VICINITY MAP - 1" = 1000'

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
6. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
7. THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD AREA PER FIRM NUMBER 3720178900K DATED APRIL 16, 2013.
8. PROPERTY IS ZONED R-40.
9. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
10. IRON PIPE SET AT ALL NEW PROPERTY CORNERS.
11. STREAM LOCATION AND BUFFERS TAKEN FROM SITE PLAN. NO FIELD LOCATION PERFORMED BY BNK.
12. ALL UTILITIES AND EASEMENTS ARE BUILT/CONSTRUCTED TO THE PROPERTY LINE.
13. ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.
14. THE LANDSCAPING WILL BE IN ACCORDANCE WITH ARTICLE 14 LANDSCAPING OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
15. ALL STUB ROADS/STREETS ARE CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
16. ALL LOTS SHALL BE SERVED INTERNALLY. NO LOTS SHALL HAVE DIRECT ACCESS ONTO MITCHELL STORE ROAD.
17. MITCHELL RIDGE HOA SHALL BE RESPONSIBLE FOR ALL OPEN SPACE AND DRAINAGE EASEMENTS.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	25.00	39.34	S80°42'22"W	35.41
C2	255.00	68.66	S61°55'18"E	68.45
C3	205.00	195.56	N42°18'23"W	188.23
C4	205.00	82.81	N58°03'44"W	82.25
C5	205.00	138.08	N04°19'07"E	135.49
C6	185.17	9.00	N13°43'14"W	9.00
C7	205.00	129.08	N05°34'34"E	126.96
C8	255.00	141.11	N00°52'27"E	139.32
C9	205.00	92.65	N27°55'34"W	91.87
C10	255.00	226.59	N40°26'03"W	219.21
C19	205.00	55.19	S61°55'18"E	55.03
C20	25.00	39.20	S09°17'38"E	35.30
C21	205.00	20.09	N43°40'55"W	20.08

SIGN EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
CS11	25.00	4.96	S48°31'31"E	4.95
CS12	25.00	34.24	S03°36'38"E	31.62

DRAINAGE EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
DC17	255.00	40.30	N19°30'20"W	40.26
DC18	255.00	20.10	N26°17'26"W	20.09

TEMPORARY TURN-A-ROUND CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
TC13	255.00	36.02	N12°40'48"E	35.99
TC14	255.00	26.38	N05°40'11"E	26.36
TC15	27.00	10.96	S72°45'49"E	10.88
TC16	27.00	10.90	S84°02'37"W	10.83

DRAINAGE EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
D10	N69°13'06"E	136.30
D11	S65°52'07"E	28.33
D12	N69°13'06"E	154.44

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S23°30'13"W	7.85
L2	N54°12'31"W	45.13
L3	S50°38'45"E	23.19
L4	S69°38'05"E	28.79
L14	S88°20'43"E	21.82
L19	S69°38'05"E	45.00
L20	N54°12'31"W	45.43

SIGN EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
S5	S65°52'07"E	20.41
S6	N35°37'15"E	37.43
S17	N35°37'15"E	8.87

TEMPORARY TURN-A-ROUND LINE TABLE		
LINE	DIRECTION	DISTANCE
T7	S84°23'23"E	25.67
T8	N05°36'37"E	22.00
T9	S84°23'23"E	25.75

SIGHT DISTANCE TRIANGLE LINE TABLE		
LINE	DIRECTION	DISTANCE
ST13	N35°37'15"E	108.87
ST15	N27°40'38"E	42.01
ST16	S65°52'07"E	5.93
ST18	N35°37'15"E	42.79

