I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED: AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 26TH DAY OF SEPTEMBER ,2014.

PROFESSIONAL LAND SURVEYOR (L–3794)

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	11.787 AC.
LESS R/W =	2.969 AC.
OPEN SPACE =	1.862 AC.
NET AREA =	6.956 AC.
TOTAL LOTS =	41
AVERAGE LOT SIZE =	0.166 AC.

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
○ – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
– POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
RRSPK – RAIL ROAD SPIKE
SPK – SET PK NAIL
AI – ANGLE IRON
000 – ADDRESS

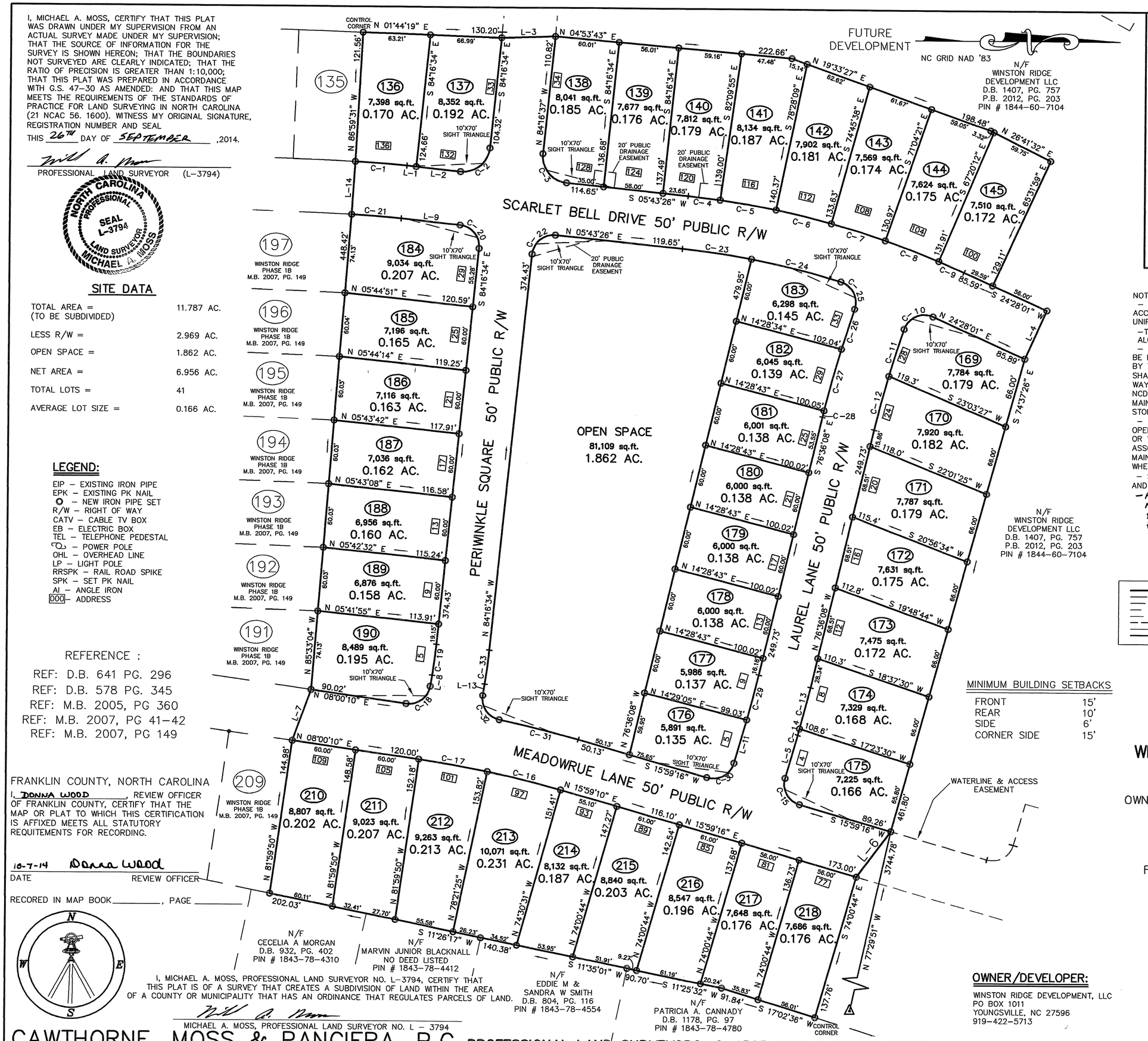
REFERENCE :

REF: D.B. 641 PG. 296
REF: D.B. 578 PG. 345
REF: M.B. 2005, PG 360
REF: M.B. 2007, PG 41–42
REF: M.B. 2007, PG 149

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

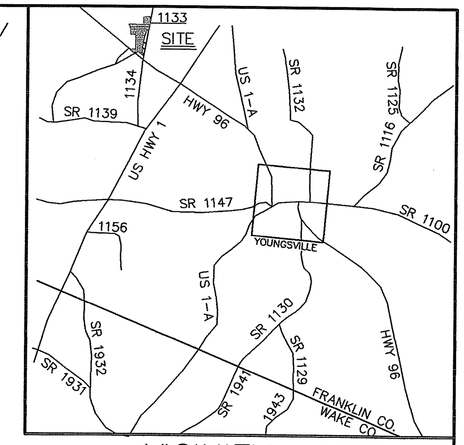
10-7-14 Donna Wood
DATE REVIEW OFFICER

RECORED IN MAP BOOK_____, PAGE _____



I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L–3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L – 3794



