20:10 AM
Fee Amt: $63.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2022 PG 148 - 150 (3)

I hereby certify that I am the owner of the property shown and described hereon, which was conveyed to me by deed, recorded in D.B. 1007 *, Pg.* 783 *, and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building lines and dedicate all streets, alleys, walks, parks, drainageways, and other open areas to public or private use as noted. Further, I certify that the land shown hereon is within the Unified Development Ordinance of Franklin County, N.C.*

1-24-22
Date

Owner

SYMBOL LEGEND

- Existing Iron Pipe (EIP)
- New Iron Pipe (NIP)
- Existing PK Nail (EPK)
- New PK Nail (NPK)
- Power Pole
- Computed Point
- Electric Lines
- CC Control Corner
- Center Line
- Grid Monument
- R/W Right Of Way
- Property Line
- Address

I, Charles M. Davis, Jr., certify that under my direction and supervision, this map was drawn from an actual field survey, (D.B. 1007 *, Pg.* 783 *), that the ratio of precision as calculated, before any adjustments, is 1:* 10,000+ *, and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this* 23rd *day of* November, 2021 *.*

PLS-3270

NORTH CAROLINA PROFESSIONAL SEAL L-3270 LAND SURVEYOR CHARLES M. DAVIS, JR.

200 0 200 400 600
GRAPHIC SCALE - FEET

Job 20TRIVER.crd; 21TAR.pll; 21-F-110-L

PIEDMONT SURVEYS, INC.

License No: C-0799

Charles M. Davis, Jr.
Professional Land Surveyor
105 CHURCH STREET - P.O. BOX 562
LOUISBURG, NC 27549 (919)496-3797
FAX (919)496-5157

Subdivision Survey For

TAR RIVER ESTATES

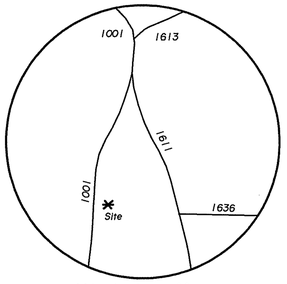
PHASE III

Sheet 1 Of 3

Cypress Creek Township
Franklin County, North Carolina

Scale 1" = 200'

November 23, 2021



Vicinity Map
(Not to Scale)

