I, L. JORDAN PARKER JR, 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 13 DAY OF NOVEMBER ,2017.

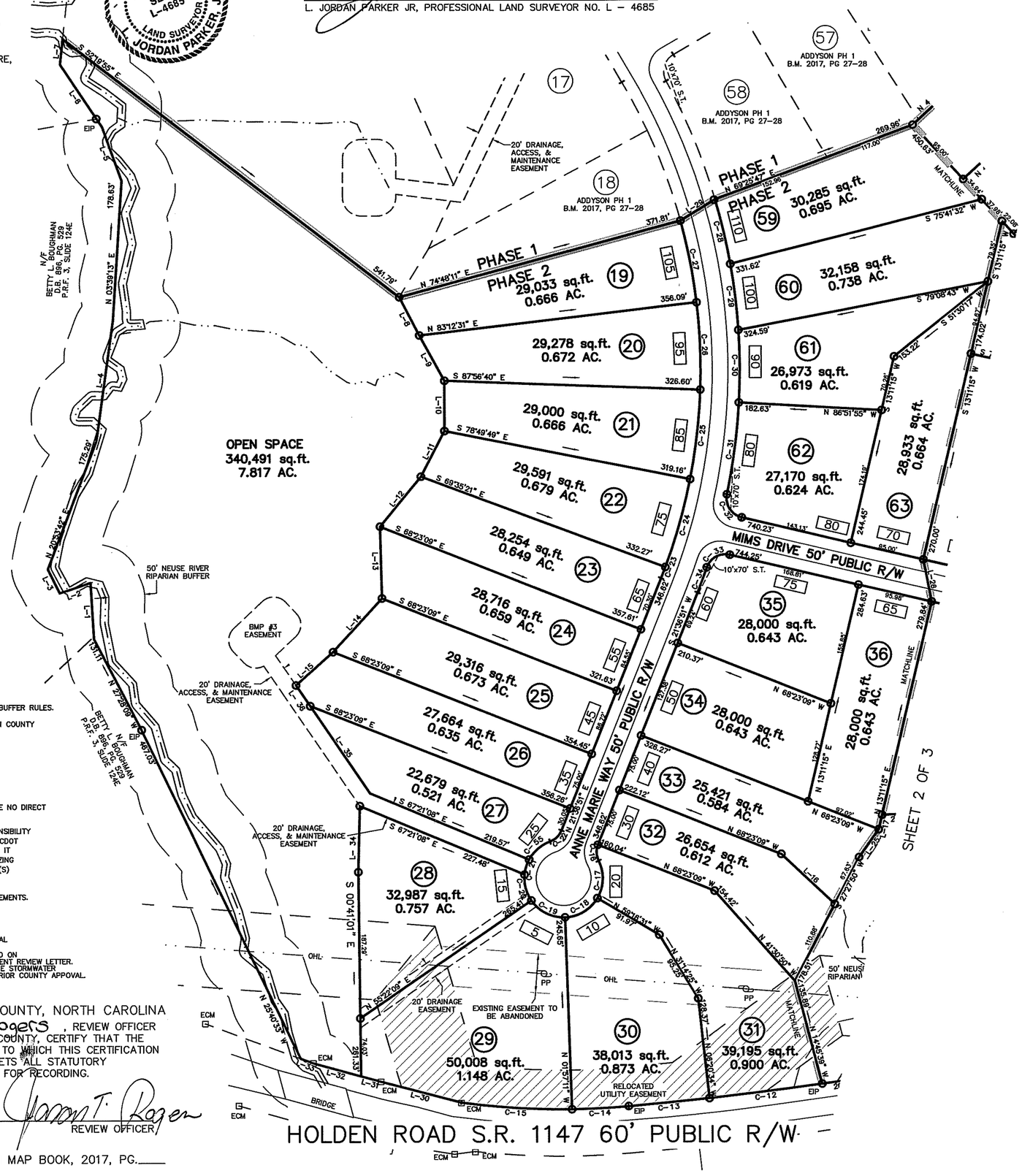
PROFESSIONAL LAND SURVEYOR (L-4685)

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER JR.