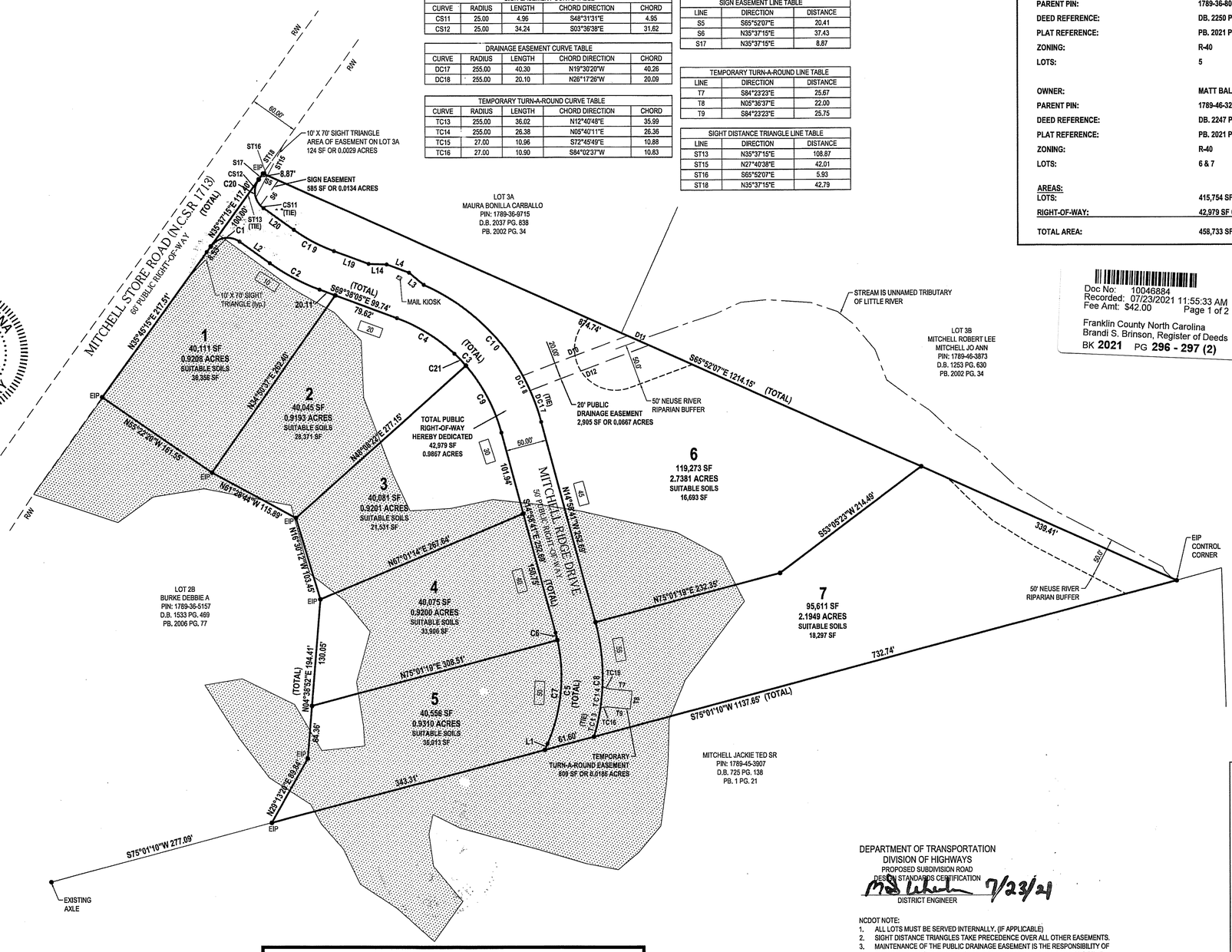
BUILDING SETBACKS

FRONT:	50' MIN
SIDE:	20' MIN
REAR:	50' MIN

SITE DATA TABLE

OWNER:	RHC CONSTRUCTION AND REALTY, INC
PARENT PIN:	1789-36-6503, 1789-36-7438, 1789-36-8358, 1789-36-8282
DEED REFERENCE:	DB. 2250 PG. 1626
PLAT REFERENCE:	PB. 2021 PG. 58
ZONING:	R-40
LOTS:	1-4
OWNER:	WILLIAMS SIGNATURE HOME BUILDERS
PARENT PIN:	1789-36-8089
DEED REFERENCE:	DB. 2250 PG. 1680
PLAT REFERENCE:	PB. 2021 PG. 58
ZONING:	R-40
LOTS:	5
OWNER:	MATT BALDWIN HOMES, LLC
PARENT PIN:	1789-46-3298, 1789-46-1436
DEED REFERENCE:	DB. 2247 PG. 1563
PLAT REFERENCE:	PB. 2021 PG. 58
ZONING:	R-40
LOTS:	6 & 7
AREAS:	
LOTS:	415,754 SF OR 9.5444 ACRES
RIGHT-OF-WAY:	42,979 SF OR 0.9866 ACRES
TOTAL AREA:	458,733 SF OR 10.5310 ACRES

Doc No: 10046884
Recorded: 07/23/2021 11:55:33 AM
Fee Amt: $42.00 Page 1 of 2
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2021 PG 296 - 297 (2)



REFERENCES:
DB. 2167 PG. 1314
PB. 2006 PG. 77
PB. 2021 PG. 58

LEGEND
EIP = EXISTING IRON PIPE
R/W = RIGHT-OF-WAY
CP = CALCULATED POINT
IPS = IRON PIPE SET
XXXX DENOTES ADDRESS

OWNER(S):
RHC CONSTRUCTION AND REALTY, INC
742 MCKNIGHT DR. STE. 213-MAILING
KNIGHTDALE, NC 27545

MAURA BONILLA CARBALLO
615 MITCHELL STORE RD
YOUNGSVILLE, NC 27596

MATT BALDWIN HOMES, LLC
4009 GRAHAM SHERRON RD
WAKE FOREST, NC 27587

WILLIAMS SIGNATURE HOME BUILDERS
49 GOLFERS RIDGE CT
CHAPEL HILL, NC 27517

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK_SEE_, PAGE_REFERENCES_ ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK_SEE_, PAGE_REFERENCES_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

A. 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;

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

14 DAY OF JULY, A.D., 2021.

DAN GREGORY, PLS L-5240

NORTH CAROLINA PROFESSIONAL SEAL L-5240 LAND SURVEYOR DAN GREGORY