Curve Table

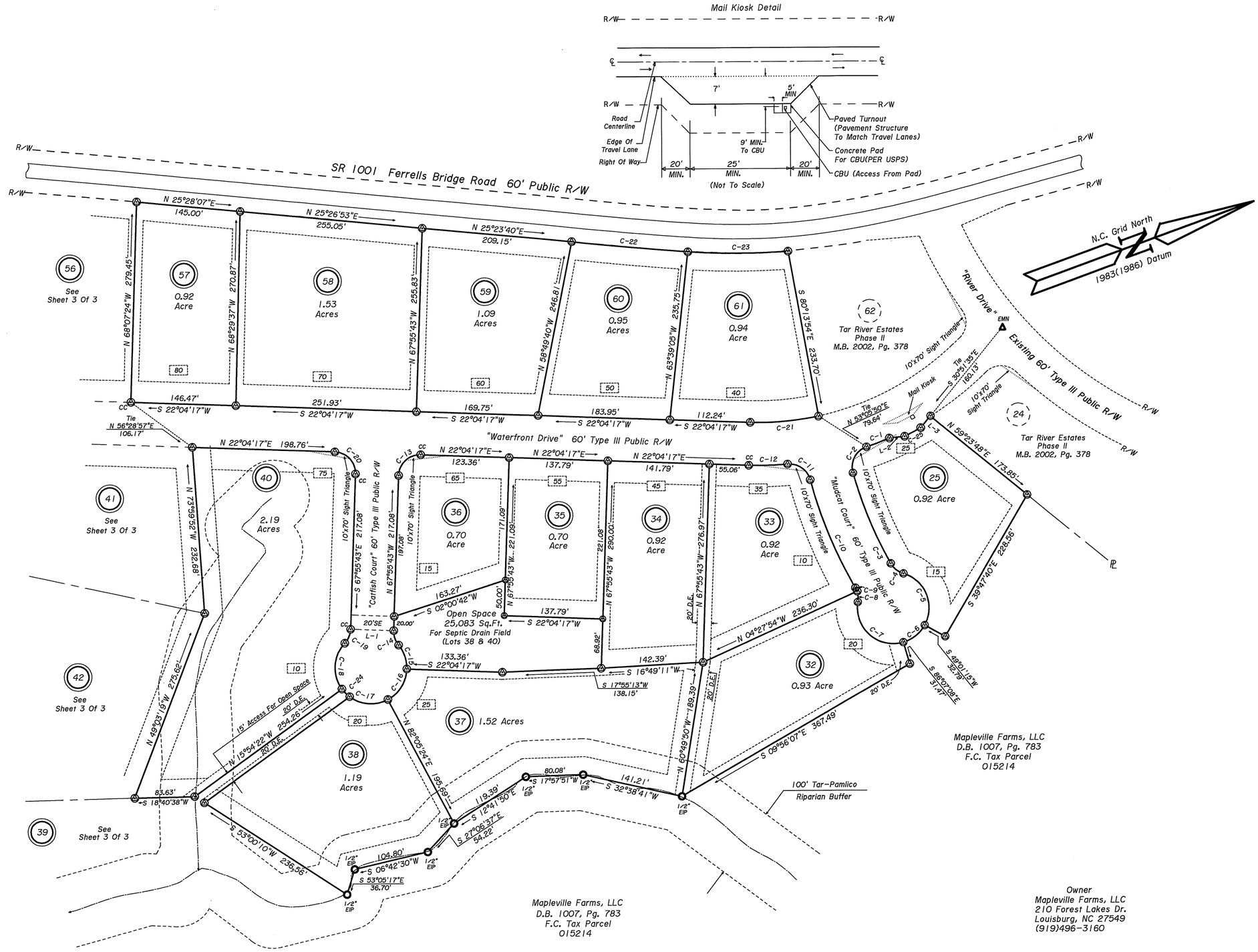
CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	449.195'	99.286'	99.084'	S 05°34'42"E
C-2	30.000'	45.316'	41.129'	S 42°31'13"E
C-3	589.836'	137.151'	136.842'	N 87°32'40"E
C-4	30.000'	23.064'	22.500'	N 58°51'31"E
C-5	50.000'	89.175'	77.817'	N 87°55'38"E
C-6	50.000'	39.148'	38.156'	S 18°32'57"E
C-7	50.000'	100.926'	84.644'	S 61°42'27"W
C-8	30.000'	15.112'	14.953'	N 74°53'49"W
C-9	30.000'	5.375'	5.368'	S 85°32'21"W
C-10	649.836'	164.031'	163.596'	S 87°38'16"W
C-11	30.000'	41.733'	38.448'	S 55°01'02"W
C-12	449.195'	54.144'	54.111'	S 18°37'07"W
C-13	30.000'	47.124'	42.426'	S 22°55'43"E
C-14	30.000'	21.682'	21.213'	S 88°38'01"E
C-15	50.000'	36.137'	35.355'	S 88°38'01"E
C-16	50.000'	52.376'	50.014'	S 37°55'10"E
C-17	50.000'	71.562'	65.608'	S 33°05'31"W
C-18	50.000'	69.278'	63.868'	N 66°12'46"W
C-19	30.000'	21.682'	21.213'	N 47°13'26"W
C-20	30.000'	47.124'	42.426'	S 67°04'17"W
C-21	389.195'	96.020'	95.776'	N 15°00'13"E
C-22	4053.310'	162.733'	162.722'	N 25°06'25"E
C-23	1055.555'	140.103'	140.000'	N 20°00'40"E
C-24	50.000'	15.235'	15.176'	S 65°21'54"W
C-25	456.195'	25.389'	25.386'	N 07°45'54"W

Line Table

COURSE	BEARING	DISTANCE
L-1	N 22°04'17"E	60.00'
L-2	N 14°15'14"E	21.33'
L-3	N 29°47'01"W	21.33'

Zoned A-R

Building Setbacks
Front = 30'
Side = 10'
Rear = 25'



SYMBOL LEGEND

- Existing Iron Pipe(EIP)
- Existing PK Nail(EPK)
- Existing RR Spike(ERS)
- Ex. Conc. Mon.(ECM)
- 50 Penny Nail(50PN)
- Existing Axle(EA)
- Power Pole
- Existing Solid Iron(ESI)
- Electric Lines
- Center Line
- R/W Right of Way
- Man Hole
- Existing Planted Stone(EPS)
- New Rebar (NRB)
- EMN Existing Mag Nail
- New Iron Pipe(NIP)
- New PK Nail(NPK)
- New RR Spike(NRS)
- New Conc. Mon.(NCM)
- Existing Rebar(ERB)
- Computed Point(CP)
- CC Control Corner
- Light Pole
- Grid Monument
- Property Line
- R/W Monument
- Telephone Lines
- Utility Lines
- 10 Address
- SDF Septic Drain Field
- SE Sewer Easement

100 0 100 200 300
GRAPHIC SCALE – FEET

Job 20TRIVER.crd; 21TAR1.pll; 21TAR1.pts; 21-F-110-L

The name of the owner(s) as shown is for indexing purposes only, and shall not be construed as title certification.

