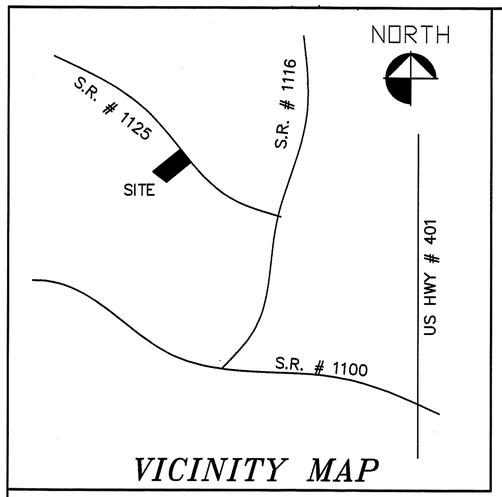


VICINITY MAP

NOTES:
- PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS AND R.O.W.'S ON RECORD PRIOR TO THE RECORDING OF THIS PLAT.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
- NO NC GRID WITHIN 2000'
- A 10' UTILITY EASEMENT ABUTS ALL STREET RIGHT OF WAYS INTERIOR OF LOTS
- ALL PROPERTY CORNERS ARE 1/2 IRON PIPES UNLESS OTHERWISE NOTED.
- AREA BY COORDINATE METHOD

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK OF MAPS # 2007, PAGE # 16 AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES, AND DEDICATE ALL DRAINAGEWAYS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF YOUNGSVILLE.

Frank Moody — OWNER(S)

01/30/19 — DATE

PLAT NORTH

BOOK OF MAPS # 2008
PAGE # 225 & 226

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

APPROVED M D Wheeler
DISTRICT SUPERVISOR

DATE 2/4/19

LEGEND

LINES SURVEYED
LINES NOT SURVEYED
EIP -- EXISTING IRON PIPE
ECM --- EXISTING CONCRETE MONUMENT
NIP --- NEW IRON PIPE
PKN --- PK NAIL
DMD --- DOUBLE MERIDIAN DISTANCE
DB ---- DEED BOOK
ROW ---- RIGHT OF WAY
CP --- COMPUTED POINT
● --- EIP
RRS --- RAILROAD SPIKE
MN --- MASONRY NAIL

SETBACKS

FRONT = 30.0'
REAR = 25.0'
SIDES = 10.0'
CORNER SIDE = 20.0'

- ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT OF WAY
- ALL LOTS MUST BE SERVED INTERNALLY
- SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS
- MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) . THE EASEMENTS ALLOW THE NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENTS 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 EASEMENTS TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

LINE TABLE

LINE	LENGTH	BEARING
L1	18.77	N05°50'48"E
L2	33.95	N05°50'30"E
L3	7.70	N60°39'25"E
L4	5.98	N60°39'25"E
L5	2.16	N60°39'25"E
L6	11.52	N60°39'25"E
L7	10.00	S09°34'42"W
L8	37.43	S09°34'42"W
L9	22.57	S09°34'42"W
L10	47.43	S09°34'42"W
L11	22.57	S09°34'42"W
L12	47.43	S09°34'42"W
L13	22.57	S09°34'42"W
L14	47.43	S09°34'42"W
L15	44.48	S09°34'42"W
L16	11.01	N05°50'51"E
L17	22.75	N29°16'39"W
L18	42.12	N29°16'39"W
L19	26.22	N05°50'51"E
L20	2.03	N05°50'51"E
L21	16.86	N88°44'10"E
L22	14.82	N88°44'10"E
L23	26.22	N05°50'51"E
L24	13.91	S64°27'42"E
L25	20.45	N09°34'42"E
L26	39.96	N09°34'42"E

