DocuSign Envelope ID: 6A77E5AE-56F2-4289-A0FD-4D26B22ADDEC

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 HERE ON; 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

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

THIS 12th DAY OF JULY A.D. 2022.

DocuSigned by: Michael A. Moss
83D1931732004111...
PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

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.

DocuSigned by: Michael A. Moss
83D1931732004111...
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.

DocuSigned by: Dan Tingen — TRNC Development, LLC Member/Manager — 7/12/2022
93ED7BFADA40447...
OWNER(S) — 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 TARBOROUGH RIDGE SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ 39,353.00 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

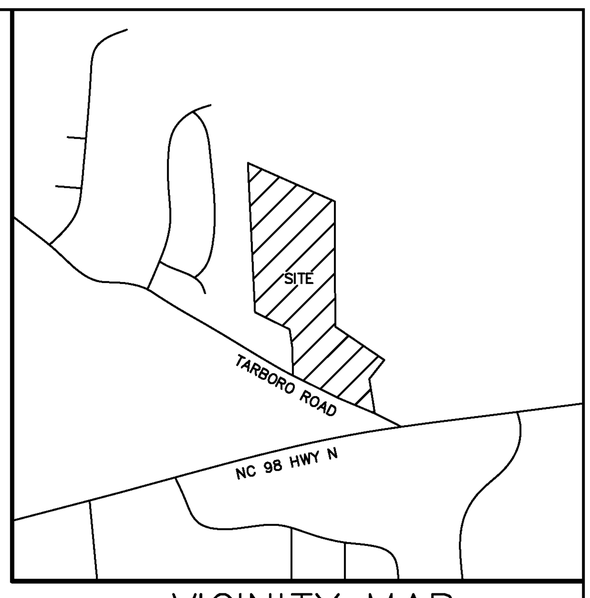
DocuSigned by: Jason Rogers — 7/12/2022
227BEA185CED422...
ADMINISTRATOR /ASSISTANT — DATE

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.

NOTES:

– AREA COMPUTED BY COORDINATE METHOD.
– THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
– ALL LOTS AREA GREATER THAN 30,000 SQUARE FEET.
– THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
– THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
– THIS PROPERTY MAY BE SUBJECT TO TAR–PAMLICO RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).
– ALL LOTS TO BE SERVED INTERNALLY AND SHALL HAVE NO DIRECT ACCESS TO TARBORO ROAD (NCSR 1100).
– RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
– THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE(STREET TREES).
– THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP.
– SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
– ALL STUB ROADS ARE BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
– ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NCDOT ASSUMES RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS. DEVELOPER SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.
– ALL UTILITY LINES AND EASEMENTS ARE EXTENDED/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
– THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.6.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
– ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC TANKS.
– ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
– 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.
– PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
– ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT–OF–WAY.
– LOTS 1 & 21 SHALL NOT HAVE DIRECT ACCESS ONTO TARBORO ROAD (S.R. 1100).
– 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 ACCROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC., THE STORMWATER CONTROL MEASURE AS NEEDED.
– MAINTENANCE OFTHE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
– MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE TARBOROUGH RIDGE HOME OWNERS ASSOCIATION.
– THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.

NC GRID NAD 83' (2011)



VICINITY MAP

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
RCP – REINFORCED CONCRETE PIPE
[XX] – ADDRESS

LINE TYPE LEGEND

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

MINIMUM BUILDING SETBACKS

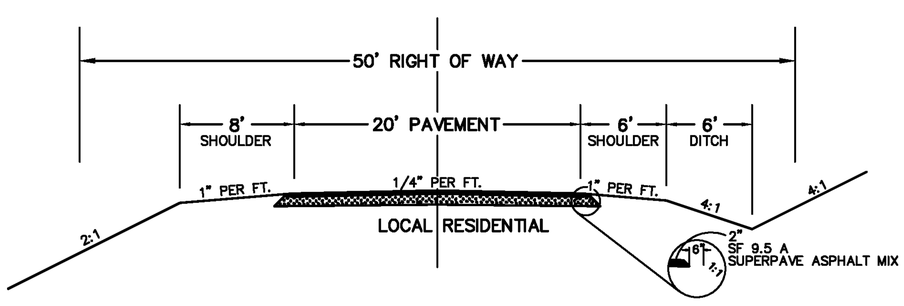
FRONT	30'
REAR	25'
SIDE	10'