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 MITCHELL RIDGE OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $27,112.50 HAS 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.

ADMINISTRATOR/ASSISTANT — DATE 7-23-21

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.

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

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 RESTRICTIONS MAY APPLY.

7-23-21 — DATE — WATERSHED ADMINISTRATOR

CONV — AREA CONTAINS SOILS WITH 24 TO 30 INCHES OR MORE OF USEABLE MATERIAL AND HAVE POTENTIAL FOR CONVENTIONAL SEPTIC SYSTEMS.

REVIEW OFFICER'S CERTIFICATION

STATE OF NORTH CAROLINA

COUNTY OF FRANKLIN

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.

REVIEW OFFICER — DATE 7-23-21

CERTIFICATE OF PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS.

DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION APPROVED.

DISTRICT ENGINEER — DATE 7/23/21

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
DISTRICT ENGINEER 7/23/21

NCDOT NOTE:
1. ALL LOTS MUST BE SERVED INTERNALLY. (IF APPLICABLE)
2. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
3. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMD 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

SEE SHEET 2 FOR OWNERS CERTIFICATES

THE SOLE PURPOSE OF THIS PLAT IS TO RE-RECORD MITCHELL RIDGE SUBDIVISION AND RIGHT-OF-WAY ALIGNMENT WHICH WAS INADVERTENTLY RECORDED INCORRECTLY IN PB. 2021 PG. 58 DUE TO AN INTERNAL MISCOMMUNICATION PREPARING RENEWED CONSTRUCTION DRAWINGS.

RECORDED IN
BOOK OF MAPS____PAGE____

SCALE: 1" = 100'
0 50 100 200 300 400

REV.	DATE	DESCRIPTION	BY

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	GS
DRAWN BY	ROB
CHECKED BY	DG
DATE	06-22-2021

SUBDIVISION REVISION PLAT OF
MITCHELL RIDGE SUBDIVISION
LOTS 1-7

HARRIS TWNSP — FRANKLIN COUNTY — NORTH CAROLINA

SHEET 1 OF 2

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 2167, PAGE 1314, 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.