CURVE TABLE

CURVE	CHORD	RADIUS	CHORD BRG
C1	7.83	260.00	N89°35'55"E
C2	32.30	200.00	N69°01'53"W
C3	42.43	30.00	N70°36'00"E
C4	40.28	260.00	N69°27'29"W
C5	49.20	260.00	N79°19'47"W
C6	53.41	260.00	S89°20'42"W
C7	48.87	260.00	S78°03'24"W
C8	37.78	30.00	S68°18'24"E
C9	11.28	25.00	S16°14'17"E
C10	7.28	25.00	S05°10'43"W
C11	53.45	50.00	N18°45'06"W
C12	47.17	50.00	N79°12'05"W
C13	44.81	50.00	S46°01'58"W
C14	47.81	50.00	S09°09'12"E
C15	29.57	50.00	S54°54'47"E
C16	18.26	25.00	N50°41'39"W
C17	37.78	30.00	N09°45'10"E
C18	77.75	260.00	S40°11'01"W
C19	53.79	260.00	S25°38'47"W
C20	62.75	260.00	S12°46'41"W
C21	54.73	260.00	S00°11'37"E
C22	55.59	260.00	S12°22'16"E
C23	51.98	260.00	S24°14'39"E
C24	51.98	260.00	S35°43'03"E
C25	51.98	260.00	S47°11'27"E
C26	51.98	260.00	S58°39'51"E
C27	51.98	260.00	S70°08'15"E
C28	61.86	260.00	S82°42'23"E
C29	65.18	1530.00	N88°34'38"E
C30	80.10	1530.00	N85°51'20"E
C31	80.42	1530.00	N82°51'05"E
C32	70.82	1530.00	N80°01'06"E
C33	60.02	1120.00	S79°27'22"W
C34	70.38	1120.00	S82°47'32"W
C35	153.02	1120.00	S88°30'34"W
C36	34.22	25.00	N44°23'15"W
C37	37.53	25.00	S47°32'29"W
C38	162.72	1170.00	N79°50'03"W
C39	46.24	30.00	S40°50'34"E
C40	21.21	30.00	S30°16'59"W
C41	11.02	50.00	N44°39'32"E
C42	47.85	50.00	N09°44'32"E
C43	48.31	50.00	N47°43'52"W
C44	42.91	50.00	S77°58'20"W
C45	45.40	50.00	S25°33'38"W
C46	26.21	50.00	S16°38'09"E
C47	21.21	30.00	N11°07'35"W
C48	38.23	30.00	N49°09'26"E
C49	77.92	200.00	S80°01'51"E
C50	160.47	200.00	S45°08'44"E
C51	94.53	200.00	S07°49'23"E
C52	52.28	200.00	S13°21'26"W
C53	94.97	200.00	S34°36'06"W
C54	99.50	200.00	S62°44'26"W
C55	100.80	200.00	N88°15'33"W
C56	10.94	1530.00	N78°29'15"E

NORTH CAROLINA
FRANKLIN COUNTY

I, JAMES WADE ATKINSON, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM (AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK OF MAPS # 2008, PAGE # 225, ECT.) (OTHER), THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000 AND THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE REFERENCES LISTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 14TH DAY OF DECEMBER, A.D., 2018.

SEAL OR STAMP

NORTH CAROLINA PROFESSIONAL SEAL L-3449 LAND SURVEYOR JAMES W. ATKINSON, JR.

James W. Atkinson
SURVEYOR

L-3449
REGISTRATION NUMBER

I HEREBY CERTIFY THAT STREETS, UTILITIES. AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO FRANKLIN COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED STEPHENS GLEN SUBDIVISION, OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $_0.00_____ HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

[illegible]
COUNTY ADMINISTRATOR

2.5.19
DATE

Doc No: 10009188
Recorded: 02/11/2019 09:41:05 AM
Fee Amt: $84.00 Page 1 of 4
Franklin County North Carolina
Brandi S. Davis, Register of Deeds
BK 2019 PG 43 - 46 (4)

