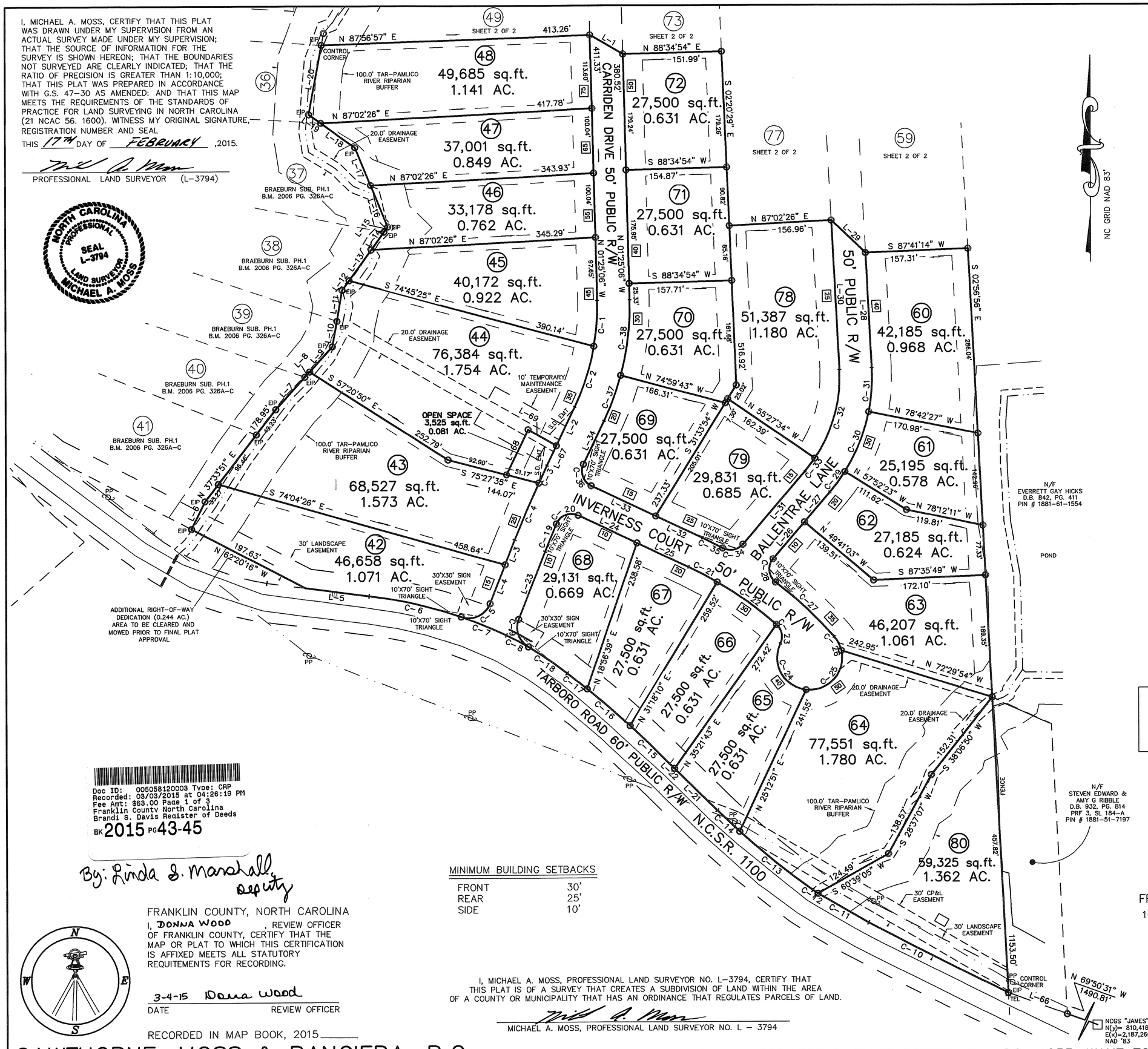
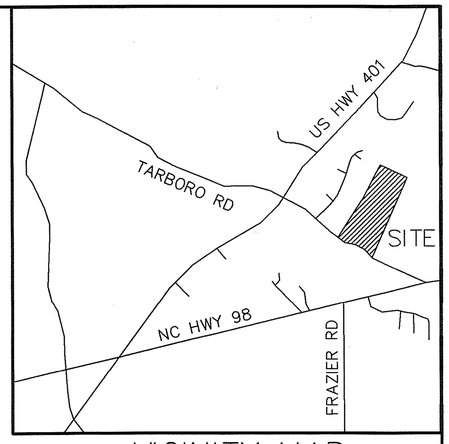
I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED: AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 17TH DAY OF FEBRUARY ,2015.

PROFESSIONAL LAND SURVEYOR (L–3794)

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





VICINITY MAP

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
O – 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.D. EMT– SLOPE AND DRAINAGE EASEMENT
– ADDRESS

NOTES:
– THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELEOPMENT ORDINANCE.
–THERE IS A 10' 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 PERMENANT 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, MAINTAINANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP's.
– THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTAINANCE AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMPS.
– ALL TEMPORARY EASEMENTS ARE TO BE ABANDONED WITH REMOVAL OF THE SEDIMENT BASINS.
– SEE SHEET 3 OF 3 FOR OWNERS SIGNATURE AND ALL OTHER GOVERNMENTAL SIGNATURES AND SIGNOFFS.
– THE OPEN SPACE LOT IS TO BE USED FOR AS A CENTRALIZED BOX UNIT FOR POSTAL SERVICE FOR THE NEIGHBORHOOD AND WILL BE MAINTAINED BY THE DEVELOPER UNTIL THE LOT HAS BEEN DEEDED TO THE WYNDEN PLACE HOMEOWNERS ASSOCIATION.

LINE TYPE LEGEND

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

FINAL PLAT FOR

WYNDEN PLACE SUBDIVISION

OWNER: XR, LLC
REF: D.B. 1959, PAGE 155
REF: M.B. 2006, PAGE 114
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
OCTOBER 14, 2014
REVISED FEBRUARY 11, 2015
ZONED R–15
PIN # 1881–52–2250
SHEET 1 OF 3

(WYNDEN PLACE.DWG–JF)

Doc ID: 005058120003 Type: CRP
Recorded: 03/03/2015 at 04:26:19 PM
Fee Amt: $63.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 2015 PG 43-45

By: Linda S. Marshall, Deputy

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

FRANKLIN COUNTY, NORTH CAROLINA
I, DONNA WOOD , REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUITEMENTS FOR RECORDING.

3-4-15 Donna Wood
DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2015_____

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L–3794, 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.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L – 3794

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

Book 2015 page 43 3-3-15 Sheet 1 of 3