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

DocuSigned by: M. Scott Wheeler
E0DE1...
DISTRICT ENGINEER

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

BK 2022 PG 255 - 257 (3) DOC# 10064411
This Document eRecorded: 07/13/2022 10:52:06 AM
Fee: $63.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds



SITE DATA

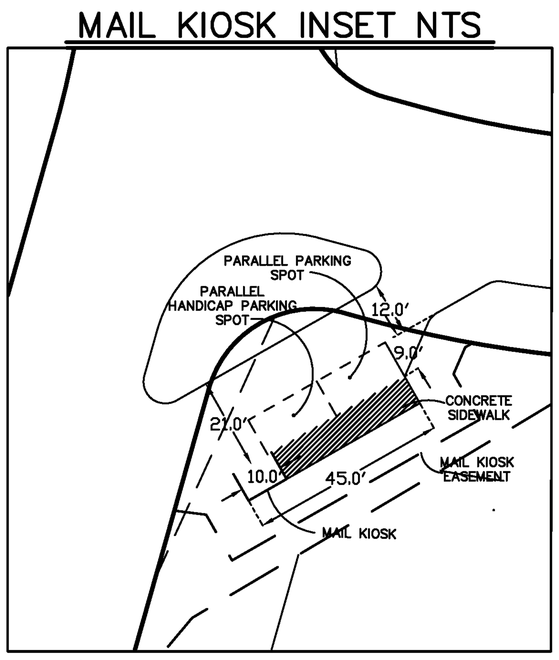
TOTAL AREA = (TO BE SUBDIVIDED)	36.76 AC.
LESS R/W =	3.17 AC.
NET AREA =	33.6 AC.
TOTAL LOTS =	21
AVERAGE LOT SIZE =	1.60 AC.
TOTAL ROAD LENGTH	1,757'
PROPOSED USE –	RESIDENTIAL SINGLE FAMILY SUBDIVISION

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.

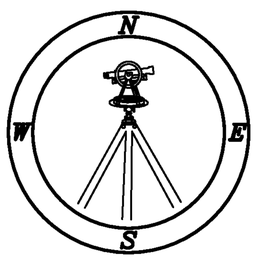
7/12/2022 — DocuSigned by: Jason Rogers 227BEA185CED422...
DATE — REVIEW OFFICER

RECORDED IN MAP BOOK 2022, PG._____

MAIL KIOSK INSET NTS



(1 REGULAR PARKING SPACE, 1 HANDICAP SPACE, 2 PARKING SPACES TOTAL)



SUBDIVISION PLAT FOR
TARBOROUGH RIDGE SUBDIVISION
OWNER: TRNC DEVELOPMENT, LLC
REF: D.B 2243 PAGE 269
REF: M.B. 2021 PAGE 55
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

OCTOBER 13, 2021
ZONED R 30
PIN # 1881–61–2656

SHEET 1 OF 3

(TARBORO–HICKS BOUNDARY.DWG –TW)

CMP
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

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.

DocuSign Envelope ID: 6A7E5AE-56FE-4239-A0BD-4D26B22ADDEC

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 HERE ON; 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 12th DAY OF JULY A.D. 2022.

DocuSigned by:
Michael A. Moss
83D193173200411...
PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER

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.