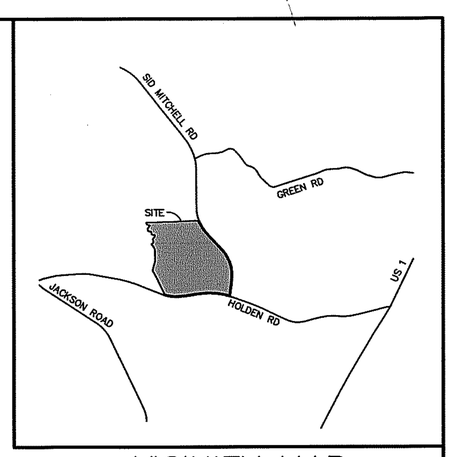
I, L. JORDAN PARKER JR, PROFESSIONAL LAND SURVEYOR NO. L-4685, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

L. JORDAN PARKER JR, PROFESSIONAL LAND SURVEYOR NO. L - 4685

Doc ID: 005533110003 Type: CRP
Recorded: 11/30/2017 at 08:22:45 AM
Fee Amt: $63.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 2017 PG 326-328



ADOPTED FROM NC GRID NAD 83'



VICINITY MAP

LEGEND:

- EIP – EXISTING IRON PIPE
- EPK – EXISTING PK NAIL
- NIP – 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
- O – NEW IRON PIPE
- XXX – ADDRESS
- S.T. – SIGHT TRIANGLE

MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'

LINE TYPE LEGEND

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

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO TAR[illegible]O RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 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.
- 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
- LOTS 29-31 & 40-52 SHALL BE SERVED INTERNALLY AND WILL HAVE NO DIRECT ACCESS ONTO SID MITCHELL ROAD OR HOLDEN ROAD.
- 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 EASEMENTS.
- PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
- IMPERVIOUS SURFACE SHALL NOT EXCEED 24%.
- LINE AND CURVE TABLE SEE SHEET 3
- SEE SHEET 3 FOR OWNERS SIGNATURE AND ALL OTHER GOVERNMENTAL SIGNATURES AND SIGNOFFS.
- THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER MANAGEMENT REVIEW LETTER. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPOVAL.

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 REQUITEMENTS FOR RECORDING.

11-30-17 Jason T. Rogers
DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2017, PG.____

FINAL PLAT FOR

ADDYSON AT HOLDEN ROAD PHASE 2

OWNER: CROSSWIND DEVELOPMENT, INC
REF: D.B. 2033, PAGES 301-302
REF: B.M. 2016, PAGE 60
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

AUGUST 30, 2017
ZONED R-8 – WATERSHED WS IV
PIN # 1832-99-7256
SHEET 1 OF 3

(ADDYSON PH2 FP-JDH)