REFERENCES

- DEED BOOK # 1047, PAGE # 362
- DEED BOOK # 1091, PAGE # 649
- PRF # 3, SLIDE # 93-171
- DEED BOOK # 1163, PAGE # 1230
- DEED BOOK # 887, PAGE # 534
- PRF # 3, SLIDE # 89-128
- PRF # 3, SLIDE # 89-148
- PRF # 3, SLIDE # 90-285
- DEED BOOK # 1565, PAGE # 788
- DEED BOOK # 1586, PAGE # 744
- BOOK OF MAPS # 2007, PG. # 16

BOOK OF MAPS # 2008, PAGES # 225-226
BOOK OF MAPS # 2015, PAGE # 36
BOOK OF MAPS # 2017, PAGES # 115
BOOK OF MAPS # 2017, PAGE # 127

NORTH CAROLINA
FRANKLIN COUNTY

I, Jason Rogers REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS

Jason T. Rogers
REVIEW OFFICER

2-11-19
DATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF YOUNGSVILLE, WITH ALL VARIANCES NOTED IN THE MINUTES OF THE TOWN OF YOUNGSVILLE PLANNING BOARD, THAT ALL EASEMENTS SHOWN HEREON ARE ACCEPTED BY THE TOWN OF YOUNGSVILLE, SUBJECT TO APPROVAL BY THE N.C. DEPARTMENT OF TRANSPORTATION WHICH ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, AND THAT THIS MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

Sandra G. Fleming, Assistant to
Robert E. Clark, AICP
SUBDIVISION ADMINISTRATOR

02-08-2019
DATE

PRESENT OWNER
GF MOODY PROPERTIES, LLC
PO BOX 926
DUNN, NC 28335

THE OPERATION AND MAINTENANCE AGREEMENT FOR ALL STRUCTURAL BMP'S HAS BEEN RECORDED IN THE FRANKLIN COUNTY REGISTER OF DEEDS IN BOOK 1693, PAGES 3-39 ALL FUTURE DEVELOPMENT OR REDEVELOPMENT ACTIVITIES ON THIS PROPERTY SHALL BE CONSISTENT WITH THIS APPROVED PLAN. NO CHANGES TO THIS PLAN SHALL BE PERMITTED WITHOUT THE TOWN OF YOUNGSVILLE'S PRIOR WRITTEN APPROVAL. THE NCDOT ASSUMES NO RESPONSIBILITY FOR OPERATION, MAINTENANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP'S.

I, JAMES W. ATKINSON, JR, A PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS A ORDINACE THAT REGULATES PARCELS OF LAND.

James W. Atkinson
PROFESSIONAL LAND SURVEYOR

1/30/19
DATE

REVISIONS

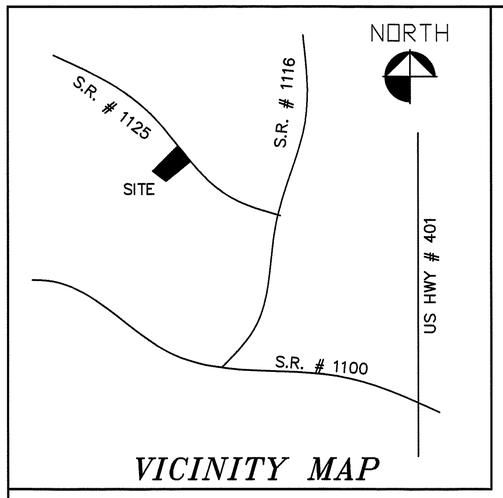
30' 0' 60'

FINAL PLAT FOR:
STEPHENS GLEN SUBDIVISION
PHASES 3 & 4

ATKINSON LAND SURVEYING, PLLC
PROFESSIONAL LAND SURVEYORS
3155 TARBORO ROAD
YOUNGSVILLE, NC 27596
TELE: 556-6818

P-1719

TOWNSHIP: YOUNGSVILLE	COUNTY: FRANKLIN	DATE: 12-14-2018	SURVEYED BY: JWA
STATE: NORTH CAROLINA	PIN # 1853-85-8335	SCALE: 1" = 60'	DRAWN BY: JWA
ZONE: R-1		CHECKED & CLOSURE BY: JWA	SHEET 1 OF 4