Robert Cameron 7-15-21

RRC CONSTRUCTION AND REALTY, INC DATE

I, Sandi Beltrani A NOTARY PUBLIC OF THE COUNTY OF Wake, STATE OF NORTH CAROLINA HEREBY CERTIFY THAT Robert Cameron PERSONALLY APPEARED BEFORE ME THIS DAY AND UNDER OATH ACKNOWLEDGED THAT THE ABOVE FORM WAS EXECUTED BY HIM/HER. WITNESS MY HAND AND SEAL THIS 15th DAY OF July, 2021.

Sandi Beltrani

NOTARY

April 24, 2022

MY COMMISSION EXPIRES SEAL

SANDI BELTRANI NOTARY My Comm. Exp. 4-24-2022 Apex, N.C. WAKE COUNTY, N.C.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 2037, PAGE 838, 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.

Maura Bonilla 7-21-21

MAURA BONILLA CARBALLO DATE

I, Jerrianne J. Harvey A NOTARY PUBLIC OF THE COUNTY OF Wake, STATE OF NC NORTH CAROLINA HEREBY CERTIFY THAT Maura Bonilla PERSONALLY APPEARED BEFORE ME THIS DAY AND UNDER OATH ACKNOWLEDGED THAT THE ABOVE FORM WAS EXECUTED BY HIM/HER. WITNESS MY HAND AND SEAL THIS 21st DAY OF July, 2021.

Jerrianne J. Harvey

NOTARY

12/16/25

MY COMMISSION EXPIRES

JERRIANNE L. HARVEY NOTARY SEAL PUBLIC Wake County, N.C.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 2037, PAGE 838, 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.

MATT BALDWIN HOMES, LLC 7-19-2021 DATE

I, RALPH O. BEST A NOTARY PUBLIC OF THE COUNTY OF HARNETT, STATE OF NORTH CAROLINA HEREBY CERTIFY THAT MATTHEW BALDWIN PERSONALLY APPEARED BEFORE ME THIS DAY AND UNDER OATH ACKNOWLEDGED THAT THE ABOVE FORM WAS EXECUTED BY HIM/HER. WITNESS MY HAND AND SEAL THIS 19 DAY OF July, 2021.

NOTARY

July 14, 2025

MY COMMISSION EXPIRES SEAL

RALPH O. BEST NOTARY PUBLIC HARNETT COUNTY, N.C.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 2037, PAGE 838, 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.

WILLIAMS SIGNATURE HOME BUILDERS 7-15-2021 DATE

I, Sandi Beltrani A NOTARY PUBLIC OF THE COUNTY OF Wake, STATE OF NORTH CAROLINA HEREBY CERTIFY THAT Rodney Darrin Williams PERSONALLY APPEARED BEFORE ME THIS DAY AND UNDER OATH ACKNOWLEDGED THAT THE ABOVE FORM WAS EXECUTED BY HIM/HER. WITNESS MY HAND AND SEAL THIS 15th DAY OF July, 2021.

Sandi Beltrani

NOTARY

April 24, 2022

MY COMMISSION EXPIRES SEAL

SANDI BELTRANI NOTARY My Comm. Exp. 4-24-2022 Apex, N.C. WAKE COUNTY, N.C.

NORTH CAROLINA PROFESSIONAL SEAL L-5240 LAND SURVEYOR DAN GREGORY 07-14-21

RECORDED IN
BOOK OF MAPS____PAGE____

REV.	DATE	DESCRIPTION	BY
.	.	.	.

BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
- 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY GS
DRAWN BY ROB
CHECKED BY DG
DATE 06-22-2021

SUBDIVISION REVISION PLAT
OF
MITCHELL RIDGE SUBDIVISION
LOTS 1-7

HARRIS TWNSP FRANKLIN COUNTY NORTH CAROLINA

SHEET 2 OF 2