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

I, L. JORDAN PARKER JR, 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

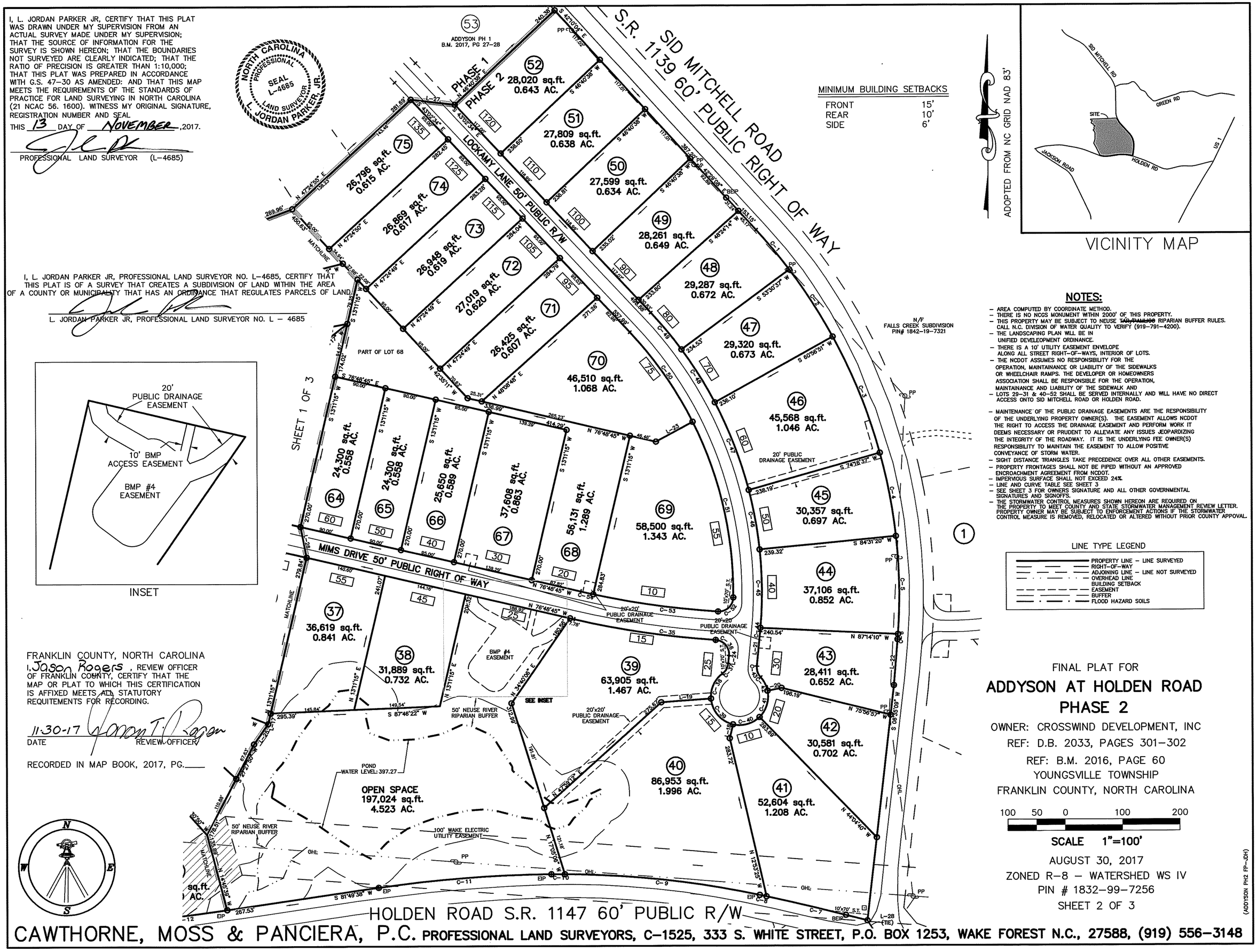
THIS 13 DAY OF NOVEMBER, 2017.

PROFESSIONAL LAND SURVEYOR (L-4685)

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER, JR.

I, L. JORDAN PARKER JR, PROFESSIONAL LAND SURVEYOR NO. L-4685, 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.

L. JORDAN PARKER JR, PROFESSIONAL LAND SURVEYOR NO. L - 4685



MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'

ADOPTED FROM NC GRID NAD 83'

VICINITY MAP

NOTES:

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- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

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 REQUITEMENTS FOR RECORDING.

11-30-17 Jason T. Rogers

DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2017, PG.____

FINAL PLAT FOR

ADDYSON AT HOLDEN ROAD PHASE 2

OWNER: CROSSWIND DEVELOPMENT, INC

REF: D.B. 2033, PAGES 301-302

REF: B.M. 2016, PAGE 60

YOUNGSVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

AUGUST 30, 2017

ZONED R-8 - WATERSHED WS IV

PIN # 1832-99-7256

SHEET 2 OF 3

(ADDYSON PH2 FP-JDH)

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 13 DAY OF NOVEMBER ,2017.

