Docusign Envelope ID: A461ACAB-8BE8-4A51-A864-B91F1CA23ACE

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 20TH DAY OF NOVEMBER A.D. 2025.

Signed by: Michael A. Moss
PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

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

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Signed by: Michael A. Moss
PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCIBED 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, 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.

Signed by: Chuck D'Armetta — 11/20/2025
OWNER(S) — DATE

SUBDIVISION STREET DISCLOSURE STATEMENT
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 TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONNG ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

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

DocuSigned by: Joshua Kellen — 11/20/2025
DISTRICT ENGINEER

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

FRANKLIN COUNTY, NORTH CAROLINA
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.

11/20/2025 — Signed by: Jason Rogers
DATE — REVIEW OFFICER

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 MARSHAL LANDING SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ 39,881.00 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

Signed by: Jason Rogers — 11/20/2025
ADMINISTRATOR /ASSISTANT — DATE

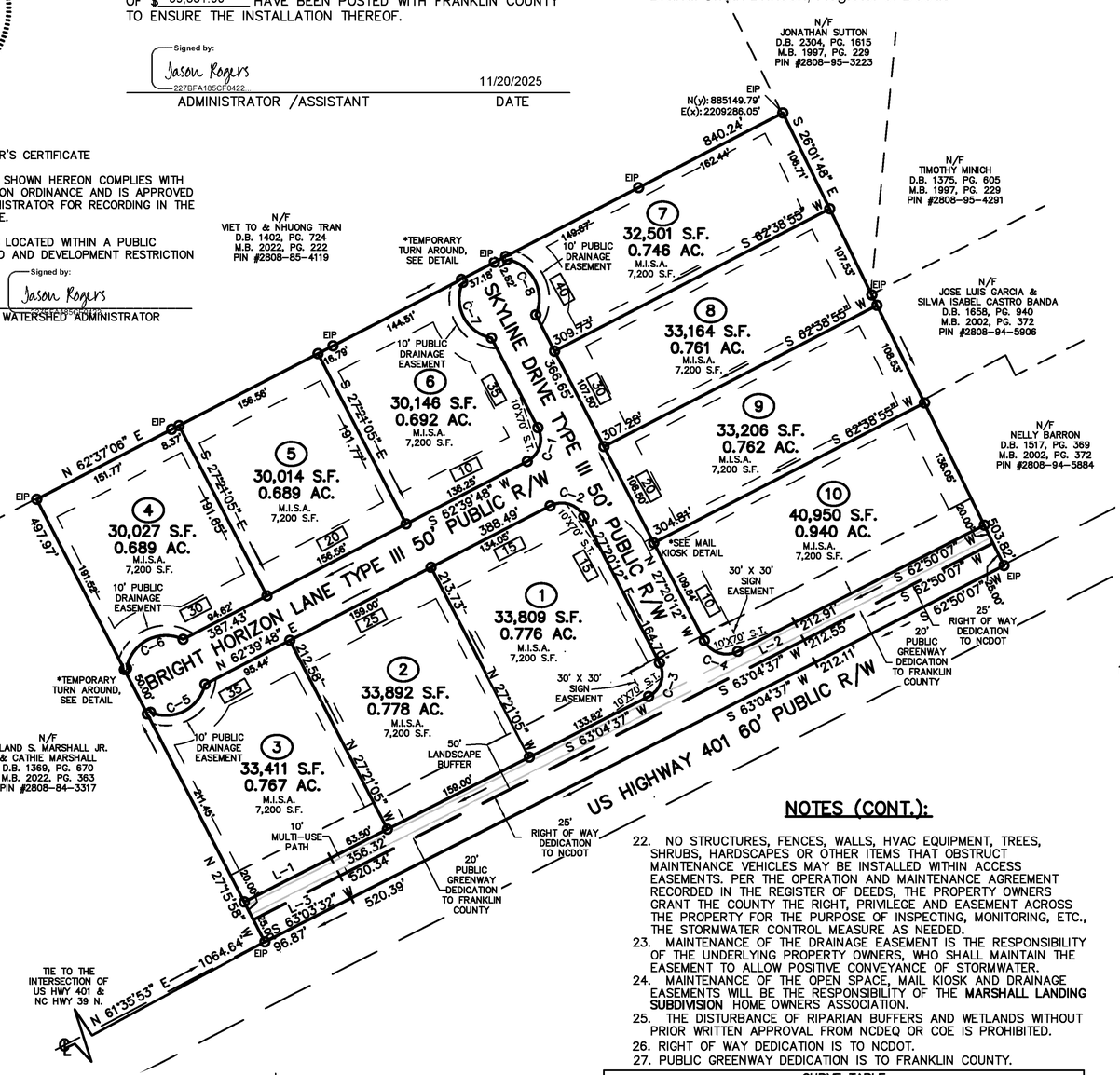
WATERSHED ADMINISTRATOR'S CERTIFICATE

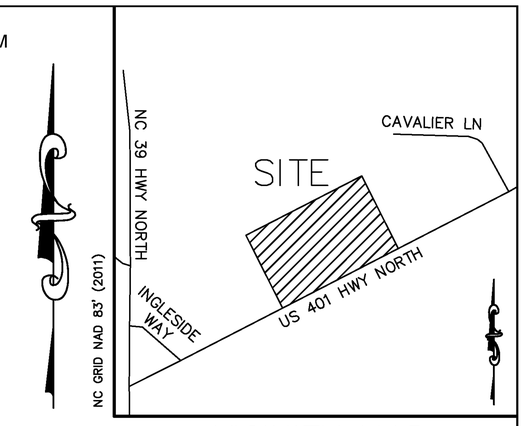
I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTION MAY APPLY.