PLAT NORTH

BOOK OF MAPS # 2008
PAGE # 225 & 226

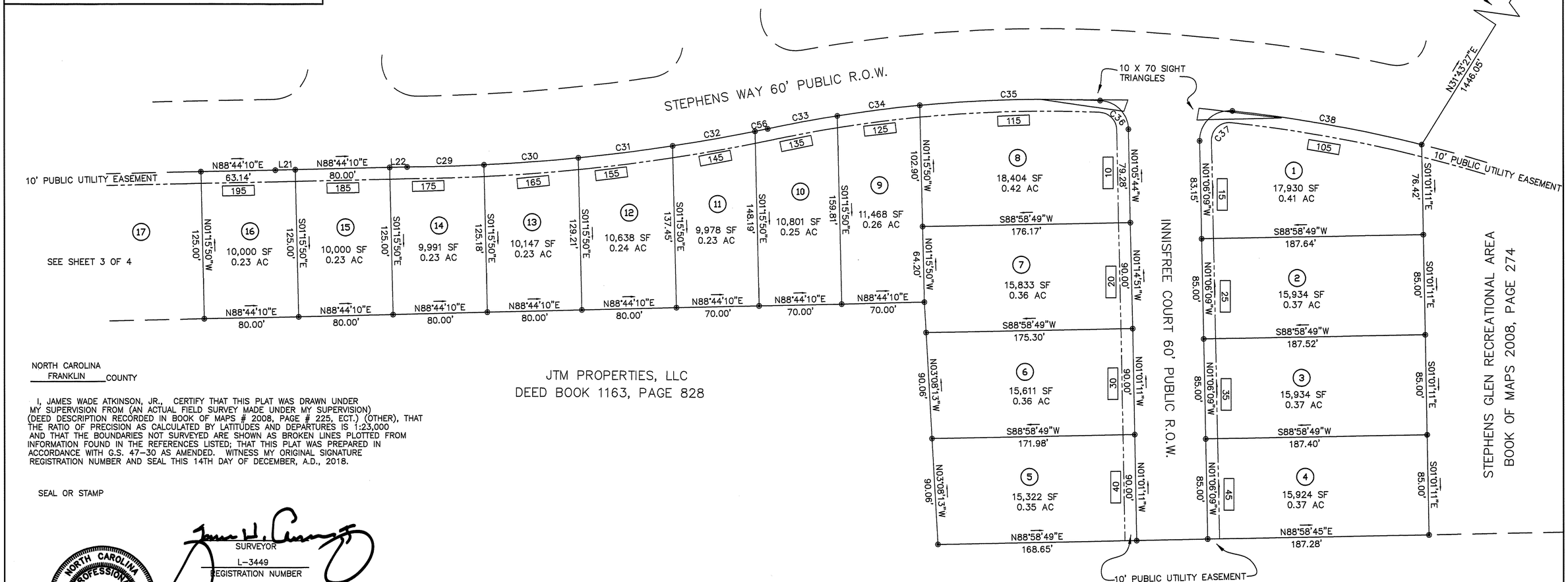
LEGEND

LINES SURVEYED
LINES NOT SURVEYED
EIP -- EXISTING IRON PIPE
ECM --- EXISTING CONCRETE MONUMENT
NIP --- NEW IRON PIPE
PKN --- PK NAIL
DMD --- DOUBLE MERIDIAN DISTANCE
DB ---- DEED BOOK
ROW ---- RIGHT OF WAY
CP --- COMPUTED POINT
● --- EIP
RRS --- RAILROAD SPIKE
MN --- MASONRY NAIL

SETBACKS

FRONT = 30.0'
REAR = 25.0'
SIDES = 10.0'
CORNER SIDE = 20.0'

PROPERTY TIED TO A PK NAIL IN THE C\L INTERSECTION OF HICKS ROAD & MILL CREEK DRIVE



NORTH CAROLINA
FRANKLIN COUNTY

I, JAMES WADE ATKINSON, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM (AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK OF MAPS # 2008, PAGE # 225, ECT.) (OTHER), THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000 AND THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE REFERENCES LISTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 14TH DAY OF DECEMBER, A.D., 2018.