PROFESSIONAL LAND SURVEYOR (L–4685)

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER, JR.

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.

Crosswind Development, Inc.
By: William H. Wynn - President 11/21/17

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 ADDYSON AT HOLDEN ROAD PH 2 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $109080.94 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

Jason T. Rogers 11-30-17

ADMINISTRATOR /ASSISTANT DATE

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 REQUITEMENTS FOR RECORDING.

11-30-17 Jason T. Rogers

DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2017 _____

WATERSHED ADMINISTRATOR'S CERTIFICATE

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

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

Jason T. Rogers 11-30-17

WATERSHED ADMINISTRATOR DATE

N W E S

I, L. JORDAN PARKER JR, PROFESSIONAL LAND SURVEYOR NO. L–4685, 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.

L. JORDAN PARKER JR, PROFESSIONAL LAND SURVEYOR NO. L – 4685

LINE TABLE

LINE	LENGTH	BEARING
L–1	72.31'	N 03°31'25" W
L–2	41.42'	S 71°10'53" W
L–3	34.30'	N 26°29'26" W
L–4	155.77'	N 07°53'40" E
L–5	73.73'	N 19°46'56" W
L–6	95.93'	N 33°49'41" W
L–7	32.88'	N 06°01'20" E
L–8	55.19'	S 27°29'32" E
L–9	66.08'	S 28°47'26" E
L–10	64.33'	S 00°00'19" E
L–11	65.64'	S 27°16'09" W
L–12	82.50'	S 39°26'12" W
L–13	91.89'	S 01°25'58" E
L–14	92.72'	S 42°20'30" W
L–15	83.78'	S 48°04'59" W
L–16	93.55'	S 46°44'56" E
L–17	19.01'	S 13°11'15" W
L–18	25.00'	S 13°20'14" W
L–19	87.09'	S 85°56'06" W
L–20	25.00'	N 78°30'25" E
L–21	60.72'	N 05°38'42" E
L–22	80.61'	S 04°46'44" W
L–23	72.91'	N 61°43'00" E
L–24	13.58'	N 05°38'42" E
L–25	43.45'	N 35°19'02" E
L–26	54.89'	S 11°10'11" E
L–27	77.42'	S 83°16'19" E
L–28	45.49'	N 33°04'30" W
L–29	50.72'	N 58°03'15" E
L–30	106.02'	S 75°23'27" E
L–31	26.32'	S 74°41'52" E
L–32	63.16'	S 74°41'52" E
L–33	17.11'	S 69°45'42" E
L– 34	84.32'	S 01°23'51" W
L– 35	135.37'	N 34°17'15" W
L– 36	32.09'	N 34°17'15" W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C– 1	90.50'	945.00'	90.47'	N 39°44'32" W
C– 2	139.87'	945.00'	139.74'	N 32°45'30" W
C– 3	219.72'	945.00'	219.23'	N 21°51'26" W
C– 4	148.49'	945.00'	148.34'	N 10°41'41" W
C– 5	171.93'	945.00'	171.69'	N 00°58'52" W
C– 6	9.03'	945.00'	9.03'	N 04°30'17" E
C– 7	181.43'	3832.60'	181.42'	N 76°22'06" W
C– 8	12.06'	3832.60'	12.06'	N 77°48'52" W
C– 9	342.78'	1665.30'	342.17'	N 83°48'06" W