DocuSigned by:
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83D193173200411...
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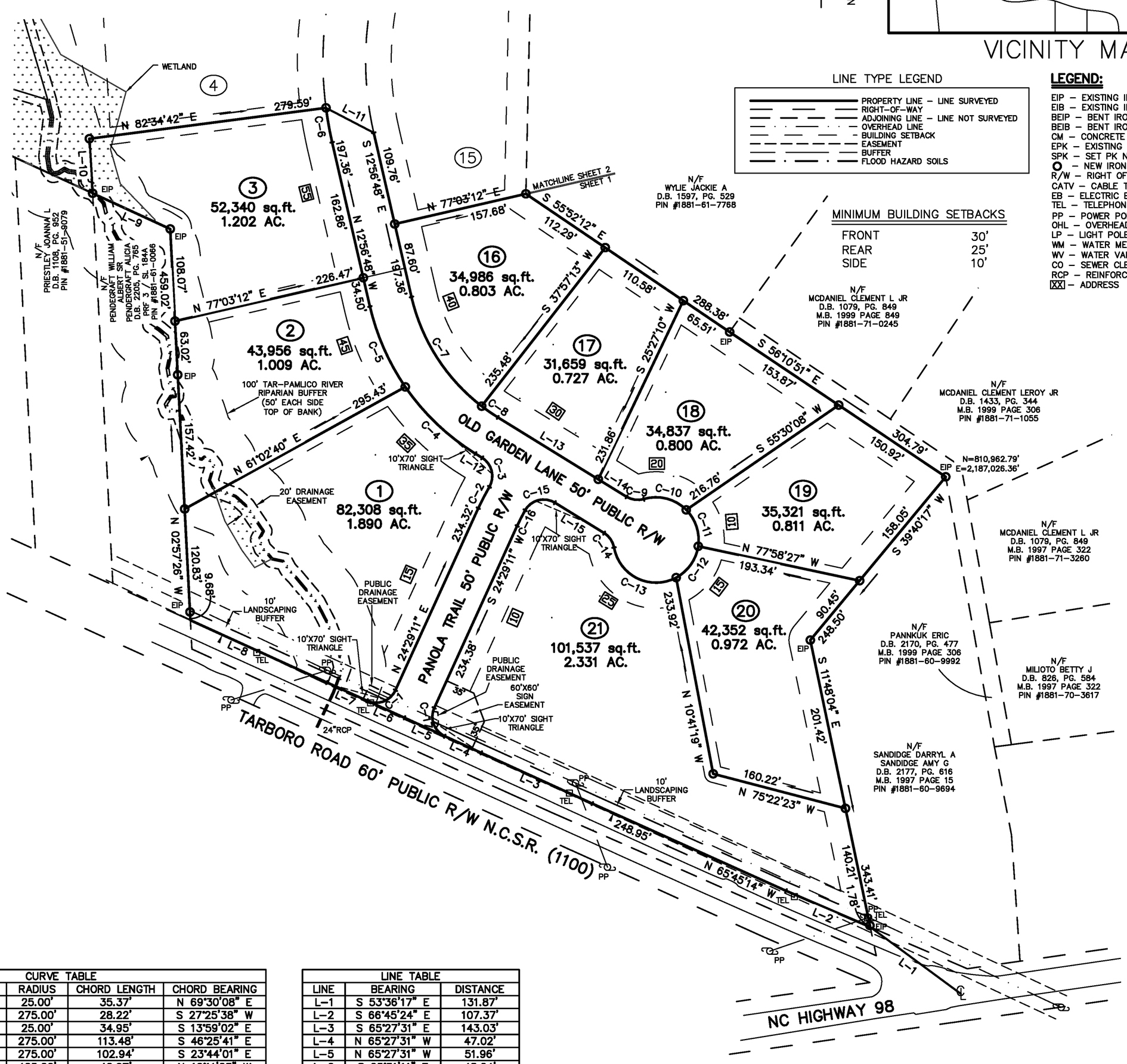
NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	39.28'	25.00'	35.37'	N 69°30'08" E
C-2	28.23'	275.00'	28.22'	S 27°25'38" W
C-3	38.70'	25.00'	34.95'	S 13°59'02" E
C-4	114.30'	275.00'	113.48'	S 46°25'41" E
C-5	103.55'	275.00'	102.94'	S 23°44'01" E
C-6	40.98'	425.00'	40.97'	N 10°11'03" W
C-7	155.14'	225.00'	152.09'	N 32°42'01" W
C-8	23.10'	225.00'	23.09'	S 55°23'41" E
C-9	21.03'	25.00'	20.41'	N 82°25'50" W
C-10	53.80'	50.00'	51.24'	S 75°41'54" E
C-11	46.51'	50.00'	44.85'	S 18°13'18" E
C-12	46.61'	50.00'	44.94'	S 35°08'10" W
C-13	94.26'	50.00'	80.91'	S 64°09'03" E
C-14	21.03'	25.00'	20.41'	S 34°14'27" E
C-15	40.12'	25.00'	35.95'	S 75°41'31" W
C-16	20.55'	225.00'	20.55'	N 27°06'11" E
C-17	39.25'	24.98'	35.34'	S 20°30'35" E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 53°36'17" E	131.87'
L-2	S 66°45'24" E	107.37'
L-3	S 65°27'31" E	143.03'
L-4	N 65°27'31" W	47.02'
L-5	N 65°27'31" W	51.96'
L-6	S 65°31'11" E	48.04'
L-7	S 65°29'49" E	51.93'
L-8	S 65°30'49" E	175.66'
L-9	S 65°17'08" E	100.02'
L-10	S 03°25'35" E	64.04'
L-11	S 62°30'50" E	63.09'
L-12	S 58°20'09" E	9.31'
L-13	S 58°20'09" E	138.30'
L-14	N 58°20'09" W	38.98'
L-15	N 58°20'09" W	67.93'

