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 OTHERWISE SIGNATURE, LICENSE NUMBER AND SEAL

THIS 10 DAY OF AUGUST A.D. 2020.

PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

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.

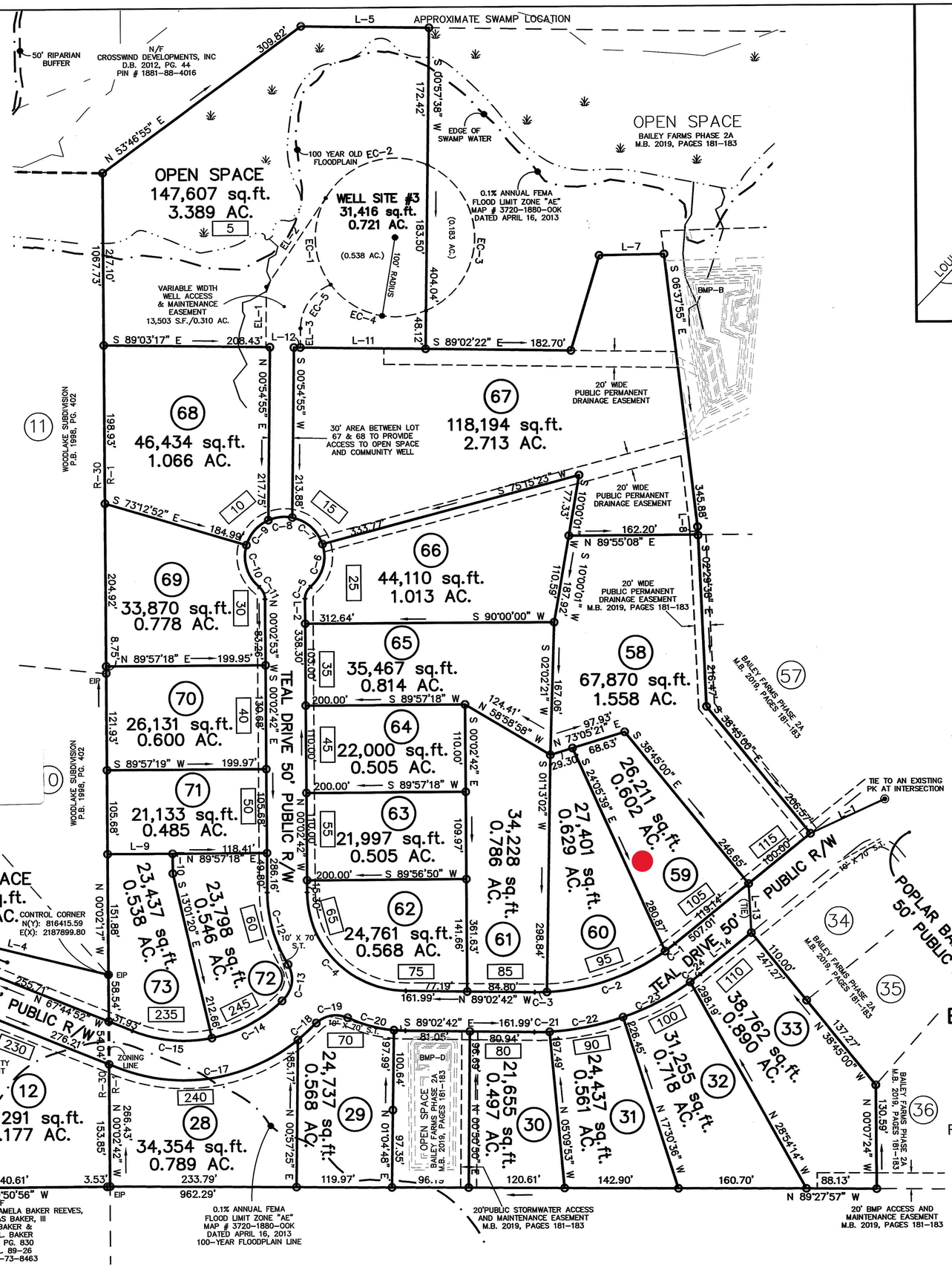
PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

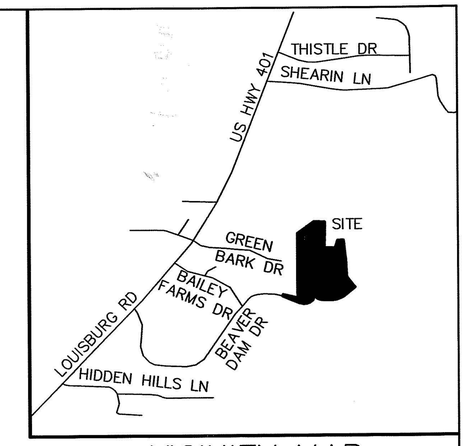
NORTH CAROLINA PROFESSIONAL SEAL L–3794 LAND SURVEYOR MICHAEL A. MOSS

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 14 OF THE FRANKLIN COUNTY UDO.(STREET TREES)
- THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION MAINTENANCE AND LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND LIABILITY OF THE SIDE WALK AND WHEELCHAIR RAMPS.
- MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE UNDERLYING FEE OWNER(S) RESPONSIBILITY TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
- SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
- PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
- THE STORMWATER BMP OPERATION AND MAINTENANCE AGREEMENT IS RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS OFFICE AS D.B. 2234, P.G. 1666
- ALL STRUCTURAL STORMWATER BMPS SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT OF WAY FOR ACCESS TO THE BMPS NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMPS.
- THERE IS 10' UTILITY EASEMENT ENVELOPE.
- MAIL KIOSK LOCATED IN PHASE 1 WILL SERVE LOTS IN PHASE 2A & 2B BAILEY FARMS.
- BAILEY FARMS HOA IS RESPONSIBLE FOR THE MAINTENANCE OF OPEN SPACE AND DRAINAGE EASEMENTS.
- PROPERTY SHOWN ON THIS PLAN/PLAT IS WITHIN THE FRANKLIN COUNTY AIRPORT CONICAL ZONE–AHOC AND ALL OR PORTION OF THE PROPERTY DESCRIBED HEREON IS WITHIN AN AREA THAT IS SUBJECT TO AN AVERAGE NOISE LEVEL NEAR TO EXCEEDING 55 DNL.
- 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 IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
- SEE SHEET 2 FOR ALL GOVERNMENTAL SIGNATURES, LINE AND CURVE TABLES.

Doc No: 10035625
Recorded: 12/14/2020 02:04:30 PM
Fee Amt: $42.00 Page 1 of 2
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2020 PG 420 - 421 (2)





VICINITY MAP

LEGEND:

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

NC GRID NAD 83/2011

MINIMUM BUILDING SETBACKS

FRONT	25''
REAR	20'
SIDE	10'

OWNER/DEVELOPER:

LGI, HOMES–NC, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS TX 77380

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

BAILEY FARMS PHASE 2B

OWNER: LGI, HOMES–NC, LLC
REF: D.B. 2156, PG. 1658–1662
REF: M.B. 2019, PAGES 181–183
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
JANUARY 30, 2020
ZONED R–1, R–30
PIN # 1881–86–2849
SHEET 1 OF 2

(WYNN–BAILEY–GS)

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