C– 10	23.41'	1665.30'	23.41'	S 89°53'56" W
C– 11	302.37'	2258.90'	302.14'	S 85°39'42" W
C– 12	145.14'	4543.77'	145.13'	N 82°44'32" E
C– 13	103.69'	4543.77'	103.69'	N 84°18'40" E
C– 14	72.47'	964.45'	72.45'	N 87°07'03" E
C– 15	141.12'	964.45'	141.00'	S 86°32'17" E
C– 16	21.03'	25.00'	20.41'	S 02°28'51" E
C– 17	50.00'	50.00'	47.95'	N 02°04'29" E
C– 18	50.02'	50.00'	47.96'	N 59°23'09" E
C– 19	50.02'	50.00'	47.96'	S 63°17'31" E
C– 20	34.97'	50.00'	34.26'	S 14°35'49" E
C– 21	20.23'	50.00'	20.10'	S 17°01'49" W
C– 22	21.03'	25.00'	20.41'	N 45°42'32" E
C– 23	15.22'	725.00'	15.22'	N 21°00'45" E
C– 24	116.93'	725.00'	116.81'	N 15°47'25" E
C– 25	115.33'	725.00'	115.20'	N 06°36'46" E
C– 26	111.95'	725.00'	111.83'	N 02°22'04" W
C– 27	106.36'	725.00'	106.27'	N 10°59'39" W
C– 28	85.04'	775.00'	85.00'	N 13°09'03" W
C– 29	85.04'	775.00'	85.00'	N 06°51'49" W
C– 30	92.72'	775.00'	92.67'	N 00°17'33" W
C– 31	118.57'	775.00'	118.46'	N 07°31'04" E
C– 32	38.71'	25.00'	34.96'	S 32°27'21" E
C– 33	36.70'	25.00'	33.49'	S 61°07'49" W
C– 34	34.37'	775.00'	34.37'	N 20°20'37" E
C– 35	249.39'	1525.00'	249.12'	S 81°29'51" E
C– 36	40.07'	25.00'	35.91'	N 40°16'07" W
C– 37	21.03'	25.00'	20.41'	N 29°44'24" E
C– 38	50.53'	50.00'	48.40'	S 24°53'06" W
C– 39	63.35'	50.00'	59.20'	S 40°21'50" E
C– 40	50.10'	50.00'	48.03'	N 74°37'47" E
C– 41	50.10'	50.00'	48.03'	N 17°12'52" E
C– 42	27.10'	50.00'	26.77'	N 27°01'08" W
C– 43	21.03'	25.00'	20.41'	S 18°26'59" E
C– 44	6.44'	715.00'	6.44'	N 05°23'14" E
C– 45	137.44'	715.00'	137.22'	N 00°22'38" W
C– 46	105.81'	715.00'	105.71'	N 10°07'24" W
C– 47	164.59'	715.00'	164.22'	N 20°57'26" W
C– 48	109.34'	715.00'	109.23'	N 31°55'56" W
C– 49	83.98'	715.00'	83.93'	N 39°40'41" W
C– 50	191.73'	665.00'	191.07'	N 34°46'59" W
C– 51	318.39'	665.00'	315.36'	N 12°48'26" W
C– 52	40.52'	25.00'	36.23'	N 47°20'36" E
C– 53	220.05'	1475.00'	219.85'	S 81°56'54" E
C– 54	22.18'	1475.00'	22.18'	S 77°14'37" E
C– 55	35.94'	50.00'	35.17'	S 49°12'49" W

LINE TYPE LEGEND

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

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 PETITIONING 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

TRElmore 11-15-17

DISTRICT ENGINEER

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

IMPERVIOUS SURFACE TABLE

TOTAL AREA = (TO BE SUBDIVIDED)	55.642 AC. 2,423,766 SQ.FT.
X 24% ALLOWED	581,703 SQ.FT.
LESS PAVEMENT	71,090 SQ.FT.
IMPERVIOUS ALLOWED IN LOTS	510,613 SQ.FT.
TOTAL NUMBER OF LOTS	51
MAXIMUM ALLOWED PER LOT =	10,012 SQ.FT./LOT

