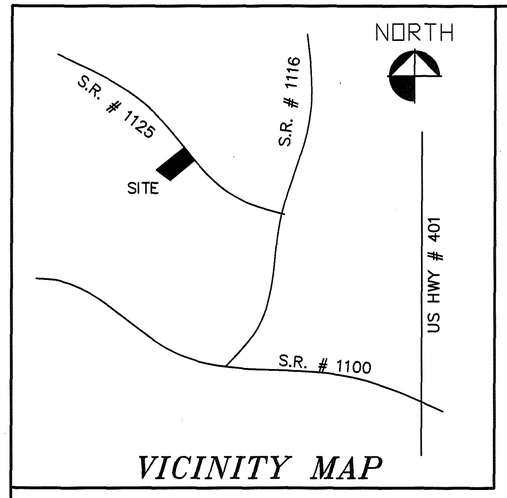


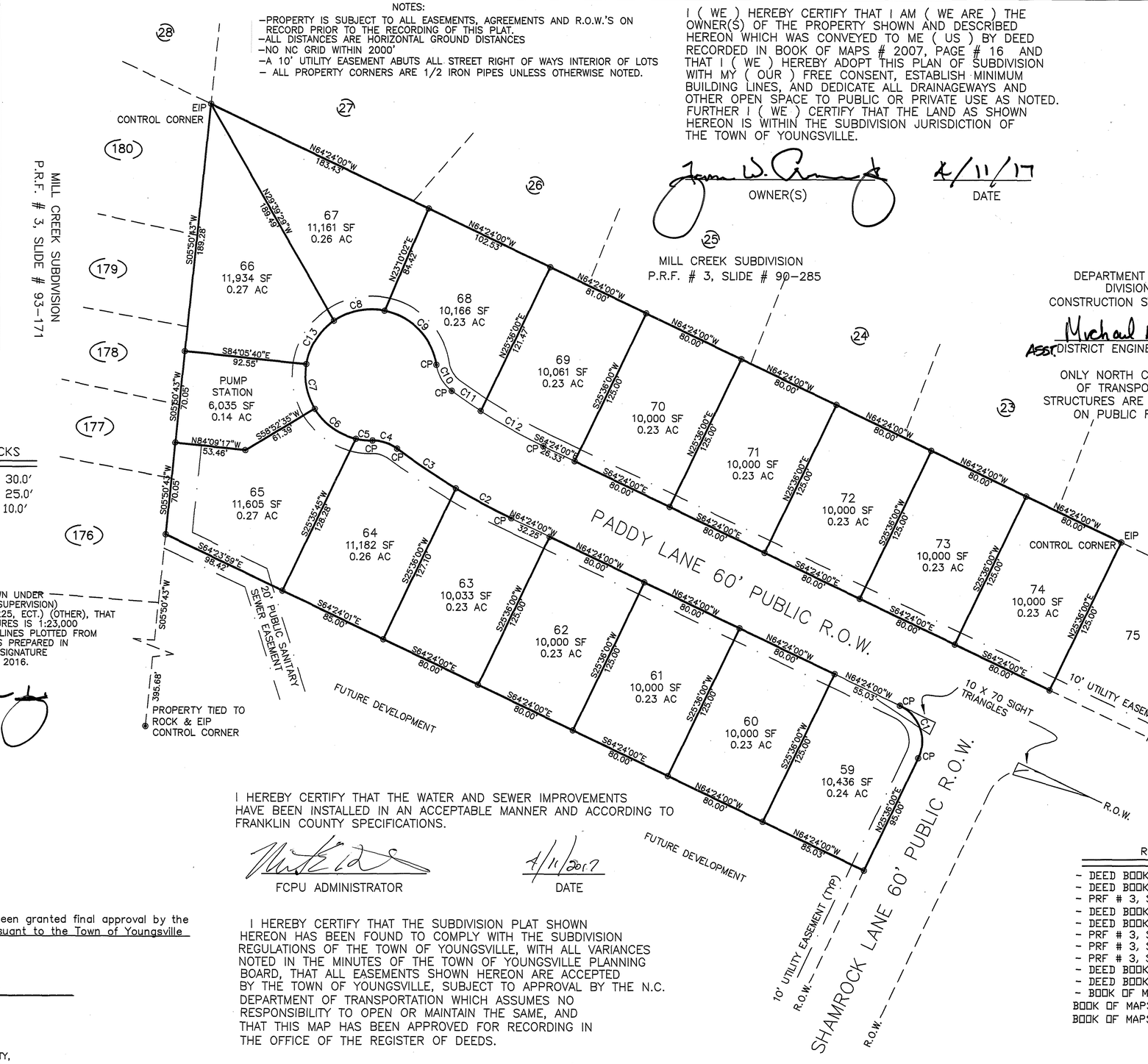
NOTES:
- PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS AND R.O.W.'S ON RECORD PRIOR TO THE RECORDING OF THIS PLAT.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
- NO NC GRID WITHIN 2000'
- A 10' UTILITY EASEMENT ABUTS ALL STREET RIGHT OF WAYS INTERIOR OF LOTS
- ALL PROPERTY CORNERS ARE 1/2 IRON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