SEAL OR STAMP

NORTH CAROLINA PROFESSIONAL SEAL L-3449 LAND SURVEYOR JAMES W. ATKINSON, JR.

SURVEYOR

L-3449
REGISTRATION NUMBER

NORTH CAROLINA
FRANKLIN COUNTY

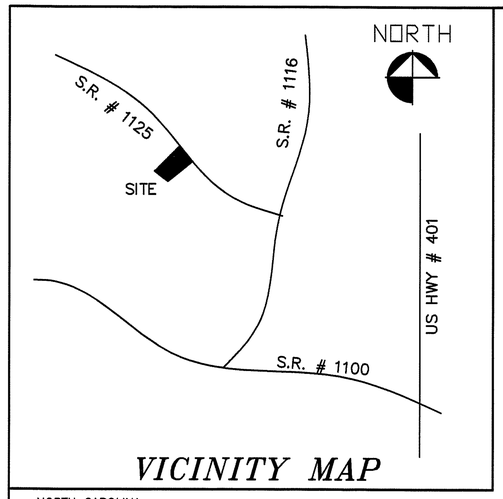
PRESENT OWNER
GF MOODY PROPERTIES, LLC
PO BOX 926
DUNN, NC 28335

I, JAMES W. ATKINSON, JR, A PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS A ORDINACE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR

1/24/19
DATE

REVISIONS	FINAL PLAT FOR: STEPHENS GLEN SUBDIVISION PHASES 3 & 4		ATKINSON LAND SURVEYING, PLLC PROFESSIONAL LAND SURVEYORS 3155 TARBORO ROAD YOUNGSVILLE, NC 27596 TELE: 556-6818		P-1719
	TOWNSHIP: YOUNGSVILLE	COUNTY: FRANKLIN	DATE: 12-14-2018	SURVEYED BY: JWA	
30' 0' 60'	STATE: NORTH CAROLINA	PIN # 1853-85-8335	SCALE: 1" = 60'	DRAWN BY: JWA	
	ZONE: R-1		CHECKED & CLOSURE BY: JWA		SHEET 2 OF 4



NORTH CAROLINA
FRANKLIN COUNTY

I, JAMES WADE ATKINSON, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM (AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK OF MAPS # 2008, PAGE # 225, ECT.) (OTHER), THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000 AND THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE REFERENCES LISTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 14TH DAY OF DECEMBER, A.D., 2018.

SEAL OR STAMP

NORTH CAROLINA PROFESSIONAL SEAL L-3449 LAND SURVEYOR JAMES W. ATKINSON, JR.

