I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED, WITNESS MY OFFICIAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 2ND DAY OF NOVEMBER, A.D. 2020.

PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

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

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

PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

CERTIFICATION OF OWNERSHIP

THE UNDERSIGNED HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF FRANKLIN AND THAT I HEREBY ADOPT THIS PLAT WITH MY FREE CONSENT.

OWNER — 11/2/2020 DATE

PRIVATE ROAD DISCLOSURE
IN ACCORDANCE WITH NCGS 136–102.6

THIS STATEMENT IS TO ADVISE THAT ONE OR MORE OF THE ROADS SERVING THIS SUBDIVISION ARE DESIGNATED AS PRIVATE ROADS, NOT PUBLIC ROADS. ALL OWNERS OF PROPERTY WITHIN THE SUBDIVISION HAVE EASEMENTS WITH ONE ANOTHER TO TRAVEL OVER AND ACROSS SUCH ROADS. THE RESPONSIBILITY FOR MAINTENANCE OF SUCH PRIVATE ROADS FALLS SOLELY UPON THE PROPERTY OWNERS WITHIN THE SUBDIVISION. NO REPRESENTATION IS MADE THAT THE PRIVATE ROADS WITHIN THIS SUBDIVISION MEET THE MINIMUM REQUIREMENTS NECESSARY TO ALLOW SUCH ROADS TO BE INCLUDED IN THE STATE SECONDARY ROAD SYSTEM. IF THIS PROPERTY IS NOT ACCEPTED AND ADDITIONAL ROADS ARE CONSTRUCTED TO MEET THE REQUIREMENTS FOR ACCEPTANCE, THE OWNERS OF THE PROPERTY SHOWN HEREON WILL EVENTUALLY ASSUME MAINTENANCE OF SUCH ROADS. MOREOVER, IF SUCH PRIVATE ROADS ARE NOT ADEQUATELY CONSTRUCTED AND MAINTAINED, EMERGENCY SERVICE PROVIDERS AND PUBLIC SERVICE VEHICLES MAY BE UNABLE TO PROVIDE ADEQUATE SERVICE TO THE RESIDENTS OF THE SUBDIVISION.

SUBDIVIDER — 11/2/2020 DATE

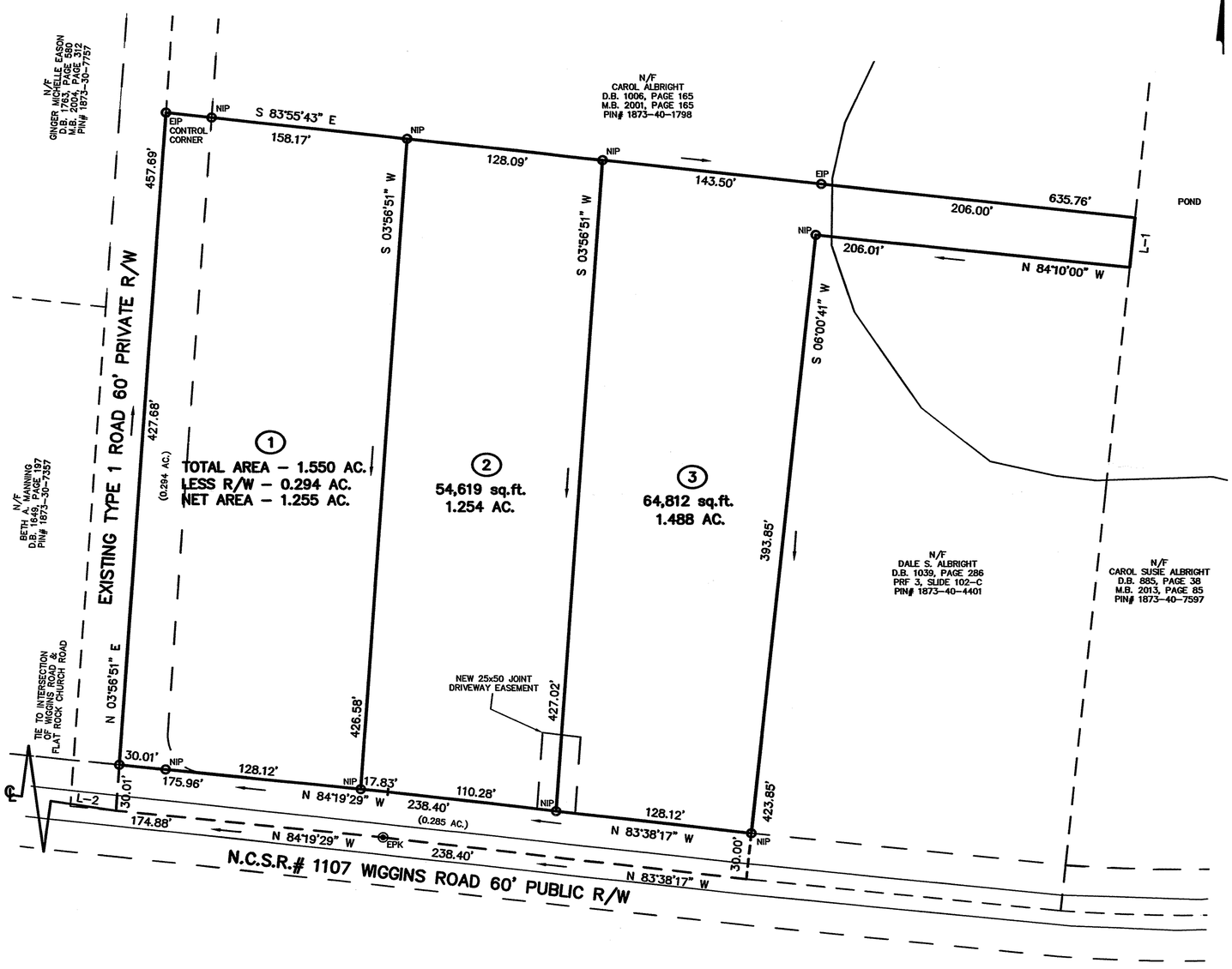
I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC ROADS OR ANY CHANGE IN EXISTING PUBLIC ROADS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE,

