DocuSign Envelope ID: 99E2AF3E-1E83-496C-B814-58A2E3F7BAE8

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 HEREON; 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 22nd DAY OF NOVEMBER A.D. 2021.

DocuSigned by: Michael A. Moss — L–3794

PROFESSIONAL LAND SURVEYOR — 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.

DocuSigned by: Michael A. Moss — L–3794

PROFESSIONAL LAND SURVEYOR — LICENSE NUMBER

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.

DocuSigned by: — 5/18/2022

OWNER(S) — DATE

I HEREBY CERTIFY THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION BAKER DOWNS SUBD. OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ 37,083.00 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

DocuSigned by: Jason Rogers — 5/23/2022

ADMINISTRATOR /ASSISTANT — DATE

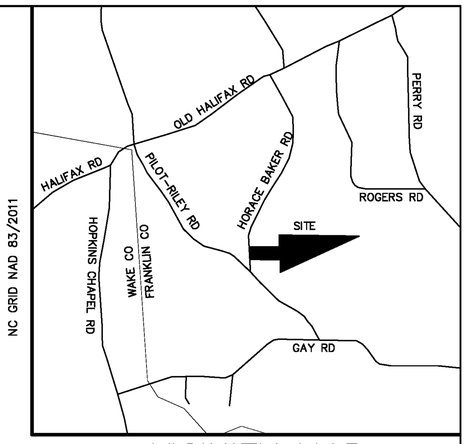
SUBDIVISION STREET DISCLOSURE STATEMENT
ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONNG ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

