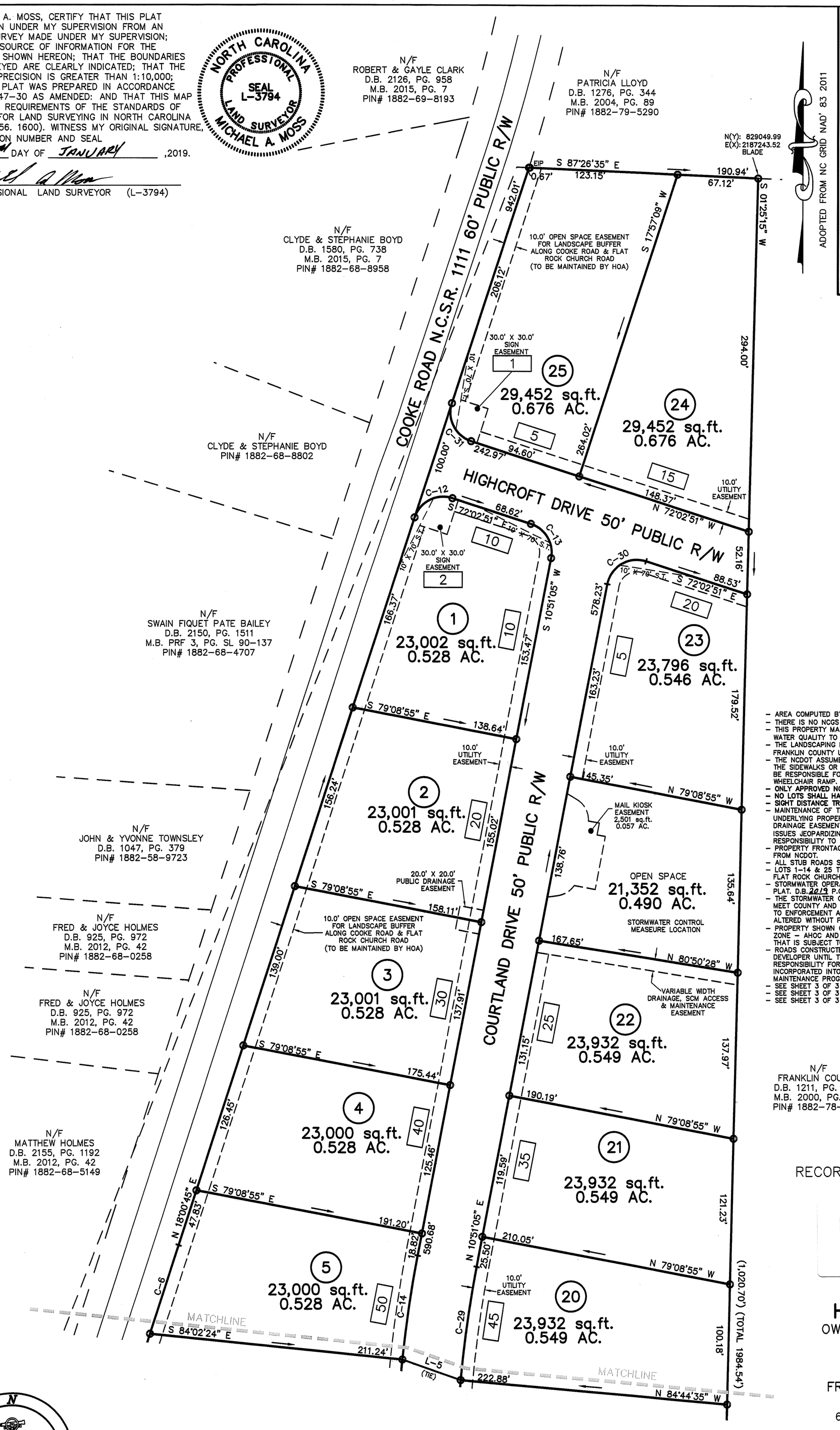
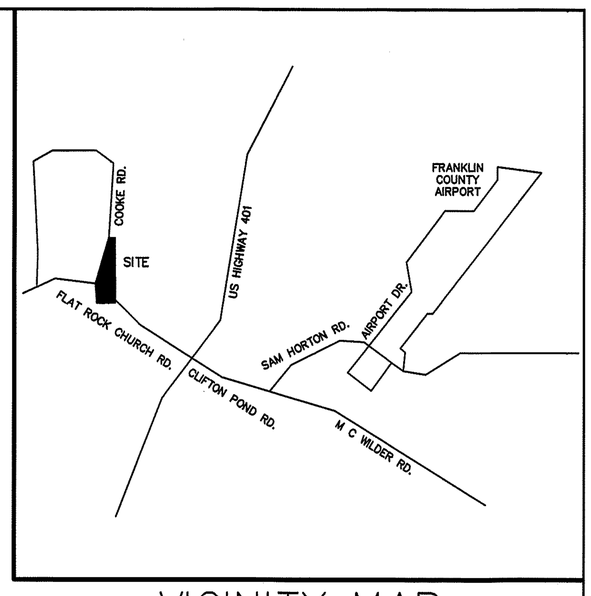
I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT 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 28th DAY OF JANUARY ,2019.