SURVEYOR

L-3449
REGISTRATION NUMBER

NORTH CAROLINA
FRANKLIN COUNTY

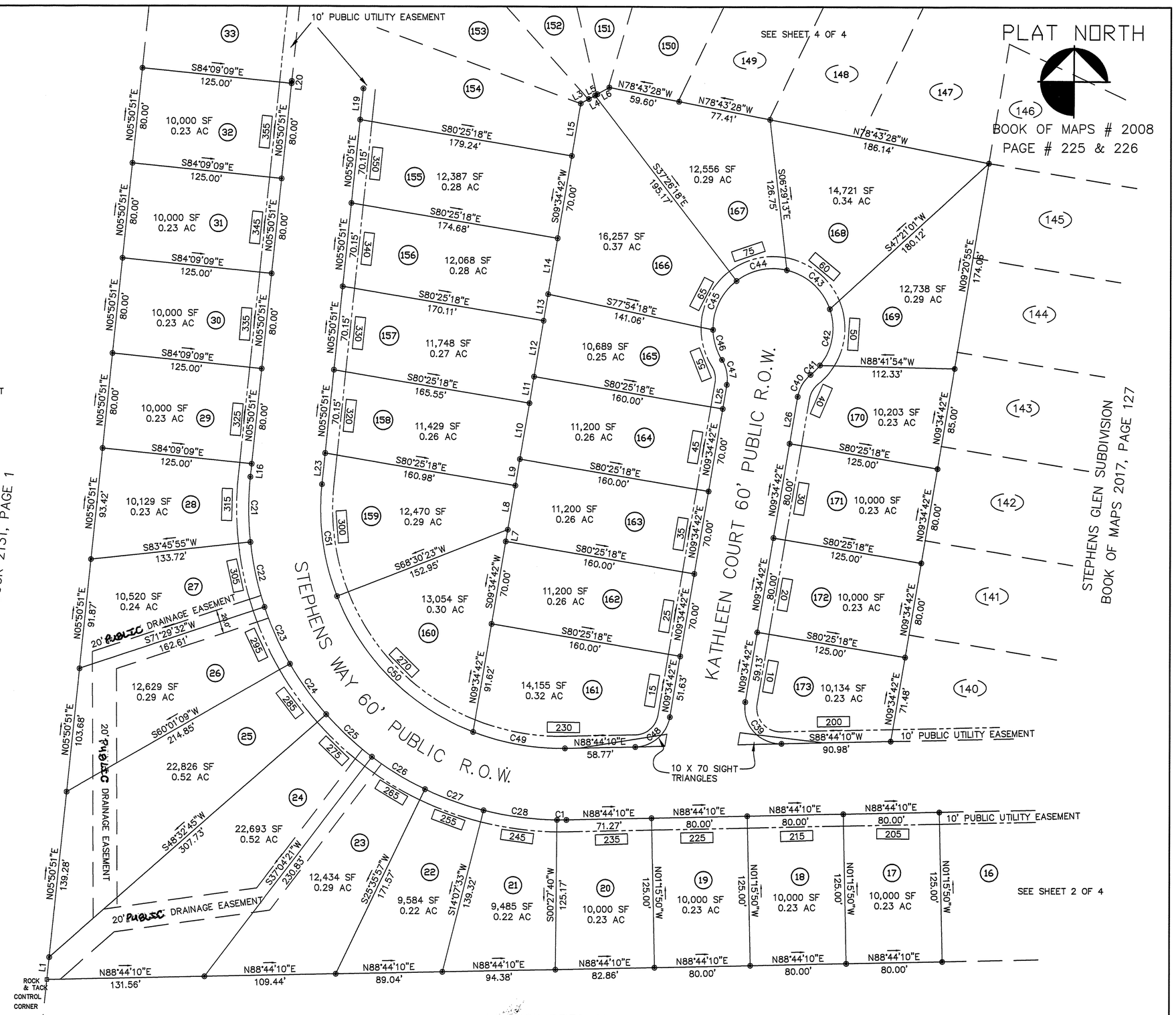
SETBACKS

FRONT = 30.0'
REAR = 25.0'
SIDES = 10.0'
CORNER SIDE = 20.0'

LEGEND

LINES SURVEYED
LINES NOT SURVEYED
EIP -- EXISTING IRON PIPE
ECM --- EXISTING CONCRETE MONUMENT
NIP --- NEW IRON PIPE
PKN --- PK NAIL
DMD --- DOUBLE MERIDIAN DISTANCE
DB ---- DEED BOOK
ROW ---- RIGHT OF WAY
CP --- COMPUTED POINT
● --- EIP
RRS --- RAILROAD SPIKE
MN --- MASONRY NAIL

