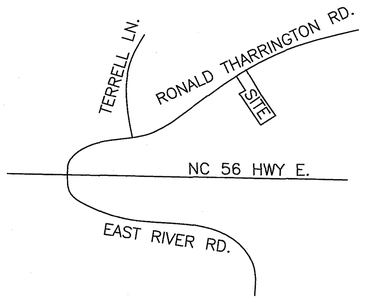


VICINITY MAP

NC GRID NORTH – NAD83
ADOPTED GPS BY OTHERS

SITE DATA
ACREAGE IN TOTAL TRACT – 18.75 ACRES
ACREAGE IN STREET R/W – 2.18 ACRES
AVERAGE LOT SIZE – 0.829 ACRE
MINIMUM LOT SIZE – 0.69 ACRE
TOTAL NUMBER OF LOTS – 20

NOTES
- Only NCDOT approved structures can be placed within the right-of-way
- All lots must be served internally (if applicable)
- Sight distance triangles take precedence over all other easements
- Maintenace of the 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 preform 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
- Drainage easements and mail kiosk will be maintained by underlying property owners.

Course	Bearing	Distance
L1	S 39°36'43" E	9.01'
L2	S 19°58'18" E	55.03'
L3	S 19°58'18" E	88.38'
L4	N 19°58'18" W	143.41'
L5	N 39°36'43" W	9.01'

Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	39.27'	35.36'	S 05°23'17" W
C2	335.00'	66.04'	65.93'	S 33°57'53" E
C3	335.00'	48.80'	48.75'	S 24°08'40" E
C4	285.00'	25.66'	25.65'	S 22°33'02" E
C5	285.00'	15.11'	15.11'	S 26°38'54" E
C6	35.00'	40.12'	37.96'	S 61°00'35" E
C7	50.00'	59.79'	56.29'	S 59°35'51" E
C8	50.00'	83.98'	74.45'	S 22°46'32" W
C9	50.00'	60.84'	57.15'	N 74°14'51" W
C10	50.00'	9.79'	9.78'	N 33°46'43" W
C11	335.00'	47.92'	47.88'	N 24°04'11" W
C12	285.00'	97.69'	97.22'	N 29°47'30" W
C13	25.00'	39.27'	35.36'	N 84°36'43" W
C14	25.00'	39.27'	35.36'	N 73°10'03" W
C15	25.00'	39.27'	35.36'	N 16°49'56" E

Subdivision Street Disclosure:

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 STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONING ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S MAINTAINED ROADS SYSTEM.

ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 2328 PAGE 920–928

RESTRICTIVE COVENANTS RECORDED IN BOOK 2328 PAGE 920–928

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED _____
DISTRICT SUPERVISOR

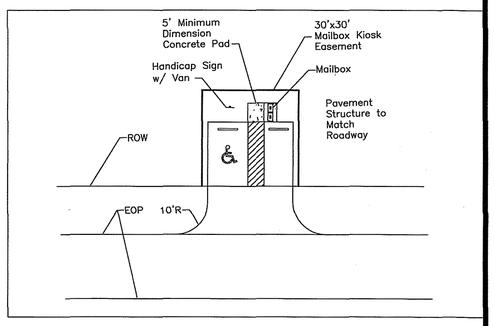
DATE 6/30/2023

Only North Carolina Department of Transportation approved structures are to be constructed on public Right-of-Way

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 Tharrington Acres
or that a security bond or irrevocable letter of credit in the amount of $77,000.00 have been posted with Franklin County to ensure the installation thereof.

I hereby certify that the subdivision as depicted hereon has been granted final approval pursuant to the Franklin County Unified Development Ordinance, subject to its being recorded in the Franklin County Register of Deeds Office within six (6) months of the date below.

Jason T. Rogers 7-11-2023
Administrator/Assistant Date



NOTES:

ALL LOTS SHALL BE SERVED BY INTERNAL SUBDIVISION STREETS. NO LOTS SHALL HAVE DIRECT ACCESS ONTO RONALD THARRINGTON RD.

ALL STUB STREETS ARE BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.

THE LANDSCAPE PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.5.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.

THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNERS MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.

NO STRUCTURES, FENCES, WALL, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. PER THE OPERATION AND MAINTENANCE AGREEMENT RECORDED IN THE REGISTER OF DEEDS, THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC., THE STORMWATER CONTROL MEASURE AS NEEDED. NOTE THAT THE MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.

THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.

NOTE: BEING A PORTION OF TRACT RECORDED IN DEED BOOK 1636 PAGE 443.

REFERENCE: MAP BOOK 1995 PG 150
MAP BOOK 1999 PG 104
PLAT RECORD FILE 3 SLIDE 120–C
PLAT RECORD FILE 3 SLIDE 89–43
DEED BOOK 2086 PAGE 727
DEED BOOK 2225 PAGE 1001

NOTE: AREA COMPUTED BY COORDINATE METHOD.

PIN: 2815–89–1266

ZONED AR

SETBACKS:
FRONT – 30'
REAR – 25'
SIDE 10'

OWNER:
INDEPENDENT MATERIAL HAULERS, INC
1620 TARBORO RD.
YOUNGSVILLE, NC 27596

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: NO NCGS MONUMENT WITHIN 2000'

Doc No: 10077382
Recorded: 07/12/2023 08:52:23 AM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2023 PG 216 - 216 (1)

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 DEED 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, NC.

Lorena Alfaro 6/30/23
OWNER(S) DATE

I, DANNY O. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____,ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 :10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. C-40 AS AMENDED. WITNESS MY OIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21ST DAY OF DECEMBER, A.D., 2022.

