I NIALL W. GILLESPIE, PROFESSIONAL LAND SURVEYOR L-2629 CERTIFY ONE OR MORE OF THE FOLLOWING AS INDICATED (3)

☒(1. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE PLANNING JURISDICTION OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

☐ 2. THAT THIS PLAT IS OF A SURVEY OF LAND LOCATED IN AN AREA FREE FROM REGULATIONS OF PARCELS OF LAND.

☐ 3. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

☐ 4. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

☐ 5. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR, IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (1. THROUGH 4.) ABOVE.

NORTH CAROLINA, WAKE COUNTY

I, NIALL W. GILLESPIE P.L.S. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DESCRIPTION RECORDED IN PLAT BOOK C-3 1994 PAGE 138. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BEING DRAWN FROM INFORMATION FOUND IN PLAT BOOK N/A PAGE N/A OR MAP BOOK N/A P. N/A. THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE COMPUTATION IS 1/10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 4730 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL. THIS 29 DAY OF MARCH, 2006.

P.L.S. L 2629

NORTH CAROLINA PROFESSIONAL SEAL L-2629 LAND SURVEYOR NIALL W. GILLESPIE

04/05/06

NOTE: A 20' ACCESS/WALKWAY EASEMENT ACROSS LOTS ~~31~~ 33 & 32 SHALL BE RESERVED FOR TEN YEARS PENDING ACQUISITION OF ENOUGH CONTINUOUS EASEMENT ALONG CLOSED MONTGOMERY LUMBER CO. RR TO BUILD A GREENWAY OR WALKING TRAIL. IF SAID GREENWAY PROJECT IS NOT BUILT, THE EASEMENT SHALL REVERT TO THE OWNERS OF LOTS ~~31~~ 33 & 32.

A PERMANENT 10' DRAINAGE AND UTILITY EASEMENT EXISTS ON EACH LOT PARALLEL WITH AND ADJACENT TO THE ROAD RIGHT OF WAY TO ACCOMODATE ROAD DITCHES OR PIPES AND UTILITIES SUCH AS CABLE TV ELECTRIC AND TELEPHONE SERVING OTHER LOTS.

NOTE DATED JUNE 28, 2005
ROADS ARE 100% COMPLETE
ALL WATER METER BASES INSTALLED
ALL ELECTRIC & TELEPHONE SERVICES IN.

SCALE: 1" - 200'

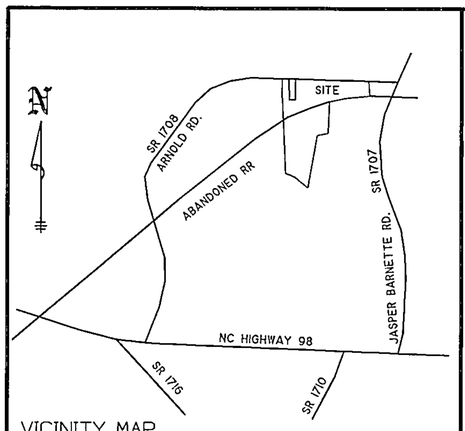
0' 200' 400' 600' 800'

BUILDING SETBACKS
FRONT.....30'
REAR.....25'
SIDE.....10'

LEGEND

	CONCRETE MONUMENT SET
⊘	COMPUTED POINT
●	IRON PIPE SET
○	EXISTING IRON PIPE
XXXX	STREET ADDRESS
PP	POWER POLE
LP	LIGHT POLE
-E-	OVERHEAD ELECTRIC LINES
-T-	OVERHEAD TELEPHONE LINES
-X-	FENCE
	CENTER LINE CREEK
WV	WATER VALVE
FH	FIRE HYDRANT
CO	SANITARY SEWER CLEAN OUT
MH	SANITARY SEWER MANHOLE
PDE	PERMANENT DRAINAGE EASEMENT
PK	PK MASONRY NAIL CORNER MARK

N. C. GRID NORTH (NAD 83)



VICINITY MAP
(NO SCALE)

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 1058 PAGE 961 AND 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.