PRESENT OWNER
GF MOODY PROPERTIES, LLC
PO BOX 926
DUNN, NC 28335

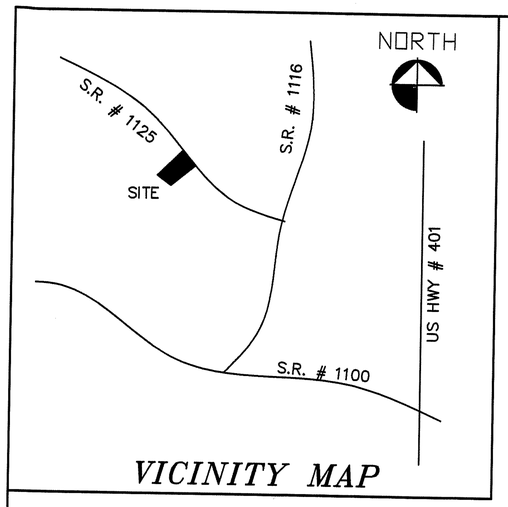


I, JAMES W. ATKINSON, JR, A PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS A ORDINACE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR

1/24/19
DATE

REVISIONS	FINAL PLAT FOR: STEPHENS GLEN SUBDIVISION PHASES 3 & 4		ATKINSON LAND SURVEYING, PLLC PROFESSIONAL LAND SURVEYORS 3155 TARBORO ROAD YOUNGSVILLE, NC 27596 TELE: 556-6818		P-1719
	TOWNSHIP: YOUNGSVILLE	COUNTY: FRANKLIN	DATE: 12-14-2018	SURVEYED BY: JWA	
30' 0' 60'	STATE: NORTH CAROLINA	PIN # 1853-85-8335	SCALE: 1" = 60'	DRAWN BY: JWA	
	ZONE: R-1		CHECKED & CLOSURE BY: JWA		SHEET 3 OF 4



PLAT NORTH

BOOK OF MAPS # 2008
PAGE # 225 & 226

NORTH CAROLINA
FRANKLIN COUNTY

I, JAMES WADE ATKINSON, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM (AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK OF MAPS # 2008, PAGE # 225, ECT.) (OTHER), THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000 AND THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE REFERENCES LISTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 14TH DAY OF DECEMBER, A.D., 2018.