11/20/2025 — Signed by: Jason Rogers
DATE — WATERSHED ADMINISTRATOR

BK 2025 PG 403 - 403 (1) DOC# 10106947
This Document eRecorded: 11/21/2025 08:15:23 AM
Fee: $21.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds





VICINITY MAP

NOTES:

1. AREA COMPUTED BY COORDINATE METHOD.
2. THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3. ALL LOTS AREA GREATER THAN **30,000** SQUARE FEET.
4. THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
6. THIS PROPERTY MAY BE SUBJECT TO **TAR–PAMLICO** RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).
7. ALL LOTS TO BE SERVED INTERNALLY AND SHALL HAVE NO DIRECT ACCESS TO **US HWY 401** .
8. RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
9. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE(STREET TREES).
10. THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP.
11. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
12. ALL STUB ROADS/STREETS ARE BUILT/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
13. THE DRAINAGE EASEMENTS MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND SATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE MAINTENANCE EASEMENT IS OBSTRUCTED OR STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
14. ALL UTILITY LINES AND EASEMENTS ARE EXTENDED, CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
15. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.6.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
16. ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC TANKS.
17. ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
18. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE UNDERLYING FEE OWNER(S) RESPONSIBILITY TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENT.
19. PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
20. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT–OF–WAY.
21. LOTS **1, 2, 3 & 10** SHALL NOT HAVE DIRECT ACCESS ONTO **US HWY 401.**

NOTES (CONT.):

22. NO STRUCTURES, FENCES, WALLS, 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.
23. MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
24. MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE **MARSHALL LANDING SUBDIVISION** HOME OWNERS ASSOCIATION.
25. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
26. RIGHT OF WAY DEDICATION IS TO NCDOT.
27. PUBLIC GREENWAY DEDICATION IS TO FRANKLIN COUNTY.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C–1	39.27'	25.00'	35.36'	N 17°39'48" E
C–2	39.27'	25.00'	35.36'	S 72°20'12" E
C–3	39.45'	25.00'	35.48'	N 17°52'12" E
C–4	39.09'	25.00'	35.23'	N 72°07'48" W
C–5	69.96'	40.00'	61.38'	S 62°39'48" W
C–6	73.32'	40.00'	63.48'	N 62°39'48" E
C–7	71.87'	40.00'	62.59'	N 27°20'12" W
C–8	71.43'	40.00'	62.31'	S 27°20'12" E

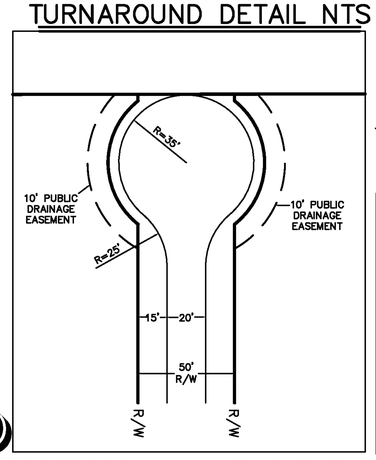
LINE TABLE

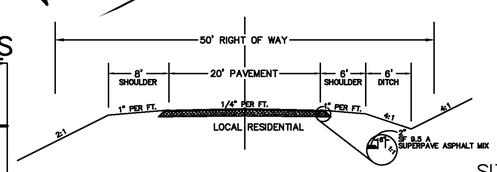
LINE	BEARING	DISTANCE
L–1	N 63°03'32" E	97.14'
L–2	S 63°04'37" W	63.98'
L–3	N 63°03'32" E	97.02'

LEGEND:

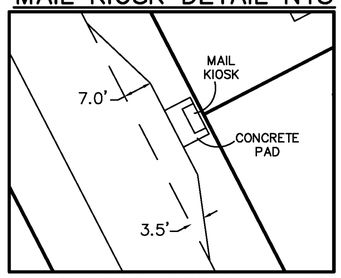
EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
O – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN–OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT
ST – SIGHT TRIANGLE

TURNAROUND DETAIL NTS





MAIL KIOSK DETAIL NTS



SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	9.605 AC.
LESS R/W =	1.562 AC.
LESS GREENWAY =	0.381 AC.
NET AREA =	7.662 AC.
TOTAL LOTS =	10
AVERAGE LOT SIZE =	0.766 AC.
TOTAL ROAD LENGTH	982 L.F.
PROPOSED USE –	RESIDENTIAL SINGLE FAMILY SUBDIVISION

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

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

FINAL PLAT FOR

MARSHALL LANDING SUBDIVISION

OWNER: BOUNTY CONSTRUCTION, INC.
REF: D.B. 2325, PAGE 1736
REF: M.B. 2022, PAGE 363
LOUISBURG TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

OCTOBER 21, 2024
REVISED NOVEMBER 20, 2025
ZONED AR WS IV
PIN #2808–94–0723

(MARSHALL LANDING FP.DWG – JML)

CMP
PROFESSIONAL LAND SURVEYORS, C–1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556–3148

Submitted electronically by "Cawthorne, Moss & Panciera, pc" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.