I, Charles M. Davis, Jr., certify that under my direction and supervision, this map was drawn from an actual field survey, (D.B. 1007, Pg. 783), that the ratio of precision as calculated, before any adjustments, is 1: 10,000+, and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 23rd day of November, 2021.

PLS-3270 Charles M. Davis

NORTH CAROLINA PROFESSIONAL SEAL L-3270 LAND SURVEYOR CHARLES M. DAVIS, JR.

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 as amended.

4-14-22 Jason T. Rogers
Date Review Officer

PIEDMONT SURVEYS, INC.

PIEDMONT SURVEYS, INC.

License No: C-0799

Charles M. Davis, Jr.
Professional Land Surveyor
105 CHURCH STREET – P.O. BOX 562
LOUISBURG, NC 27549 (919)496-3797
FAX (919)496-5157

Subdivision Survey For

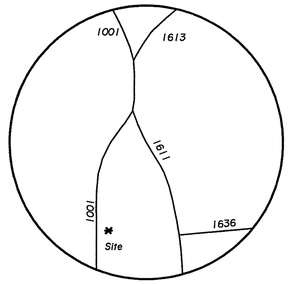
TAR RIVER ESTATES PHASE III

Sheet 2 Of 3

Cypress Creek Township
Franklin County, North Carolina

Scale 1" = 100'

November 23, 2021



Vicinity Map
(Not to Scale)

Curve Table

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	3085.205'	135.285'	135.274'	N 02°41'30"W
C-2	1288.439'	119.198'	119.156'	N 00°39'20"E
C-3	924.598'	249.290'	248.536'	N 11°45'54"E
C-4	1538.976'	126.054'	126.019'	N 22°56'14"E
C-5	30.000'	47.124'	42.426'	S 22°55'43"E
C-6	30.000'	21.682'	21.213'	S 88°38'01"E
C-7	50.000'	83.690'	74.257'	S 61°23'15"E
C-8	50.000'	90.047'	78.362'	S 38°09'24"W
C-9	50.000'	55.616'	52.793'	N 58°23'05"W
C-10	30.000'	21.682'	21.213'	N 47°13'26"W
C-11	30.000'	47.124'	42.426'	S 67°04'17"W
C-12	292.446'	385.744'	358.382'	S 15°42'57"E
C-13	30.000'	21.682'	21.213'	S 74°12'29"E
C-14	50.000'	22.540'	22.350'	S 81°59'53"E
C-15	50.000'	59.676'	56.196'	S 34°53'30"E
C-16	50.000'	74.503'	67.799'	S 41°59'13"W
C-17	50.000'	72.634'	66.414'	N 53°42'35"W
C-18	30.000'	21.682'	21.213'	N 32°47'54"W
C-19	352.446'	70.116'	70.000'	N 47°48'13"W
C-20	352.446'	107.538'	107.122'	N 33°21'50"W
C-21	25.000'	42.103'	37.301'	N 72°52'09"W
C-22	50.000'	93.743'	80.604'	N 67°24'17"W
C-23	50.000'	93.743'	80.604'	N 40°01'01"E
C-24	25.000'	42.103'	37.301'	N 45°28'53"E
C-25	352.446'	95.122'	94.833'	N 04°58'00"E
C-26	352.446'	57.656'	57.592'	N 17°23'05"E

NOTE

Building Setbacks Along Any Stream Or Body Of Water Begin At The Top Of The Bank And Extend 50' Back From The Bank On Both Sides. (Tar-Pamlico Buffer Rules)