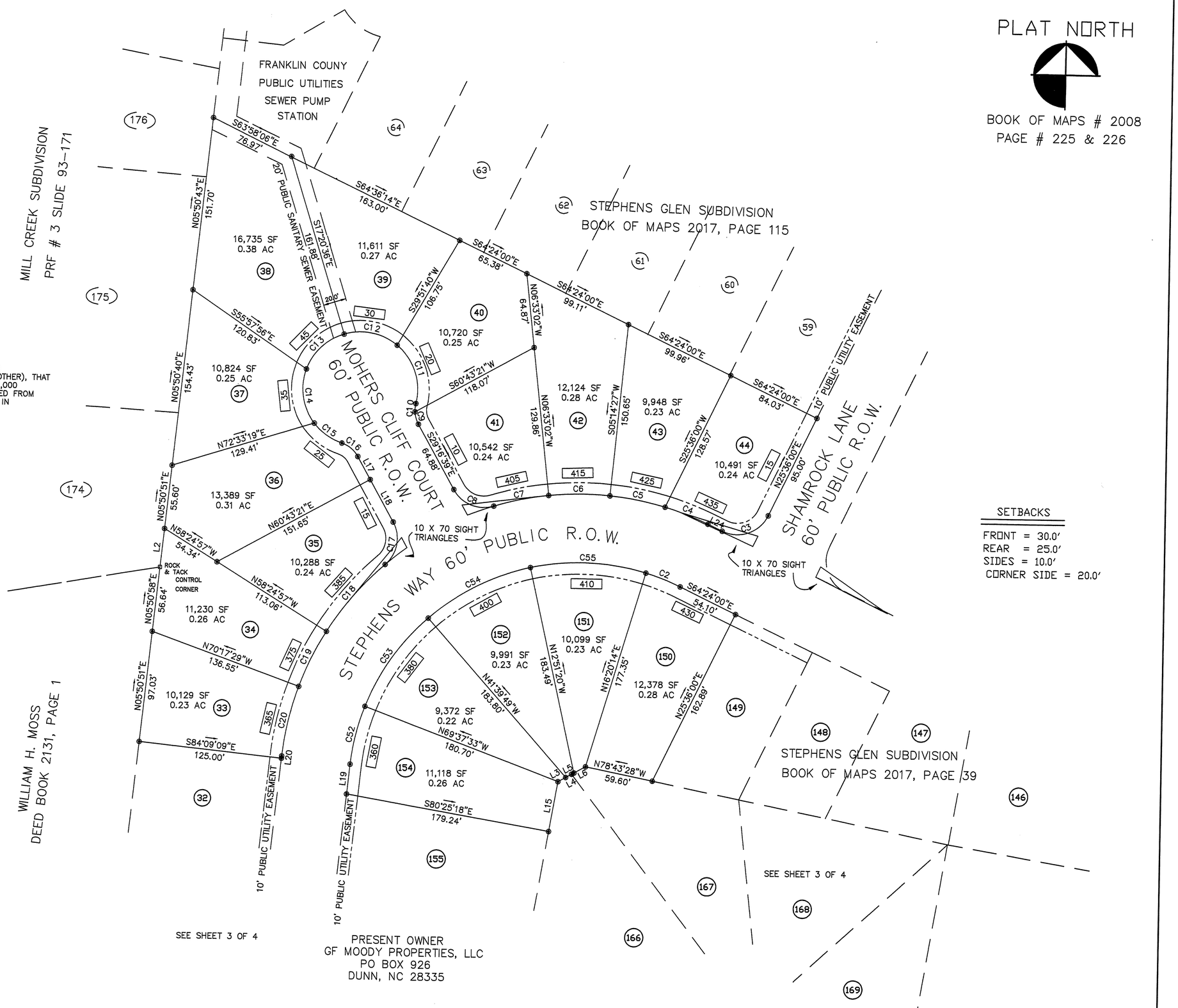
SEAL OR STAMP

SURVEYOR

L-3449
REGISTRATION NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3449 LAND SURVEYOR JAMES W. ATKINSON, JR.

NORTH CAROLINA
FRANKLIN COUNTY



SETBACKS

FRONT = 30.0'
REAR = 25.0'
SIDES = 10.0'
CORNER SIDE = 20.0'

LEGEND

LINES SURVEYED
LINES NOT SURVEYED
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PKN --- PK NAIL
DMD --- DOUBLE MERIDIAN DISTANCE
DB ---- DEED BOOK
ROW ---- RIGHT OF WAY
CP --- COMPUTED POINT
● --- EIP
RRS --- RAILROAD SPIKE
MN --- MASONRY NAIL

PRESENT OWNER
GF MOODY PROPERTIES, LLC
PO BOX 926
DUNN, NC 28335

I, JAMES W. ATKINSON, JR, A PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS A ORDINACE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR

1/24/19
DATE

REVISIONS	FINAL PLAT FOR: STEPHENS GLEN SUBDIVISION PHASES 3 & 4		ATKINSON LAND SURVEYING, PLLC PROFESSIONAL LAND SURVEYORS 3155 TARBORO ROAD YOUNGSVILLE, NC 27596 TELE: 556-6818		P-1719
	TOWNSHIP: YOUNGSVILLE	COUNTY: FRANKLIN	DATE: 12-14-2018	SURVEYED BY: JWA	
30' 0' 60'	STATE: NORTH CAROLINA	PIN # 1853-85-8335	SCALE: 1" = 60'	DRAWN BY: JWA	
	ZONE: R-1		CHECKED & CLOSURE BY: JWA		SHEET 4 OF 4