PROFESSIONAL LAND SURVEYOR (L-3794)

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





VICINITY MAP
SCALE NTS

LINE TYPE LEGEND

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

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
O – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
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CO – SEWER CLEAN-OUT
S.T. – SIGHT DISTANCE TRIANGLE
XXXX – ADDRESS

NOTES:

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- THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE (STREET TREES).
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- SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE.
- SEE SHEET 3 OF 3 FOR MAIL KIOSK DETAIL.
- SEE SHEET 3 OF 3 FOR ALL GOVERMENTAL SIGN OFFS.

RECORDED IN MAP BOOK, 2019 _____

Doc No: 10009415
Recorded: 02/18/2019 10:22:20 AM
Fee Amt: $63.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Davis, Register of Deeds
BK **2019** PG **52 - 54 (3)**

FINAL PLAT FOR
HIGHCROFT SUBDIVISION
OWNER: BROTHERS DEVELOPMENT, LLC
REF: 2104 PAGE 874
REF: P.B. 2004 PAGE 391
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120

SCALE 1"=60'

DATE: AUGUST 8, 2018
ZONED: R 15
PIN# 1882-78-0006
PAGE 1 OF 3

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

OWNER/DEVELOPER:

BROTHERS DEVELOPMENT, LLC
PO BOX 1191
HENDERSON, NC 27536
(252) 432-4003
AWHITE@AUTOMAX.NET

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

(COOKE RD_FLATROCK_GS. DWG)

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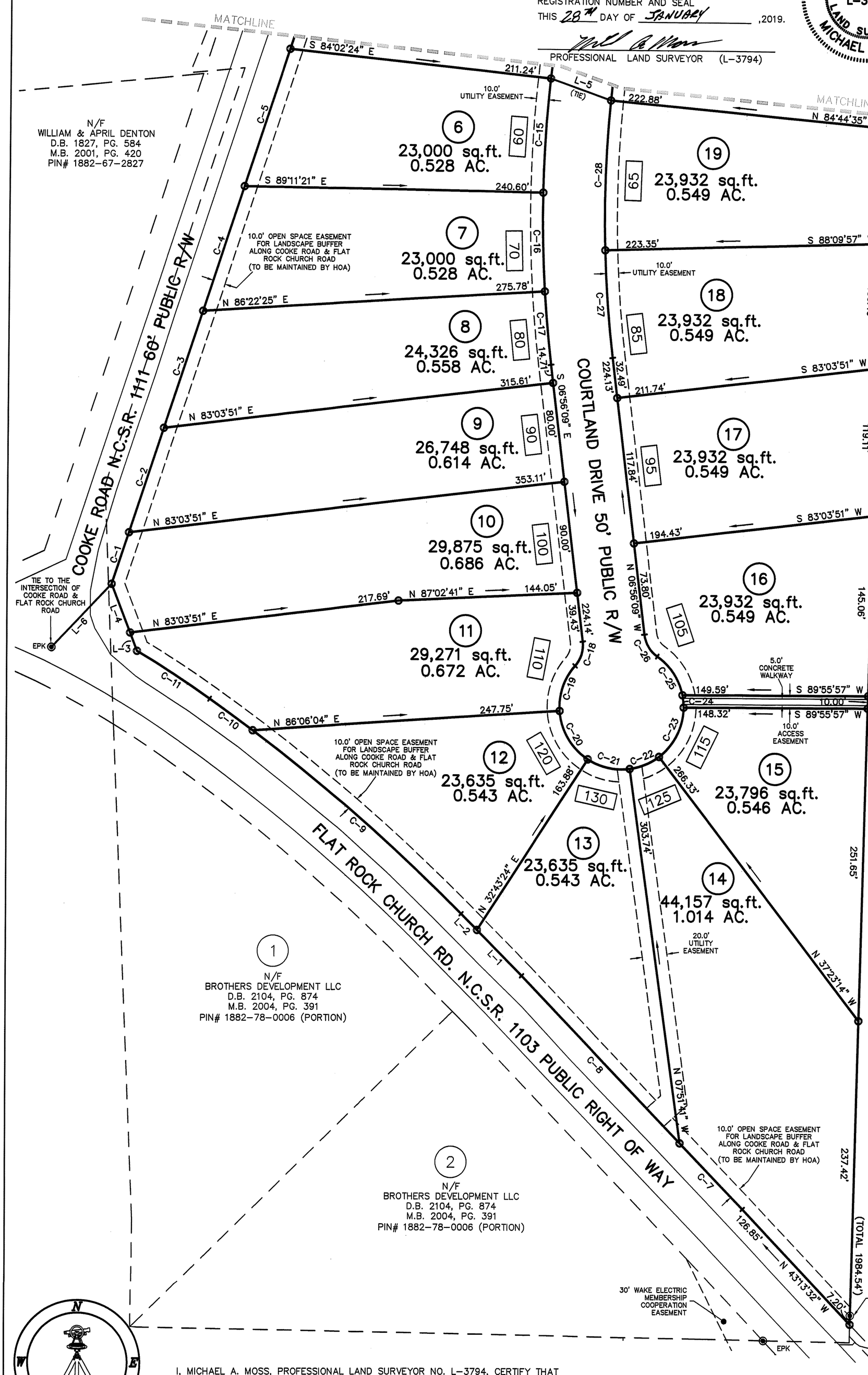
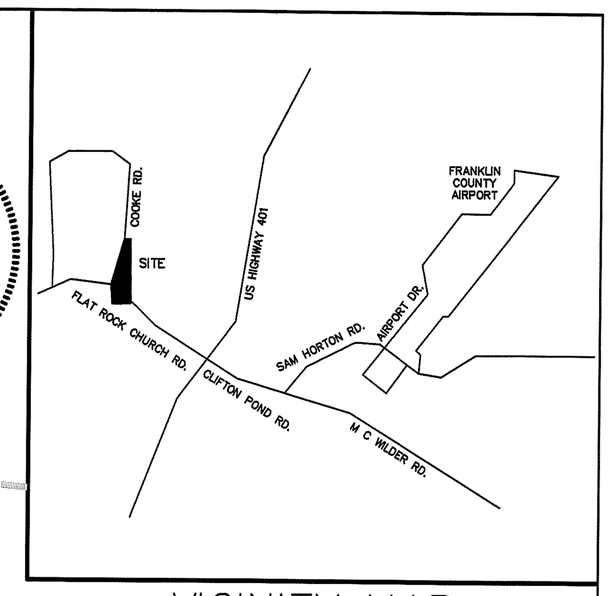
PROFESSIONAL LAND SURVEYOR (L-3794)