4-5-06
OWNER(S) /DATE
BLUEGRASS INVESTMENTS, INC.

I HEREBY CERTIFY THAT THE SUBDIVISION AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE FRANKLIN COUNTY SUBDIVISION REGULATIONS.

Donna Wood 5-16-06
SUBDIVISION ADMINISTRATOR /DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 12-16-06 (DATE) AND MUST BE SUBMITTED FOR REAPPROVAL.

I DONNA WOOD, REVIEW OFFICER OF FRANKLIN COUNTY, NC CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Donna Wood
REVIEW OFFICER'S SIGNATURE
5-16-06
DATE

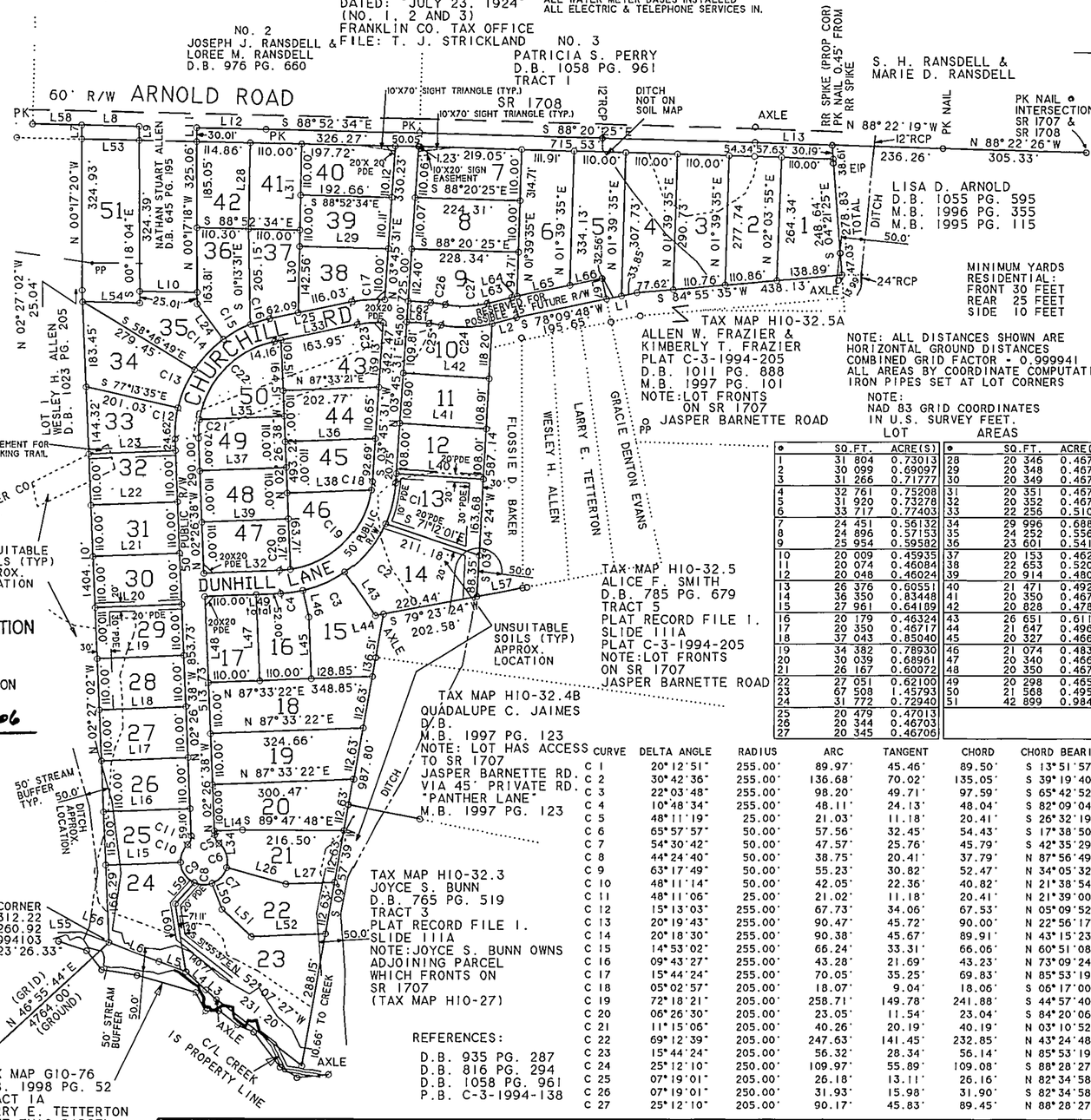
Only North Carolina Department of Transportation approved structures are to be constructed on public Right-of-Way

