DocuSign Envelope ID: 2D8E2066-304A-4228-B2B8-2BA6DBAAF8B0

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 ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 1st DAY OF February A.D. 2022.

DocuSigned by:
Michael A. Moss
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.

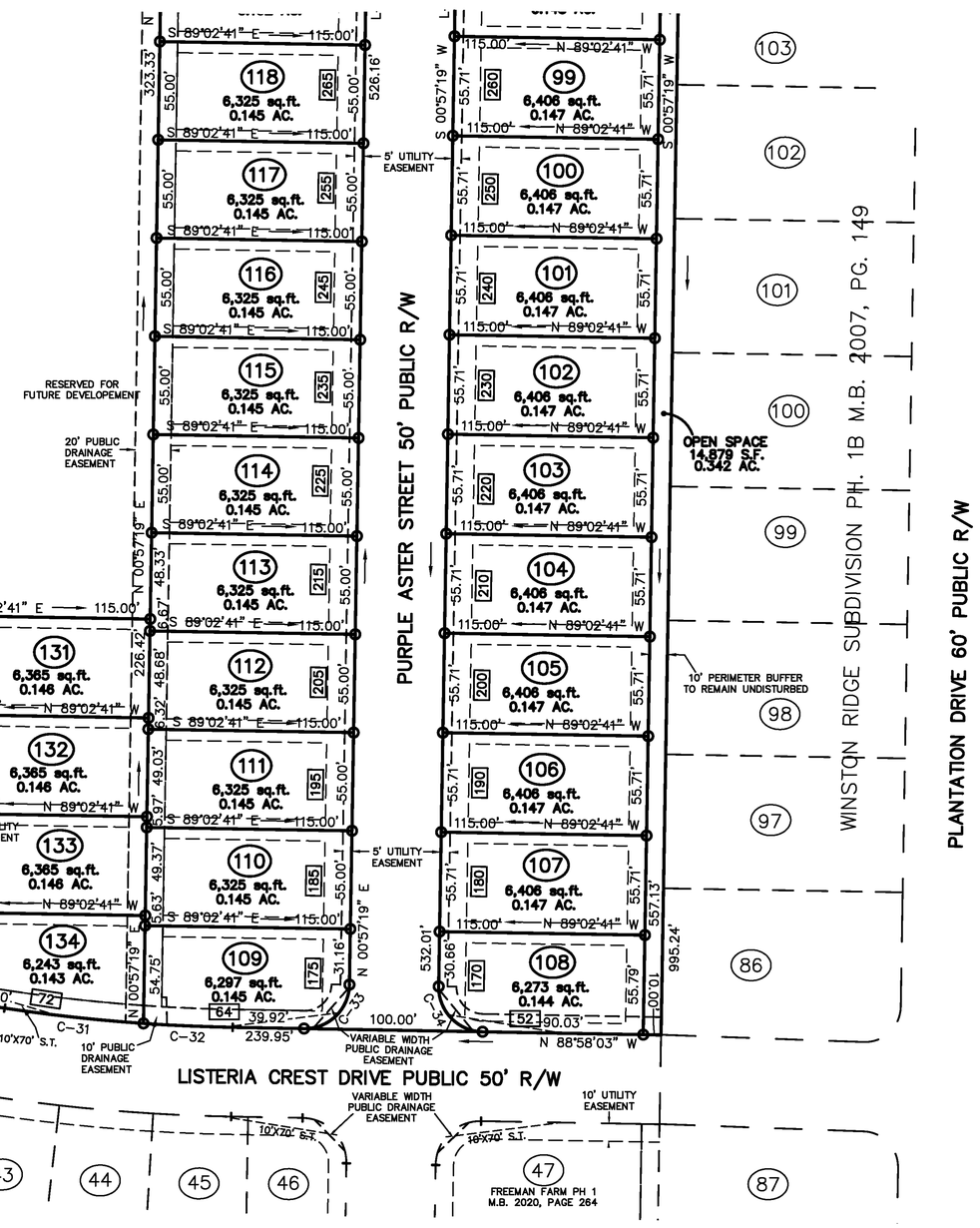
DocuSigned by:
Michael A. Moss
PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