NOTES:
– THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELEOPMENT ORDINANCE.
–THE STORMWATER BMP OPERATION AND MAINTAINANCE AGREEMENT IS RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS OFFICE AS D.B. , PG. .
– ALL STRUCTURAL STORMWATER BMP's SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT–OF–WAY A PERMENANT 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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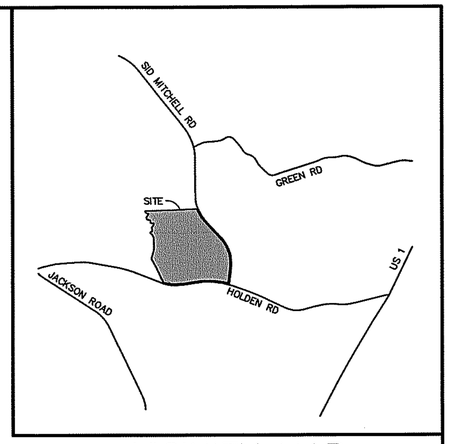
ADOPTED FROM NC GRID NAD 83'



VICINITY MAP

MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
NIP – NEW IRON PIPE SET
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CATV – CABLE TV BOX
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O – NEW IRON PIPE
XXX – ADDRESS
S.T. – SIGHT TRIANGLE
⊡ – EXIST. CONCRETE MONUMENT

NOTES:

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– 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.
– 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.
– LOTS 29–31 & 40–52 SHALL BE SERVED INTERNALLY AND WILL HAVE NO DIRECT ACCESS ONTO SID MITCHELL ROAD OR HOLDEN ROAD.
– 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 EASEMENTS.
– PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
– THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER MANAGEMENT REVIEW LETTER. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPOVAL.

FINAL PLAT FOR

ADDYSON AT HOLDEN ROAD PHASE 2

OWNER: CROSSWIND DEVELOPMENT, INC
REF: D.B. 2033, PAGES 301–302
REF: B.M. 2016, PAGE 60
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

JUNE 2, 2017
ZONED R–8 – WATERSHED WS IV
PIN # 1832–99–7256
SHEET 3 OF 3

(ADDYSON PH2 FP–JDH)