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

4-6-2006
DISTRICT ENGINEER

SITE DATA:

TOTAL AREA-1 516 593 SQ.FT.
-34.81619 ACRES
AVERAGE LOT SIZE-0.5982 ACRE 26056 SQ.FT.
TOTAL LOTS-51
LENGTH OF STREETS-2776'
AREA IN R/W (OLD AND NEW) 4.239 ACRES



NO PART OF THE LOTS SHOWN ON THIS MAP IS IN A FLOODPLAIN AREA.
FEMA FIRM # 370377 0009 A
EFFECTIVE DATE: SEPTEMBER 15, 1978
NOTE:
ALL LOTS TO BE SERVED BY COUNTY WATER AND PRIVATE SEPTIC TANK

MINIMUM YARDS
RESIDENTIAL:
FRONT 30 FEET
REAR 25 FEET
SIDE 10 FEET

NOTE: ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
COMBINED GRID FACTOR - 0.99994!
ALL AREAS BY COORDINATE COMPUTATION.
IRON PIPES SET AT LOT CORNERS

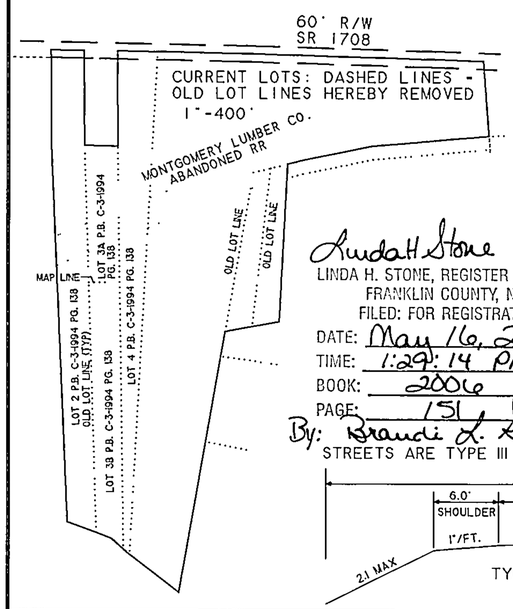
NOTE:
NAD 83 GRID COORDINATES IN U.S. SURVEY FEET.

LOT AREAS

#	SQ.FT.	ACRE(S)	#	SQ.FT.	ACRE(S)
1	31 804	0.73013	28	20 346	0.46709
2	30 099	0.69097	29	20 348	0.46713
3	31 266	0.71777	30	20 349	0.46716
4	32 761	0.75208	31	20 351	0.46719
5	31 920	0.73278	32	20 352	0.46722
6	33 717	0.77403	33	22 256	0.51094
7	24 451	0.56132	34	29 996	0.68860
8	24 896	0.57153	35	24 252	0.55675
9	25 954	0.59582	36	23 601	0.54180
10	20 009	0.45935	37	20 153	0.46265
11	20 074	0.46084	38	22 653	0.52003
12	20 048	0.46024	39	20 914	0.48013
13	26 376	0.60551	40	21 471	0.49291
14	36 350	0.83448	41	20 350	0.46717
15	27 961	0.64189	42	20 828	0.47813
16	20 179	0.46324	43	26 651	0.61183
17	20 350	0.46717	44	21 647	0.49695
18	37 043	0.85040	45	20 327	0.46665
19	34 382	0.78930	46	21 074	0.48378
20	30 039	0.68961	47	20 340	0.46694
21	26 167	0.60072	48	20 350	0.46717
22	27 051	0.62100	49	20 298	0.46597
23	67 508	1.45793	50	21 568	0.49512
24	31 772	0.72940	51	42 899	0.98482
25	20 479	0.47013			
26	20 344	0.46703			
27	20 345	0.46706			