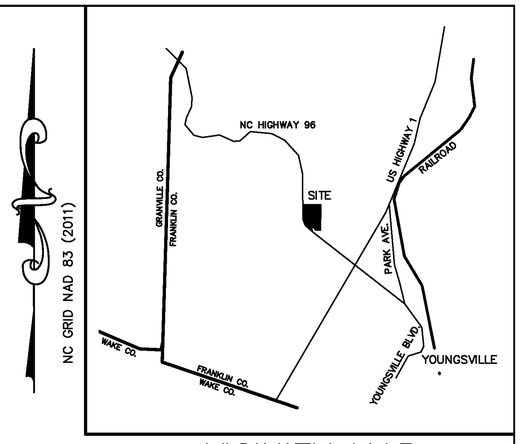
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C–1	29.46'	1420.00'	29.46'	N 82°01'25" W
C–2	7.58'	1420.00'	7.58'	S 82°46'16" E
C–3	49.84'	1420.00'	49.84'	S 83°55'46" E
C–4	57.43'	1420.00'	57.42'	S 86°05'37" E
C–5	42.51'	1420.00'	42.51'	S 88°06'36" E
C–6	96.75'	205.00'	95.86'	S 31°17'21" W
C–7	25.87'	205.00'	25.85'	S 48°25'30" W
C–8	21.03'	25.00'	20.41'	S 76°08'04" W
C–9	21.38'	50.00'	21.22'	S 87°58'36" W
C–10	30.00'	50.00'	29.55'	S 58°32'07" W
C–11	30.00'	50.00'	29.55'	S 24°09'28" W
C–12	30.00'	50.00'	29.55'	S 10°13'11" E
C–13	30.00'	50.00'	29.55'	N 44°35'50" W
C–14	30.00'	50.00'	29.55'	N 78°58'29" W
C–15	30.00'	50.00'	29.55'	N 66°38'52" E
C–16	39.80'	50.00'	38.76'	N 26°39'16" E
C–17	16.29'	25.00'	16.01'	S 22°31'19" W
C–18	4.73'	25.00'	4.73'	S 46°37'00" W
C–19	23.21'	255.00'	23.20'	N 49°25'56" E
C–20	50.60'	255.00'	50.52'	N 41°08'24" E
C–21	44.70'	255.00'	44.64'	S 30°26'00" W
C–22	34.02'	255.00'	33.99'	N 21°35'24" E
C–23	11.22'	255.00'	11.22'	N 16°30'26" E
C–24	43.87'	255.00'	43.81'	N 10°00'35" E
C–25	18.36'	255.00'	18.36'	S 03°01'06" W
C–26	26.64'	370.00'	26.64'	N 03°01'06" E
C–27	65.65'	370.00'	65.56'	S 10°09'50" W
C–28	23.28'	370.00'	23.28'	S 27°12'53" W
C–29	42.59'	25.00'	37.63'	N 49°45'47" E
C–30	35.95'	25.00'	32.93'	N 40°14'13" W
C–31	78.21'	975.00'	78.19'	S 83°43'38" E
C–32	50.07'	975.00'	50.07'	S 87°29'47" E
C–33	39.30'	25.00'	35.38'	N 45°59'38" E
C–34	39.24'	25.00'	35.33'	N 44°00'22" W
C–35	24.57'	205.00'	24.56'	N 02°28'44" W
C–36	204.26'	205.00'	195.92'	S 34°27'29" E
C–37	45.79'	255.00'	45.73'	S 58°58'19" E
C–38	45.78'	255.00'	45.72'	N 48°41'01" W
C–39	45.81'	255.00'	45.75'	S 38°23'36" E
C–40	45.86'	255.00'	45.80'	S 28°05'38" E
C–41	45.85'	255.00'	45.79'	S 17°47'25" E
C–42	45.84'	255.00'	45.78'	N 07°29'19" W
C–43	14.66'	255.00'	14.66'	N 00°41'30" W

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	N 42°05'45" E	71.81'
L–2	N 42°05'45" E	11.25'
L–3	N 32°47'16" E	37.50'
L–4	N 32°49'51" E	21.91'
L–5	S 81°25'46" E	24.40'
L–6	S 81°25'46" E	26.78'
L–7	S 88°58'03" E	8.38'
L–8	S 52°02'22" W	82.17'
L–9	N 52°02'22" E	82.17'
L–10	S 72°13'55" E	50.00'
L–11	S 31°02'38" W	26.17'
L–12	S 38°25'09" W	25.52'
L–13	N 00°57'19" E	32.68'
L–14	S 00°57'19" W	32.68'
L–15	N 72°16'08" E	52.78'
L–16	S 00°57'19" W	37.89'
L–17	N 00°57'19" E	43.61'
L–18	N 21°19'53" E	50.20'
L–19	N 00°10'34" E	25.00'

LINE TYPE LEGEND

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





VICINITY MAP

OWNER/DEVELOPER:

KB HOME
4506 S, MIAMI BLVD, STE 100
PO BOX 91727
DURHAM, NC 27703
919–768–7979

MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
O – NEW IRON PIPE
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
XXX – ADDRESS
S.T. – SIGHT TRIANGLE
BEIP – BENT EXISTING IRON PIPE

NOTE:

–THE STORMWATER CONTROL MEASURES SHOWN HEREON 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 WITH PRIOR COUNTY APPROVAL.
–STORMWATER OPERATION & MAINTENANCE AGREEMENT RECORDED IN D.B. 2220, PAGE 324–329 FRNKLIN COUNTY REGISTER OF DEEDS OFFICE.
–SEE SHEET 2 FOR LINE AND CURVE TABLES, OWNERS SIGNATURE, NCDOT AND ALL OTHER GOVERNMENTAL SIGNATURES AND SIGN OFFS.
–NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN THE DRAINAGE EASEMENT SHOWN. 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 AND DRAINAGE SWALES AS NEEDED. 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.

FINAL PLAT FOR

FREEMAN FARM SUBDIVISION, PH.2

"CLUSTER SUBDIVISION"

OWNER: KB HOME RALEIGH DURHAM INC
REF: D.B. 2181, PG. 375
REF: M.B. 2020, PG. 248–250

YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120
SCALE 1"=60'

OCTOBER 11, 2019
REVISED AUGUST 19, 2020
ZONED R–8
SHEET 2 OF 3

(FREEMAN SUBD–BASE.DWG–JM)

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