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





VICINITY MAP

SCALE NTS

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ADOPTED FROM NC GRID NAD' 83 2011

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RECORDED IN MAP BOOK, 2019 _____

OWNER/DEVELOPER:

BROTHERS DEVELOPMENT, LLC
PO BOX 1191
HENDERSON, NC 27536
(252) 432-4003
AWHITE@AUTOMAX.NET

FINAL PLAT FOR

HIGHCROFT SUBDIVISION

OWNER: BROTHERS DEVELOPMENT, LLC
REF: 2104 PAGE 874
REF: M.B. 2004 PAGE 391
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120

SCALE 1"=60'

DATE: AUGUST 8, 2018
ZONED: R 15
PIN# 1882-78-0006
PAGE 2 OF 3

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PROFESSIONAL LAND SURVEYOR (L-3794)

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

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCIBED 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. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

BROTHERS DEVELOPMENT, LLC

OWNER(S) DATE 2-14-19

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 HIGHCROFT SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $82,616.81 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

ADMINISTRATOR / ASSISTANT DATE 2-15-19

FRANKLIN COUNTY, NORTH CAROLINA

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

DATE 2-15-19 REVIEW OFFICER

RECORDED IN MAP BOOK, 2019 _____

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LINE TABLE

L-1	N 44°47'36" W	51.33'
L-2	N 44°47'36" W	18.31'
L-3	S 21°03'57" E	15.71'
L-4	S 21°03'57" E	41.86'
L-5	N 70°36'01" W	51.48'
L-6	N 43°31'49" E	70.11'