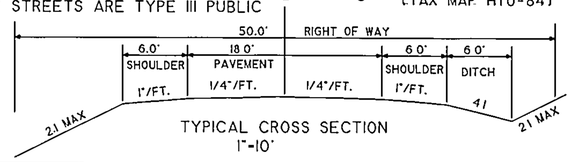
LINE	BEARING	DISTANCE
L 1	S 78°09'48"W	66.41'
L 2	S 75°52'23"W	53.68'
L 3	N 47°58'33"W	30.54'
L 4	N 47°58'33"W	57.53'
L 5	N 69°16'38"W	61.59'
L 6	N 69°16'38"W	114.36'
L 7	N 00°17'20"W	30.11'
L 8	S 88°52'34"E	122.71'
L 9	S 00°18'04"E	30.01'
L 10	S 89°07'37"E	122.64'
L 11	N 00°17'18"W	28.80'
L 12	S 88°52'34"E	148.49'
L 13	S 87°56'05"E	164.36'
L 14	N 87°33'23"E	60.00'
L 15	N 87°33'22"W	159.93'
L 16	N 87°33'22"E	184.94'
L 17	N 87°33'22"E	184.95'
L 18	N 87°33'22"E	184.96'
L 19	N 87°33'22"E	184.97'
L 20	N 87°33'22"E	184.99'
L 21	N 87°33'22"E	185.00'
L 22	N 87°33'22"E	185.01'
L 23	N 87°33'22"E	185.03'
L 24	S 36°35'23"E	94.20'
L 25	N 78°01'07"E	178.11'
L 26	S 74°39'50"E	131.36'
L 27	N 87°33'22"E	104.38'
L 28	N 01°07'26"E	185.00'
L 29	S 88°52'34"E	187.60'
L 30	N 01°07'26"E	177.56'
L 31	N 01°07'26"E	185.00'
L 32	S 87°33'22"W	162.00'
L 33	N 78°01'07"E	178.12'
L 34	S 02°26'38"E	8.73'
L 35	N 87°33'21"E	181.06'
L 36	N 87°33'22"E	190.82'
L 37	N 87°33'21"E	185.00'
L 38	N 87°33'21"E	178.06'
L 39	N 87°33'22"E	185.00'
L 40	S 86°14'29"E	186.28'
L 41	S 86°14'29"E	184.99'
L 42	S 86°14'29"E	183.68'
L 43	S 34°44'51"E	112.45'
L 44	N 79°23'27"E	17.85'
L 45	N 02°26'38"W	132.66'
L 46	N 12°35'25"W	57.76'
L 47	N 02°26'38"W	185.00'
L 48	N 02°26'38"W	185.00'
L 49	N 87°33'22"E	162.00'
L 50	S 20°57'20"E	60.00'
L 51	S 47°11'38"E	85.69'
L 52	N 87°33'22"E	158.30'
L 53	N 88°52'34"W	122.71'
L 54	N 89°07'37"W	121.84'
L 55	N 87°54'33"E	48.29'
L 56	S 69°16'38"E	63.76'
L 57	S 79°25'12"W	99.78'
L 58	S 88°52'34"E	104.35'
L 59	S 41°00'38"W	61.17'
L 60	S 08°50'00"E	147.35'
L 61	N 86°14'29"W	47.54'
L 62	S 86°14'29"E	47.54'
L 63	N 75°52'22"E	54.58'
L 64	N 78°09'48"E	11.70'
L 65	N 78°09'48"E	184.85'
L 66	N 78°09'48"E	184.85'
L 67	S 11°50'12"E	45.00'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	20°12'51"	255.00'	89.97'	45.46'	89.50'	S 13°51'57"W
C 2	30°42'36"	255.00'	136.68'	70.02'	135.05'	S 39°19'40"W
C 3	22°03'48"	255.00'	98.20'	49.71'	97.59'	S 65°42'52"W
C 4	10°48'34"	255.00'	48.11'	24.13'	48.04'	S 82°09'04"W
C 5	48°11'19"	25.00'	21.03'	11.18'	20.41'	S 26°32'19"E
C 6	65°57'57"	50.00'	57.56'	32.45'	54.43'	S 17°38'50"E
C 7	54°30'42"	50.00'	47.57'	25.76'	45.79'	S 42°35'29"W
C 8	44°24'40"	50.00'	38.75'	20.41'	37.79'	N 87°56'49"W
C 9	63°17'49"	50.00'	55.23'	30.82'	52.47'	N 34°05'32"W
C 10	48°11'14"	50.00'	42.05'	22.36'	40.82'	N 21°38'54"E
C 11	48°11'06"	25.00'	21.02'	11.18'	20.41'	N 21°39'00"E
C 12	15°13'03"	255.00'	67.73'	34.06'	67.53'	N 05°09'52"E
C 13	20°19'43"	255.00'	90.47'	45.72'	90.00'	N 22°56'17"E
C 14	20°18'30"	255.00'	90.38'	45.67'	89.91'	N 43°15'23"E
C 15	14°53'02"	255.00'	66.24'	33.31'	66.06'	N 60°51'08"E
C 16	09°43'27"	255.00'	43.28'	21.69'	43.23'	N 73°09'24"E
C 17	15°44'24"	255.00'	70.05'	35.25'	69.83'	N 85°53'19"E
C 18	05°02'57"	205.00'	18.07'	9.04'	18.06'	S 06°17'00"W
C 19	72°18'21"	205.00'	258.71'	149.78'	241.88'	S 44°57'40"W
C 20	06°26'30"	205.00'	23.05'	11.54'	23.04'	S 84°20'06"W
C 21	11°15'06"	205.00'	40.26'	20.19'	40.19'	N 03°10'52"E
C 22	69°12'39"	205.00'	247.63'	141.45'	232.85'	N 43°24'48"E
C 23	15°44'24"	205.00'	56.32'	28.34'	56.14'	N 85°53'19"E
C 24	25°12'10"	250.00'	109.97'	55.89'	109.08'	S 88°28'27"W
C 25	07°19'01"	205.00'	26.18'	13.11'	26.16'	N 82°34'58"W
C 26	07°19'01"	250.00'	31.93'	15.98'	31.90'	S 82°34'58"E
C 27	25°12'10"	205.00'	90.17'	45.83'	89.45'	N 88°28'27"E



