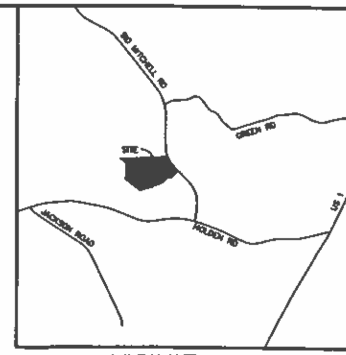
I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT 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 6TH DAY OF DECEMBER, 2016.

[signature]
PROFESSIONAL LAND SURVEYOR (L-3794)

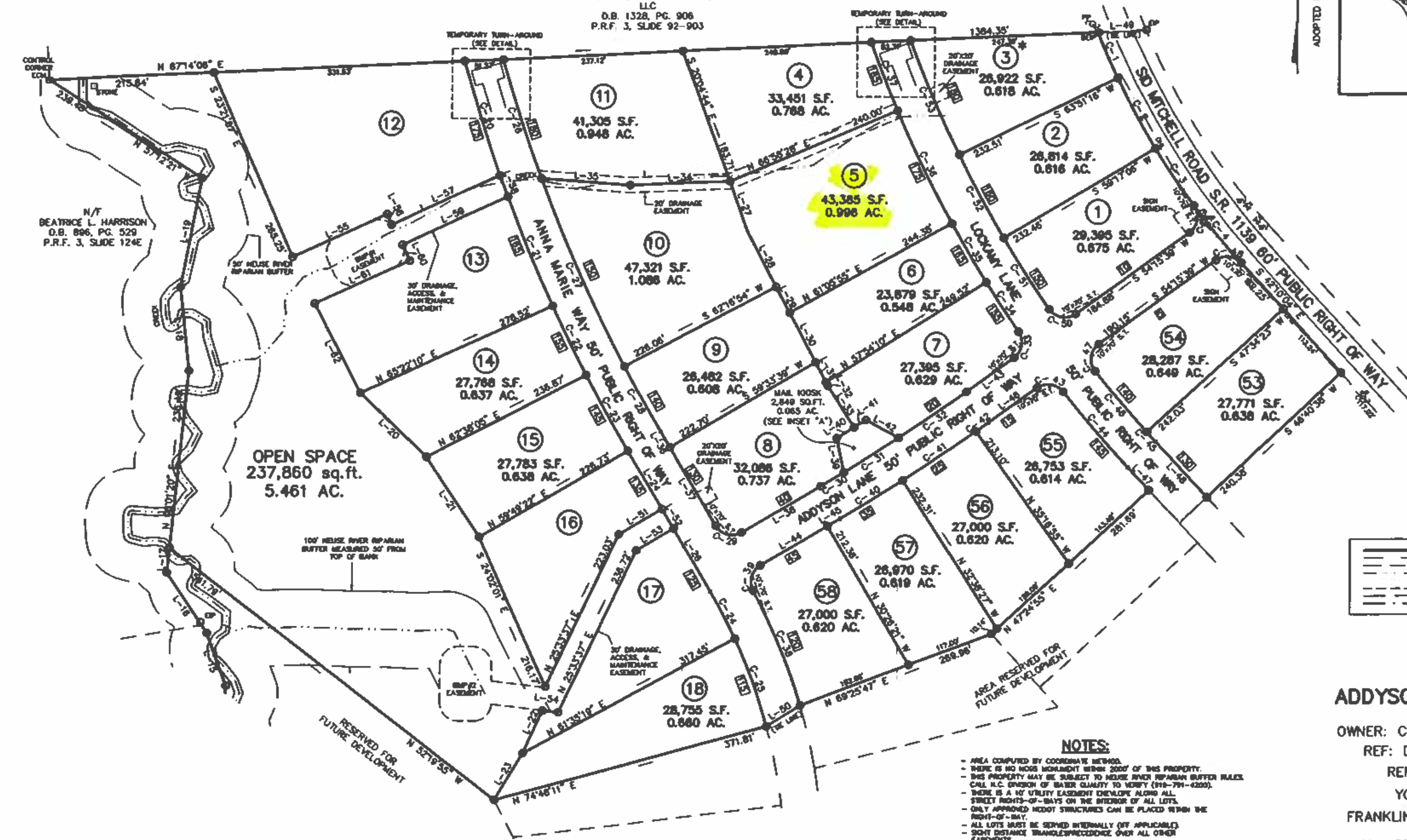
NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'



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
- O – NEW IRON PIPE
- [XXX] – ADDRESS
- S.T. – SIGHT TRIANGLE

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

ADDYSON AT HOLDEN ROAD

OWNER: CROSSWIND DEVELOPMENT, INC
REF: D.B. 2033, PAGE 301-302
REF: B.M. 2016, PAGE 60
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

SEPTEMBER 7, 2016
REVISED NOVEMBER 22, 2016
REVISED DECEMBER 5, 2016
ZONED R-8 – WATERSHED WS IV
PIN # 1832-99-7256
SHEET 1 OF 2

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).
- THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHTS-OF-WAYS ON THE INTERIOR OF ALL LOTS.
- ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
- ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).
- SIGHT DISTANCE TRIANGLES PRECEDENCE OVER ALL OTHER EASEMENTS.
- MAINTENANCE OF PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S)/ THE EASEMENT ALLOWS THE 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 RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.
- THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER MANAGEMENT REVIEW LETTER. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
- IMPERVIOUS SURFACE SHALL NOT EXCEED 24%.
- LINE AND CURVE TABLE SEE SHEET 2
- SEE SHEET 2 FOR OWNERS SIGNATURE AND ALL OTHER GOVERNMENTAL SIGNATURES AND SIGNOFFS.
- SEE SHEET 2 FOR TEMPORARY TURN-AROUND DETAIL.

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.

[signature]
MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

Doc ID: 005408130002 Type: CRP
Recorded: 02/07/2017 at 02:23:20 PM
Fee Amt: $42.00 Page 1 of 2
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 2017 PG 27-28

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

(ADDYSON FP1 - JC)

1 of 2