NOTE:
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING.

- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS

MINIMUM BUILDING SETBACKS

- FRONT = 35'
- SIDE = 10'
- REAR = 30'

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720182400 J
EFFECTIVE DATE: APRIL 16, 2007

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD

DESIGN STANDARDS CERTIFICATION
Approved: Stephen D. Lindsey
District Engineer
Date: April, 22, 2008
ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

REFERENCES

1. MAP ENTITLED PROPERTY OF "MICHAEL C. GOSWICK" DRAWN BY PAUL BAILEY, RLS-1561 ROXBORO, N.C.
2. ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
3. FRANKLIN COUNTY G.I.S. MAPS

LEGEND

- ● EIP = EXISTING IRON PIPE
- ● EPK = EXISTING P.K. NAIL
- ● ERB = EXISTING RE-BAR
- ● PKS = P.K. NAIL SET
- o = IRON PIPE SET
- o CP = COMPUTED POINT (NOT FOUND OR SET)
- = UTILITY POLE
- — OHE — = OVERHEAD UTILITY LINE
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- ℄ = CENTERLINE
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- 0000 = FRANKLIN COUNTY ADDRESS

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. RESTRICTIVE COVENANTS RECORDED AT DEED BOOK _____, PAGE _____.
7. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER 10' AT REAR AND 5' ON EACH SIDE LINE OF EACH LOT.
8. IRON PIPES SET AT ALL NEW LOT CORNERS.
9. LOTS TO BE SERVED BY COUNTY WATER AND INDIVIDUAL SEPTIC SYSTEM.
10. DRAINAGE EASEMENTS TO FOLLOW NATURAL LOW AREA OR CONSTRUCTED DITCHES UNLESS NOTED OTHERWISE.
11. NO GRID OR CONTROL MONUMENT FOUND WITHIN 2000' OF PROPERTY.
12. ALL LOTS TO BE SERVED FROM INTERNAL STREETS. NO LOT SHALL HAVE ACCESS FROM POCOMOKE ROAD (S.R. 1127) OR N.C. HIGHWAY 96.
13. LOTS 29 AND 33 SHALL BE SERVED BY MADEIRA DRIVE TO MEET MINIMUM HOUSING REQUIREMENTS FOR ADDITION TO THE STATE ROAD SYSTEM.
14. SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.

I (WE) HERBY 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 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.
FUTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