Linda H. Stone
LINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.
FILED: FOR REGISTRATION
DATE: May 16, 2006
TIME: 1:29:14 PM
BOOK: 2006
PAGE: 151
By: Brandi L. Smith - Deputy

STREETS ARE TYPE III PUBLIC



TYPICAL CROSS SECTION
1"-10'

RECOMBINATION AND SUBDIVISION
BISHOPS RIDGE

REVISIONS
COMMENTS FROM FRANKLIN CO PLANNING DEPT. J.W.S. JAN. 5, 2004
ADD COMPLETION OF ROADS AND SERVICES NOTE 6/28/05
COMMENTS FROM FRANKLIN CO. PLANNING DEPT. N.W.G. JULY 19, 2005
CHANGE STREET NAMES 3/29/2006

PROPERTY OF
BLUEGRASS INVESTMENTS, INC.
A NORTH CAROLINA CORPORATION
9800 CHANDLER DRIVE
RALEIGH, NC 27615

Niall Gillespie, P.L.S.
Land Surveying
4008 Green Level Road West
Apex, North Carolina 27523
Telephone & Fax #
(919) 387-0208

TOWNSHIP HARRIS	COUNTY: FRANKLIN	DATE 12-02-2002	SURVEYED BY KCH	COGO FILE HN2A-F-R
ZONE: R-30	STATE: NORTH CAROLINA	SCALE 1"-200'	DRAWN BY WPF	CADD FILE HN2A-F-R
TAX MAP H 10 PARCEL 80, 81, 92, 97, AND 98		CHECKED & CLOSURE BY NWG		

Book 2006 Page 151 5-16-06