SUBDIVISION PLAT FOR

TARBOROUGH RIDGE SUBDIVISION

OWNER: TRNC DEVELOPMENT, LLC
REF: D.B 2243 PAGE 269
REF: M.B. 2021 PAGE 55
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

OCTOBER 13, 2021
ZONED R 30
PIN # 1881-61-2656

SHEET 2 OF 3

(TARBORO-HICKS BOUNDARY.DWG -TW)

CMP

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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THIS 12th DAY OF JULY A.D. 2022.

DocuSigned by:
Michael A. Moss
PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER

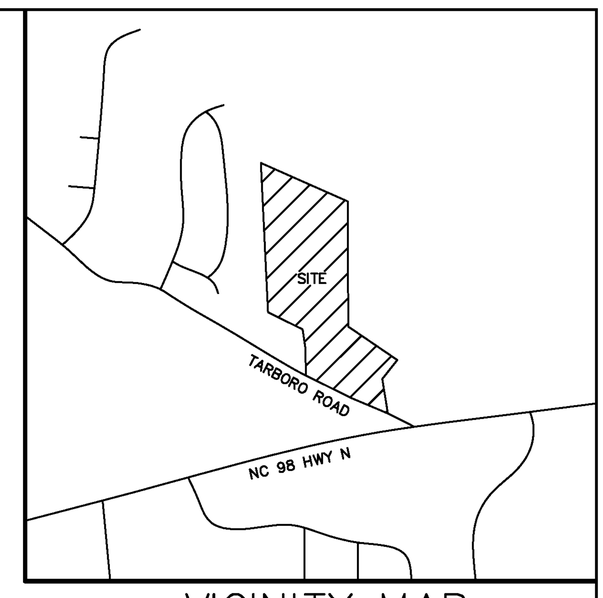
NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

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.

DocuSigned by:
Michael A. Moss
PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-18	144.45'	425.00'	143.75'	S 02°18'55" W
C-19	27.81'	425.00'	27.80'	N 13°55'36" E
C-20	171.29'	225.00'	167.18'	S 06°00'28" E
C-21	83.61'	225.00'	83.13'	S 38°27'44" E
C-22	21.03'	25.00'	20.41'	N 73°12'10" W
C-23	56.58'	50.00'	53.61'	S 64°52'40" E
C-24	60.99'	50.00'	57.28'	S 02°29'10" W
C-25	48.01'	50.00'	46.18'	S 64°56'07" W
C-26	75.61'	50.00'	68.61'	N 44°14'20" W
C-27	21.03'	25.00'	20.41'	N 25°00'47" W
C-28	64.70'	275.00'	64.55'	N 42°22'04" W
C-29	37.49'	275.00'	37.46'	S 31°43'20" E
C-30	161.27'	275.00'	158.97'	S 11°01'00" E
C-31	35.08'	25.00'	32.27'	S 34°25'10" E
C-32	55.41'	225.00'	55.27'	S 81°40'39" E
C-33	67.72'	275.00'	67.55'	S 81°40'39" E
C-34	188.15'	375.00'	186.19'	N 01°25'38" E
C-35	39.09'	25.00'	35.22'	N 60°35'22" E

NC GRID NAD 83' (2011)