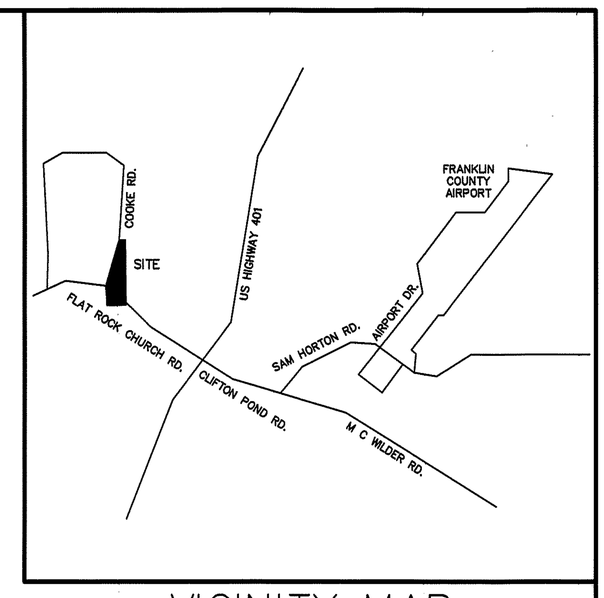
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	43.53'	105522.74'	43.53'	N 18°12'57" E
C-2	88.35'	105522.72'	88.35'	S 18°10'48" W
C-3	99.14'	105522.73'	99.14'	S 18°07'44" W
C-4	105.38'	105522.73'	105.38'	S 18°04'24" W
C-5	116.15'	105522.73'	116.15'	S 18°00'48" W
C-6	77.36'	105522.73'	77.36'	N 17°57'39" E
C-7	73.41'	78317.38'	73.41'	N 43°44'02" W
C-8	185.24'	78317.38'	185.24'	S 43°38'22" E
C-9	223.64'	1535.77'	223.44'	N 48°57'54" W
C-10	43.09'	1535.77'	43.09'	N 53°56'26" W
C-11	70.05'	795.72'	70.03'	N 57°01'12" W
C-12	39.24'	25.00'	35.34'	S 62°58'57" W
C-13	36.17'	25.00'	33.10'	N 30°35'53" W
C-14	87.50'	1025.00'	87.48'	S 08°24'21" W
C-15	92.12'	1025.00'	92.09'	S 03°23'08" W
C-16	79.38'	1025.00'	79.36'	S 01°24'28" E
C-17	59.21'	1025.00'	59.20'	S 05°16'52" E
C-18	21.03'	25.00'	20.41'	N 17°09'32" E
C-19	39.40'	50.00'	38.39'	N 18°40'39" E
C-20	46.58'	50.00'	44.91'	S 30°35'16" E
C-21	35.42'	50.00'	34.68'	S 77°34'09" E
C-22	25.77'	50.00'	25.48'	N 67°22'33" E
C-23	45.97'	50.00'	44.37'	N 26°16'22" E
C-24	10.07'	50.00'	10.05'	N 05°50'10" W
C-25	37.98'	50.00'	37.07'	N 33°21'54" W
C-26	21.03'	25.00'	20.41'	S 31°01'51" E
C-27	86.82'	975.00'	86.79'	S 04°23'06" E
C-28	120.67'	975.00'	120.59'	S 01°42'41" W
C-29	95.20'	975.00'	95.16'	S 08°03'15" W
C-30	42.37'	25.00'	37.48'	S 59°24'07" W
C-31	39.30'	25.00'	35.37'	S 27°01'03" E

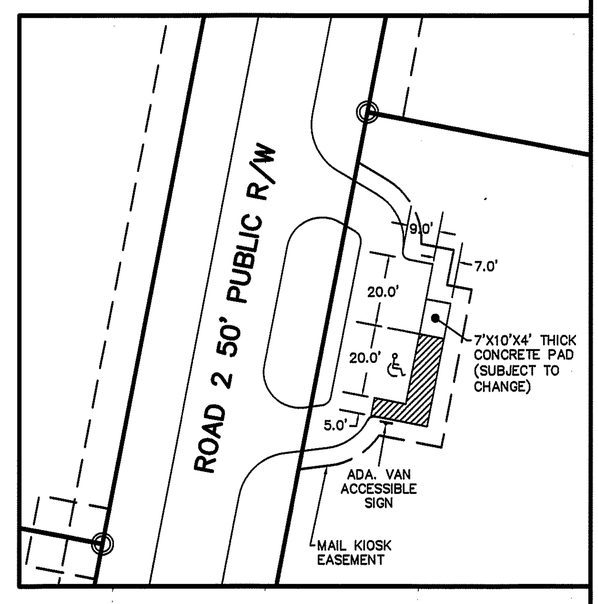
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

DISTRICT ENGINEER 1/29/19

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY



VICINITY MAP
SCALE NTS



MAIL KIOSK DETAIL
SCALE 1"=40'
(1 REGULAR, 1 HANDICAP, 2 PARKING SPACES TOTAL)

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	16.973 AC.
AREA IN R/W =	1.833 AC.
OPEN SPACE =	0.490 AC.
NET AREA =	14.650 AC.
TOTAL LOTS =	25
AVERAGE LOT SIZE =	0.586 AC.
TOTAL ROAD LENGTH	1,510'
PROPOSED USE –	RESIDENTIAL SINGLE FAMILY SUBDIVISION

OWNER/DEVELOPER:

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