Seal or Stamp

Danny O. Williams
Surveyor L-2647
Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-2647 LAND SURVEYOR DANNY O. WILLIAMS

I, DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647 CERTIFY THAT THIS PLAT IS OF A SUBDIVISION THAT CREATES A SUBDIVISION OF LAND WITHIN THE HARVEST COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Danny O. Williams
DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L–2647

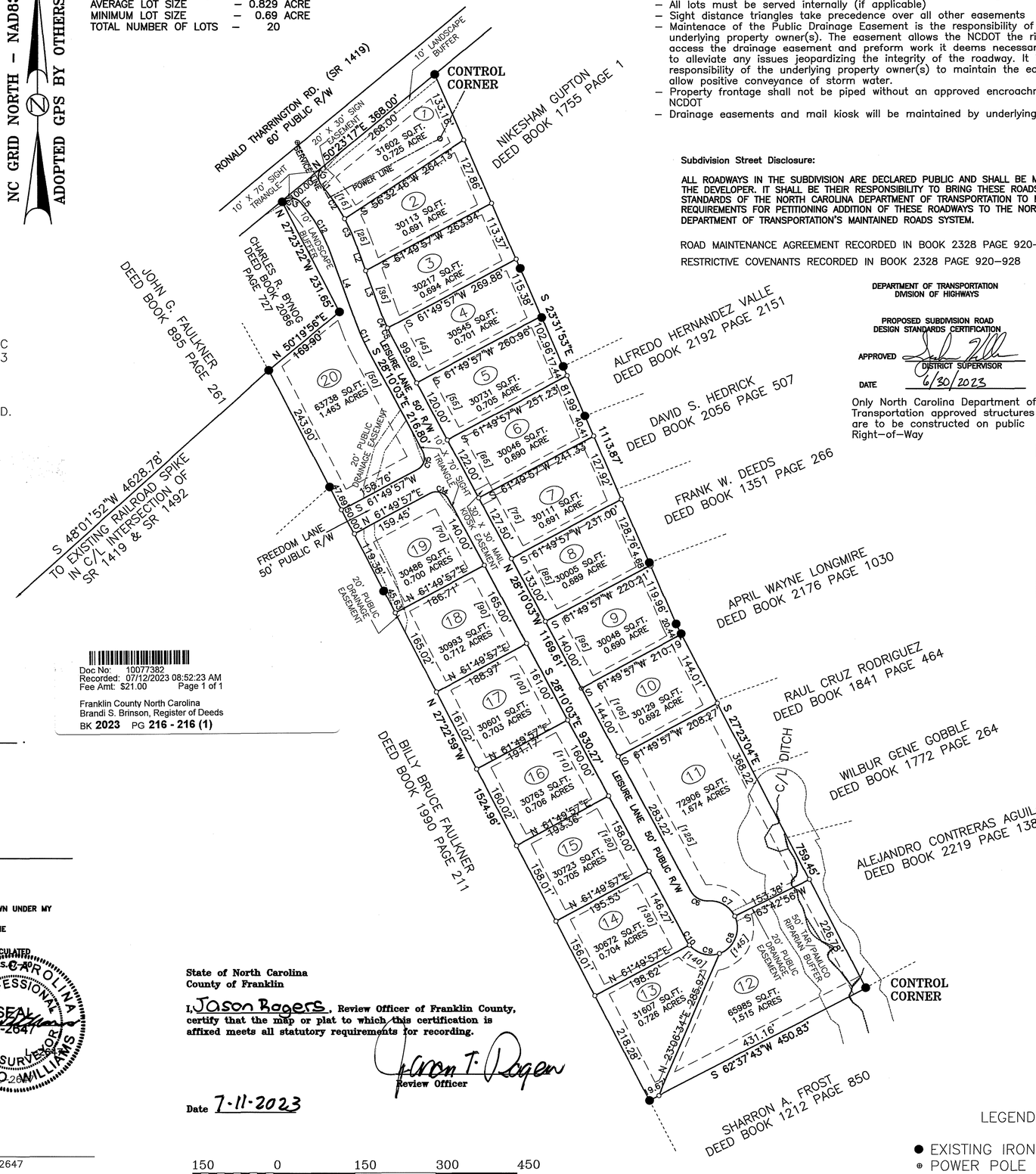
NORTH CAROLINA PROFESSIONAL SEAL L-2647 LAND SURVEYOR DANNY O. WILLIAMS

State of North Carolina
County of Franklin

I, Jason Rogers, Review Officer of Franklin County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Jason T. Rogers
Review Officer

Date 7-11-2023



150 0 150 300 450
GRAPHIC SCALE – FEET

S:\NEWMAPS\L\LARRY REIS\THARRINGTON ROAD\FINAL PLAT.DWG

LEGEND
● EXISTING IRON PIPE
⊕ POWER POLE
○ NEW IRON PIPE
[00] STREET ADDRESS

FINAL PLAT FOR
THARRINGTON ACRES
LOUISBURG TOWNSHIP
FRANKLIN COUNTY
NORTH CAROLINA

DRAWN BY: DOW & BGW
CHECKED BY: DOW
DATE: 12–21–2022
SCALE: 1" = 150'
JOB: JMZ119GRID CF (MAPS)

Lic. # C–0249 Williams–Pearce and Assoc., Professional Land Surveyors, P.A. P.O. Box 892, Zebulon, N.C. 27597 Tel.(919) 269–9605