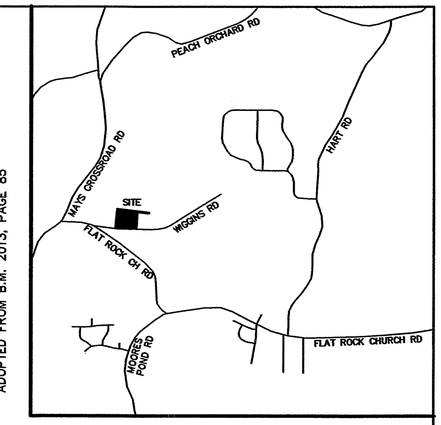
ADMINISTRATOR/ASSISTANT — 11/3/2020 DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 5/3/2021 DATE AND MUST BE RESUBMITTED FOR REAPPROVAL.

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S 06°00'00" W	32.67'
L–2	S 81°34'30" E	1205.67'

ADOPTED FROM B.M. 2013, PAGE 85





VICINITY MAP

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
NIP – 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
XX – ADDRESS

NOTES:

– AREA COMPUTED BY COORDINATE METHOD.
– THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
– THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).
– ALL LOTS WILL BE SERVED INTERNALLY BY THE PRIVATE R/W.
– ROAD MAINTENANCE AGREEMENT IS RECORDED IN D.B. ____, PAGE ____
– ALL LOTS SHALL ACCOMMODATE ON–SITE SEPTIC TREATMENT AND DISPOSAL. NO OFF–SITE SEPTIC SYSTEMS OR EASEMENTS. IF A VARIANCE OF UDO DEVELOPMENT STANDARDS IS APPLIED FOR IN THE FUTURE, A HARDSHIP WILL NOT BE PRESENT.

LINE TYPE LEGEND

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

MINOR SUBDIVISION PLAT FOR

ALBRIGHT ACRES, LLC

WIGGINS ROAD
OWNER: ALBRIGHT ACRES, LLC
REF: D.B. 1368, PAGE 686
REF: M.B. 2001, PAGE 165
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120
SCALE 1"=60'

FEBRUARY 5, 2020
ZONED R–1
PIN# 1873–40–0497

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

11/2/2020
DATE — REVIEW OFFICER

RECORDED IN MAP BOOK 2020 PAGE ____

Doc No: 10033635
Recorded: 11/03/2020 12:50:15 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2020 PG 358 - 358 (1)

CMP

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

(ALBRIGHT–WIGGINS MINOR–RECOM.DWG – MC)