VICINITY MAP

LINE TYPE LEGEND

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

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

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
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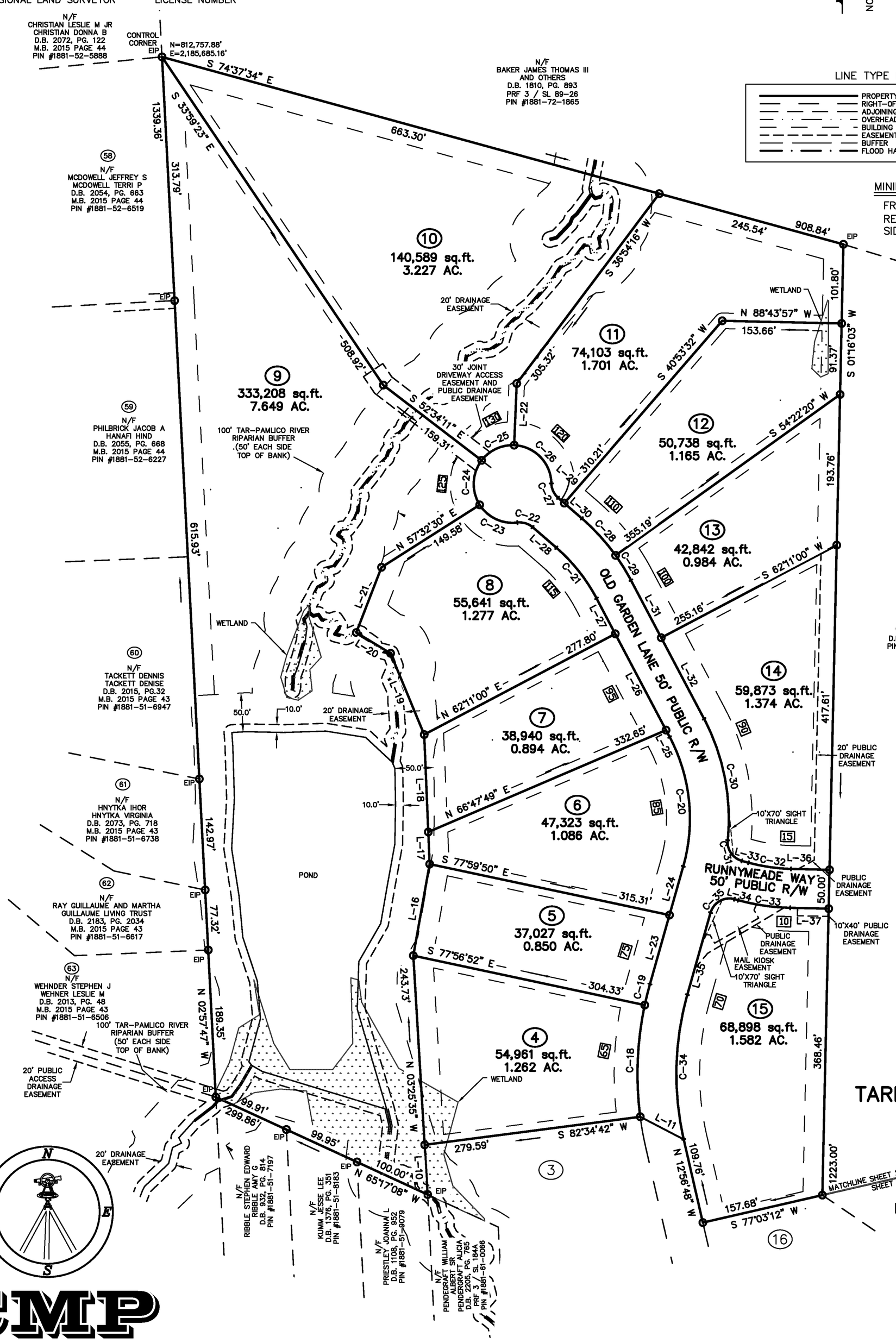

LINE TABLE		
LINE	BEARING	DISTANCE
L-10	S 03°25'35" E	64.04'
L-11	S 62°30'50" E	63.09'
L-16	N 10°06'57" E	119.60'
L-17	N 02°24'45" W	41.27'
L-18	N 02°24'45" W	125.37'
L-19	S 22°29'02" E	113.15'
L-20	N 58°45'07" W	51.55'
L-21	N 21°08'27" E	89.95'
L-22	S 02°26'24" W	79.30'
L-23	N 15°48'04" E	92.21'
L-24	N 15°48'04" E	65.23'
L-25	N 27°49'00" W	10.00'
L-26	N 27°49'00" W	140.00'
L-27	N 27°49'00" W	51.64'
L-28	N 49°06'28" W	40.34'
L-29	S 49°06'28" E	10.62'
L-30	S 49°06'28" E	29.72'
L-31	S 27°49'00" E	83.68'
L-32	S 27°49'00" E	117.96'
L-33	S 74°37'21" E	8.86'
L-34	N 74°37'21" W	5.02'
L-35	S 15°48'04" W	109.65'
L-36	N 88°43'57" W	49.56'
L-37	N 88°43'57" W	49.56'

SUBDIVISION PLAT FOR

TARBOROUGH RIDGE SUBDIVISION

OWNER: TRNC DEVELOPMENT, LLC
REF: D.B 2243 PAGE 269
REF: M.B. 2021 PAGE 55
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

OCTOBER 13, 2021
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CMP

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SHEET 3 OF 3

(TARBORO-HICKS BOUNDARY.DWG -TW)