VICINITY MAP

NOTES:
– THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELEOPMENT ORDINANCE.
–THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT–OF–WAYS, INTERIOR OF LOTS.
– ALL STRUCTURAL STORMWATER BMP's SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT–OF–WAY BY THE DESIGNER. A PERMENANT PUBLIC DRAINAGE EASEMENT SHALL BE ESTABLISHED OUTSIDE OF THE NCDOT RIGHT OF WAY FOR ACCESS TO THE BMP's.
NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP's.
– THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTAINANCE AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMPS.
– SEE SHEET 2 OF 2 FOR OWNERS SIGNATURE AND ALL OTHER GOVERNMENTAL SIGNATURES AND SIGNOFFS.
–RESTRICTIVE COVENANTS AND STORMWATER AGREEMENT RECORDED IN
DB 1617, PAGE 649–676
DB 1635, PAGE 703–705
DB 1791, PAGE 129–132

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

Doc ID: 005015470002 Type: CRP
Recorded: 10/08/2014 at 08:17:07 AM
Fee Amt: $42.00 Page 1 of 2
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 2014 PG 170-171
By: Nicki Faulkner, Deputy

MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'
CORNER SIDE	15'

FINAL PLAT FOR

WINSTON RIDGE SUBDIVISION PHASE 2B

OWNER: WINSTON RIDGE DEVELOPMENT, LLC
REF: D.B. 1805, PG. 801
REF: M.B. 2005, PG. 394
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120
SCALE 1"=60'
DECEMBER 6, 2001
REVISED JULY 14, 2011
REVISED SEPTEMBER 12, 2013
ZONED R–8 (CLUSTER)
PIN # 1844–60–7100
SHEET 1 OF 2

(WINSTONRIDGEPH2B–FP.DWG–EG)

OWNER/DEVELOPER:
WINSTON RIDGE DEVELOPMENT, LLC
PO BOX 1011
YOUNGSVILLE, NC 27596
919–422–5713

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

Book 2014 Page 170 10-8-2014 1of 2

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED: AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 26TH DAY OF SEPTEMBER ,2014.

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

PROFESSIONAL LAND SURVEYOR (L-3794)

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED 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, AND DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

9-26-14

OWNER 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 ENTITLED WINSTON RIDGE OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

Donna Wood 10-7-14

ADMINISTRATOR /ASSISTANT DATE

NOTES:
- THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELEOPMENT ORDINANCE.
- THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT-OF-WAYS, INTERIOR OF LOTS.
- ALL STRUCTURAL STORMWATER BMP's SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT-OF-WAY BY THE DESIGNER. A PERMENANT PUBLIC DRAINAGE EASEMENT SHALL BE ESTABLISHED OUTSIDE OF THE NCDOT RIGHT OF WAY FOR ACCESS TO THE BMP's. NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP's.
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SUBDIVISION STREET DISCLOSURE STATEMENT
ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THE MAINTENANCE OF STREETS AND ROADS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S)/DEVELOPER(S) AND IT SHALL BE THEIR RESPONSIBILITY TO BRING THE ROADS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS BEFORE ANY PUBLIC STREETS OR ROADS ON THIS PLAT ARE INCLUDED AT TIME AFTER THE APPROVAL OF THIS PLAT, INTO THE NORTH CAROLINA STATE ROAD SYSTEM.
JURISDICTION OF FRANKLIN COUNTY.

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

DISTRICT ENGINEER

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

NC GRID NAD '83

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
O – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
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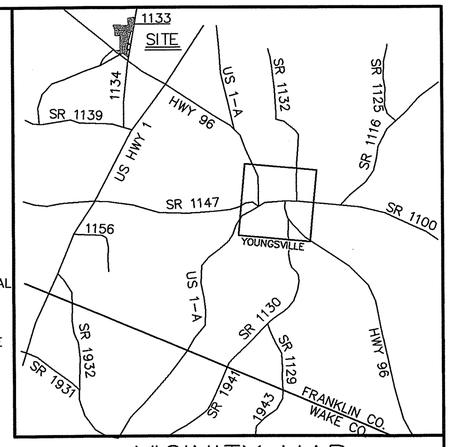