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

DocuSigned by: M. Scott Wheeler
DISTRICT ENGINEER

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

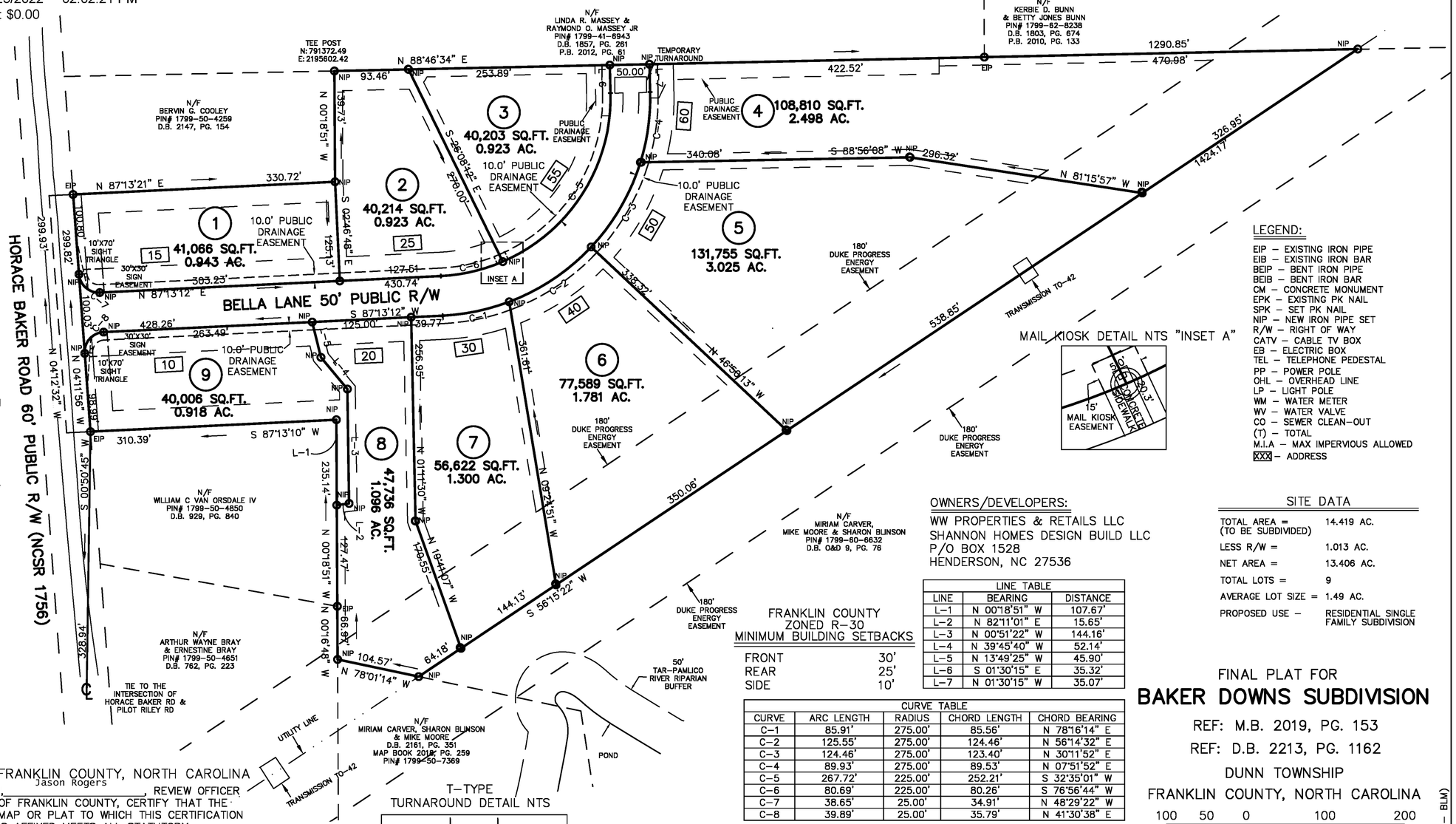
NC GRID NAD 83/2011



VICINITY MAP

BK 2022 PG 191 - 191 (1) DOC# 10062075
This Document eRecorded: 05/23/2022 02:02:21 PM
Fee: $21.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

NOTES:
– AREA COMPUTED BY COORDINATE METHOD.
– THIS PROPERTY MAY BE SUBJECT TO "NEUSE RIVER RIPARIAN BUFFER RULES", CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919) 791–4200.
– 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 SIDEWALK AND WHEELCHAIR RAMP.
– ALL STUB ROADS SHALL BE BUILT TO THE ADJOINING PROPERTY LINE.
– PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
– THE LANDSCAPING PLAN WILL BE IN COMPLIANCE WITH ARTICLE 14 LANDSCAPING OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
– ROADS CONSTRUCTED IN THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ASSUMES RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS. DEVELOPER SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.
– 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 STORM WATER. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENT.
–ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT–OF–WAY.
–ALL LOTS MUST BE SERVED INTERNALLY, LOTS 1 AND 9 SHALL BE SERVED INTERNALLY. NO LOTS SHALL HAVE DIRECT ACCESS ONTO HORACE BAKER ROAD SR 1756.
–SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.



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
(T) – TOTAL
M.I.A – MAX IMPERVIOUS ALLOWED
XXX – ADDRESS

OWNERS/DEVELOPERS:
WW PROPERTIES & RETAILS LLC
SHANNON HOMES DESIGN BUILD LLC
P/O BOX 1528
HENDERSON, NC 27536

FRANKLIN COUNTY
ZONED R–30
MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

LINE TABLE

LINE	BEARING	DISTANCE
L–1	N 00°18'51" W	107.67'
L–2	N 82°11'01" E	15.65'
L–3	N 00°51'22" W	144.16'
L–4	N 39°45'40" W	52.14'
L–5	N 13°49'25" W	45.90'
L–6	S 01°30'15" E	35.32'
L–7	N 01°30'15" W	35.07'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C–1	85.91'	275.00'	85.56'	N 78°16'14" E
C–2	125.55'	275.00'	124.46'	N 56°14'32" E
C–3	124.46'	275.00'	123.40'	N 30°11'52" E
C–4	89.93'	275.00'	89.53'	N 07°51'52" E
C–5	267.72'	225.00'	252.21'	S 32°35'01" W
C–6	80.69'	225.00'	80.26'	S 76°56'44" W
C–7	38.65'	25.00'	34.91'	N 48°29'22" W
C–8	39.89'	25.00'	35.79'	N 41°30'38" E

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

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	14.419 AC.
LESS R/W =	1.013 AC.
NET AREA =	13.406 AC.
TOTAL LOTS =	9
AVERAGE LOT SIZE =	1.49 AC.
PROPOSED USE –	RESIDENTIAL SINGLE FAMILY SUBDIVISION

FINAL PLAT FOR
BAKER DOWNS SUBDIVISION
REF: M.B. 2019, PG. 153
REF: D.B. 2213, PG. 1162
DUNN TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
FEBRUARY 11, 2021
ZONED R–40
PIN # 1799–51–9140

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.

5/23/2022 — DocuSigned by: Jason Rogers
DATE — REVIEW OFFICER

RECORDED IN MAP BOOK 2021, PAGE _____

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

Submitted electronically by "Cawthorne, Moss & Panciera, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

(PILOT–RILEY RECOMB.DWG – BLW)