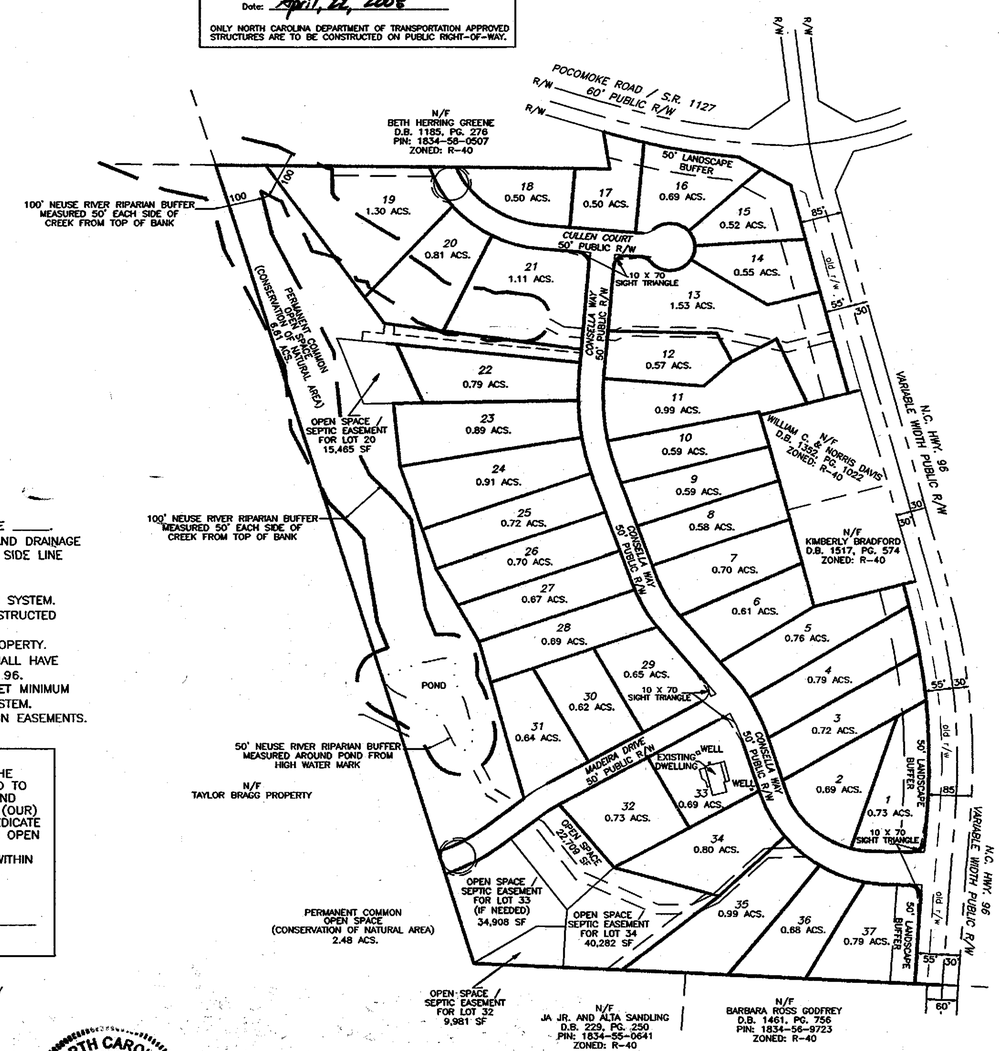
OWNER: _____ DATE: 4/16/08

I, Herbert H. Proctor Jr., certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

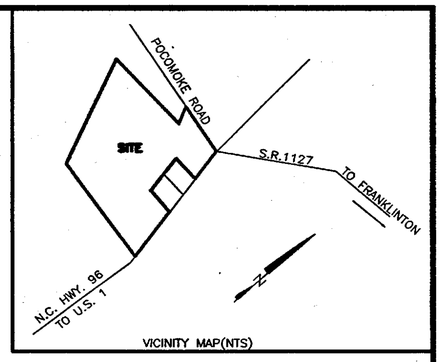
I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____ page _____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 7TH day of APRIL, 2008.

Professional Land Surveyor L-3621

NORTH CAROLINA PROFESSIONAL SEAL L-3621 LAND SURVEYOR HERBERT H. PROCTOR, JR.



MAGNETIC (SEE REFERENCE #1)



VICINITY MAP(NTS)

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 WINDSOR ESTATES OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $_____ 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 WITH IN (6) MONTHS OF THE DATE BELOW.

Donna Wood — 5-15-08
ADMINISTRATOR / ASSISTANT — DATE

WATERSHED ADMINISTRATOR'S CERTIFICATE

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTIONS MAY APPLY.

N/A
DATE — WATERSHED ADMINISTRATOR

SITE DATA

- *TOTAL AREA IN SUBDIVISION = 40.27 ACS.*
- *MAXIMUM NUMBER OF LOTS = 41*
- *TOTAL NUMBER OF LOTS = 37*
- *MINIMUM LOT SIZE = 20,000 S.F.*
- *MINIMUM LOT WIDTH = 75'*
- *AVERAGE LOT SIZE = 0.75 ACS. (32,717 SF.)*
- *MINIMUM LOT SIZE = 0.50 ACS. (21,950 SF.)*
- *AREA OF PERMANENT OPEN SPACE = 9.09 ACS.*
- *PERCENTAGE OF PERMANENT OPEN SPACE = 22.57%*
- *LINEAR FEET OF STREET = 2,885*
- *AREA OF STREET = 3.51 ACS.*

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

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

DATE 5-14-08 Donna Wood
REVIEW OFFICER

HOMEOWNER'S ASSOCIATION COVENANTS, CONDITIONS, AND RESTRICTIONS FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ (A.M./P.M.) AND DULY RECORDED IN DEED BOOK _____, AT PAGE _____.

REGISTER OF DEEDS

Doc ID: 003168210001 Type: CRP
Recorded: 05/15/2008 at 12:21:00 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Linda H. Stone Register of Deeds
BK 2008 PG 175

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

OWNER/DEVELOPER
NEW ERA AUSTIN ROAD DEVELOPERS
2221 FIFTH AVE.
SUITE 13
RONKONKOMA, N.Y. 11775
631-467-8847

SHEET 1 OF 3

FINAL PLAT / COVER SHEET

WINDSOR ESTATES

LOTS 1 THRU 37
(A CLUSTER SUBDIVISION)

FRANKLINTON TOWNSHIP	NORTH CAROLINA
FRANKLIN COUNTY	OWNER
ZONED R-40	P.I.N. 1834-57-6379, 1834-58-4203

STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
319 CHAPANOKE ROAD SUITE 106
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661

DATE 04/22/08	SURVEYED BY	JOB
SCALE 1"=200'	DRAWN BY	DWG. NO.
REVISIONS		RC-WINDSOR-CV

BOOK OF MAPS 2008, PAGE 175 by: Carolyn Coley Asst.

Book 2008 page 175 5-15-08 Sheet 1 of 3