VICINITY MAP

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C- 1	48.58'	1025.00'	48.58'	S 04°21'58" W
C- 2	39.27'	25.00'	35.36'	N 39°16'34" W
C- 3	39.27'	25.00'	35.36'	N 50°43'26" E
C- 4	30.39'	825.00'	30.39'	S 06°46'45" W
C- 5	53.22'	825.00'	53.21'	S 09°40'58" W
C- 6	53.40'	825.00'	53.39'	S 13°23'07" W
C- 7	53.10'	825.00'	53.10'	S 17°05'01" W
C- 8	53.79'	825.00'	53.78'	S 20°47'44" W
C- 9	25.97'	825.00'	25.97'	S 23°33'55" W
C- 10	33.38'	20.00'	29.64'	S 23°20'54" E
C- 11	46.44'	1041.78'	46.43'	S 72°26'27" E
C- 12	52.45'	1041.78'	52.44'	S 75°09'36" E
C- 13	40.12'	1025.00'	40.11'	N 75°28'52" W
C- 14	6.22'	1025.00'	6.22'	N 74°11'10" W
C- 15	31.42'	20.00'	28.28'	N 60°59'16" E
C- 16	70.97'	975.00'	70.96'	S 13°45'32" W
C- 17	65.29'	978.52'	65.28'	S 09°45'31" W
C- 18	30.98'	20.00'	27.97'	N 36°22'24" W
C- 19	29.24'	475.00'	29.23'	N 82°30'46" W
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C- 21	46.69'	975.00'	46.69'	S 04°21'07" W
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C- 24	86.53'	775.00'	86.49'	S 13°46'32" W
C- 25	32.11'	20.00'	28.77'	S 62°58'06" W
C- 26	39.58'	1091.78'	39.57'	S 72°04'35" E
C- 27	60.01'	1075.30'	60.00'	S 74°42'05" E
C- 28	6.45'	1075.30'	6.45'	S 76°28'19" E
C- 29	43.83'	975.00'	43.83'	N 75°18'52" W
C- 30	32.06'	20.00'	28.73'	N 28°05'36" W
C- 31	76.37'	1025.00'	76.36'	S 13°51'11" W
C- 32	30.55'	20.00'	27.67'	N 55°29'04" E
C- 33	32.31'	525.01'	32.31'	N 82°30'46" W

LINE TABLE		
LINE	LENGTH	BEARING
L-1	8.73'	S 05°43'26" W
L-2	41.83'	S 05°43'26" W
L-3	50.42'	N 01°40'51" W
L-4	50.00'	S 65°52'44" E
L-5	42.24'	S 74°00'44" E
L-6	53.49'	S 53°11'13" E
L-7	51.10'	S 70°04'27" E
L-8	10.63'	N 80°44'59" W
L-9	55.56'	N 05°43'26" E
L-11	42.49'	S 74°00'45" E
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L-13	10.87'	S 80°44'59" E
L-14	50.00'	S 86°26'30" E

FINAL PLAT FOR

WINSTON RIDGE SUBDIVISION PHASE 2B

OWNER: WINSTON RIDGE DEVELOPMENT, LLC
REF: D.B. 1805, PG. 801
REF: M.B. 2005, PG. 394
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L – 3794

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

10-7-14 Donna Wood

DATE REVIEW OFFICER

RECORED IN MAP BOOK_____, PAGE _____

LINE TYPE LEGEND

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

OWNER/DEVELOPER:

WINSTON RIDGE DEVELOPMENT, LLC
PO BOX 1011
YOUNGSVILLE, NC 27596
919-422-5713

60 30 0 60 120

SCALE 1"=60'
DECEMBER 6, 2001
REVISED JULY 14, 2011
REVISED SEPTEMBER 12, 2013
ZONED R-8 (CLUSTER)
PIN # 1844-60-7100
SHEET 2 OF 2

(WINSTONRIDGEPH2B-FP.DWG-EG)

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

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9-26-14

OWNER DATE

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Donna Wood 10-7-14

ADMINISTRATOR /ASSISTANT DATE

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JURISDICTION OF FRANKLIN COUNTY.

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

DISTRICT ENGINEER

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NC GRID NAD '83

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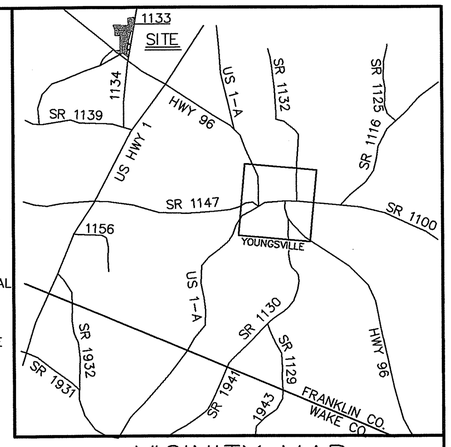

VICINITY MAP

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REF: D.B. 1805, PG. 801
REF: M.B. 2005, PG. 394
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

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MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L – 3794

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

10-7-14 Donna Wood

DATE REVIEW OFFICER

RECORED IN MAP BOOK_____, PAGE _____

LINE TYPE LEGEND

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

OWNER/DEVELOPER:

WINSTON RIDGE DEVELOPMENT, LLC
PO BOX 1011
YOUNGSVILLE, NC 27596
919-422-5713

60 30 0 60 120

SCALE 1"=60'
DECEMBER 6, 2001
REVISED JULY 14, 2011
REVISED SEPTEMBER 12, 2013
ZONED R-8 (CLUSTER)
PIN # 1844-60-7100
SHEET 2 OF 2

(WINSTONRIDGEPH2B-FP.DWG-EG)

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