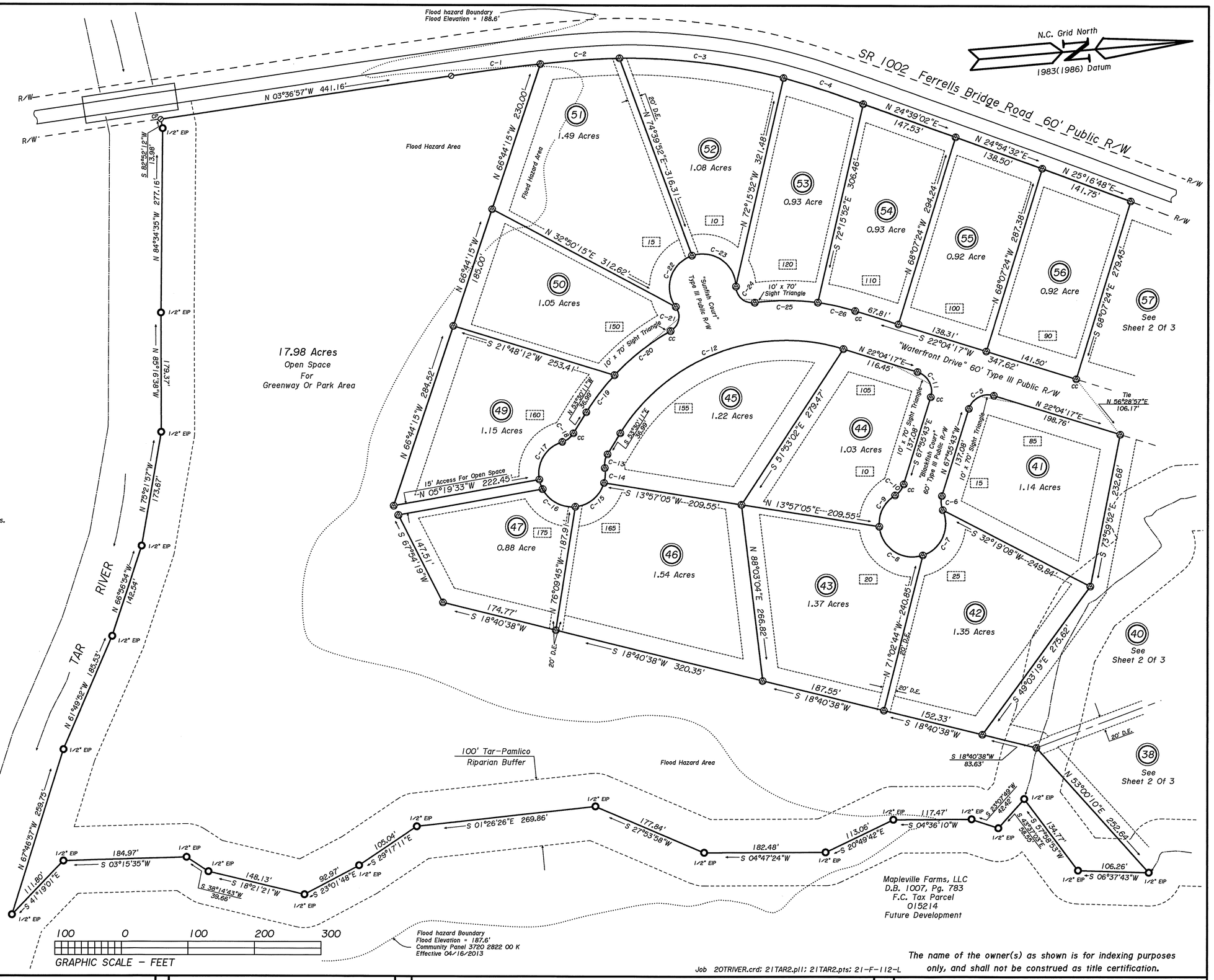
Zoned A-R

Building Setbacks
Front = 30'
Side = 10'
Rear = 25'

Owner
Mapleville Farms, LLC
210 Forest Lakes Dr.
Louisburg, NC 27549
(919)496-3160

SYMBOL LEGEND

- Existing Iron Pipe(EIP)
- Existing PK Nail(EPK)
- Existing RR Spike(ERS)
- Ex. Conc. Mon.(ECM)
- 50 Penny Nail(50PN)
- Existing Axle(EA)
- Power Pole
- Existing Solid Iron(ESI)
- Electric Lines
- Center Line
- R/W Right of Way
- Man Hole
- Existing Planted Stone(EPS)
- New Rebar (NRB)
- New Iron Pipe(NIP)
- New PK Nail(NPK)
- New RR Spike(NRS)
- New Conc. Mon.(NCM)
- Existing Rebar (ERB)
- Computed Point(CP)
- CC Control Corner
- Light Pole
- Grid Monument
- Property Line
- R/W Monument
- Telephone Lines
- Utility Lines
- Address
- SDF Septic Drain Field



Job 20TRIVER.crd: 21TAR2.pll: 21TAR2.pts: 21-F-112-L

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PLS-3270 Charles M. Davis Jr.

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4-14-22
Date

Review Officer

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Subdivision Survey For

TAR RIVER ESTATES PHASE III

Sheet 3 Of 3

Cypress Creek Township
Franklin County, North Carolina

Scale 1" = 100'

November 23, 2021