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.

OWNER(S) 4/11/17 DATE

PLAT NORTH

BOOK OF MAPS # 2008
PAGE # 225 & 226



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
CONSTRUCTION STANDARDS CERTIFICATE

ASST. DISTRICT ENGINEER 4-12-17 DATE

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

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'

CURVE TABLE			
CURVE	CHD BRG	RADIUS	CHORD
C1	N19°24'00"W	30.00	42.43
C2	S61°52'53"E	482.69	47.80
C3	S55°50'14"E	482.69	53.99
C4	N71°57'07"W	30.00	19.85
C5	S83°58'30"E	49.87	12.68
C6	S53°55'06"E	49.98	38.74
C7	S10°56'24"E	50.00	34.50
C8	S78°32'21"W	50.00	39.24
C9	N43°31'09"W	50.00	57.14
C10	S31°09'44"E	30.00	22.96
C11	S55°23'44"E	439.43	26.68
C12	S60°42'35"E	439.43	54.79
C13	S32°20'28"W	50.00	39.23

STEPHENS GLEN SUBDIVISION
BOOK OF MAPS # 2013, PAGE # 156

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 21ST DAY OF OCTOBER, A.D., 2016.

SEAL OR STAMP

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

SURVEYOR

L-3449
REGISTRATION NUMBER

NORTH CAROLINA
FRANKLIN COUNTY

I HEREBY CERTIFY THAT THE WATER AND SEWER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO FRANKLIN COUNTY SPECIFICATIONS.

FCPU ADMINISTRATOR 4/11/2017 DATE

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

CERTIFICATE OF FINAL APPROVAL

I hereby certify that the subdivision as depicted hereon has been granted final approval by the Town of Youngsville Planning Board on December 6, 2016 pursuant to the Town of Youngsville Subdivision Regulations.

Chairperson, Youngsville Planning Board 4-11-17 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.

SUBDIVISION ADMINISTRATOR 4/11/2017 DATE

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

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

REVIEW OFFICER 4-12-17 DATE

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.

PROFESSIONAL LAND SURVEYOR 4/11/17 DATE

RECORDED IN BOOK OF MAPS VOL PG

Doc ID: 005438360001 Type: CRP
Recorded: 04/12/2017 at 02:44:34 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 2017 PG 115

REVISIONS

30' 0' 60'

FINAL PLAT FOR:
STEPHENS GLEN SUBDIVISION
LOTS # 59-74 PHASE IIB

TOWNSHIP: YOUNGSVILLE | COUNTY: FRANKLIN
STATE: NORTH CAROLINA | PIN # 1853-85-8335
ZONE: R-1

JAMES WADE ATKINSON, JR.
PROFESSIONAL LAND SURVEYOR
7705 MATHERLY DRIVE
WAKE FOREST, NC 27587
TELE: 556-6818

DATE: 10-21-2016 | SURVEYED BY: JWA
SCALE: 1" = 60' | DRAWN BY: JWA
CHECKED & CLOSURE BY: JWA
DRAWING NO.