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

I, L. JORDAN PARKER JR, 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

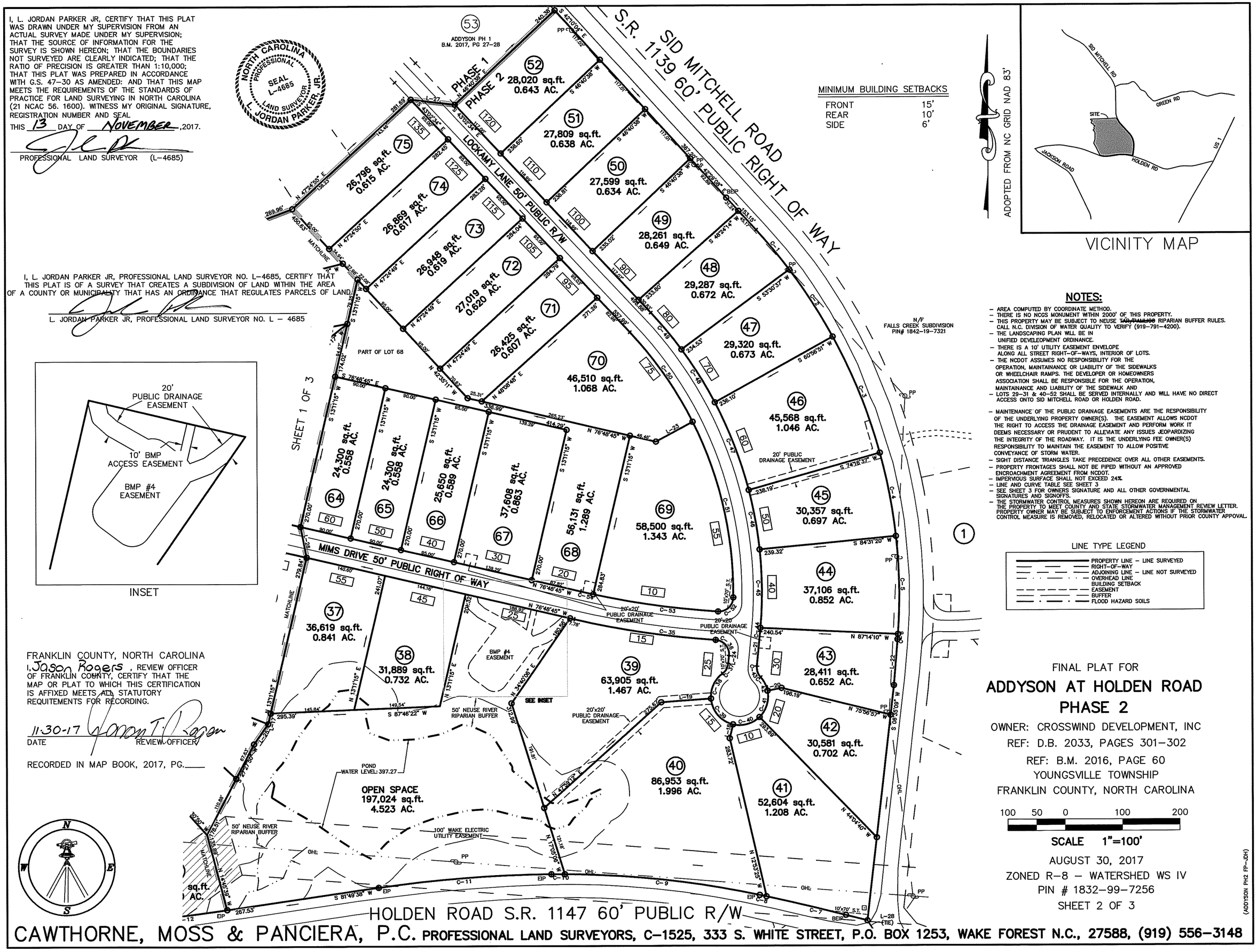
THIS 13 DAY OF NOVEMBER, 2017.

PROFESSIONAL LAND SURVEYOR (L-4685)

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER, JR.

I, L. JORDAN PARKER JR, PROFESSIONAL LAND SURVEYOR NO. L-4685, 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.

L. JORDAN PARKER JR, PROFESSIONAL LAND SURVEYOR NO. L - 4685



MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'

ADOPTED FROM NC GRID NAD 83'

VICINITY MAP

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE ~~T&G/RAWGOO~~ RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- THE LANDSCAPING PLAN WILL BE IN UNIFIED DEVELEOPMENT ORDINANCE.
- THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT-OF-WAYS, INTERIOR OF LOTS.
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- SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
- PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
- IMPERVIOUS SURFACE SHALL NOT EXCEED 24%.
- LINE AND CURVE TABLE SEE SHEET 3
- SEE SHEET 3 FOR OWNERS SIGNATURE AND ALL OTHER GOVERNMENTAL SIGNATURES AND SIGNOFFS.
- THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER MANAGEMENT REVIEW LETTER. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPOVAL.

LINE TYPE LEGEND

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

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 REQUITEMENTS FOR RECORDING.

11-30-17 Jason T. Rogers

DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2017, PG.____

FINAL PLAT FOR

ADDYSON AT HOLDEN ROAD PHASE 2

OWNER: CROSSWIND DEVELOPMENT, INC

REF: D.B. 2033, PAGES 301-302

REF: B.M. 2016, PAGE 60

YOUNGSVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

AUGUST 30, 2017

ZONED R-8 - WATERSHED WS IV

PIN # 1832-99-7256

SHEET 2 OF 3

(ADDYSON PH2 FP-JDH)

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

I, L. JORDAN PARKER JR, 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 13 DAY OF NOVEMBER ,2017.

PROFESSIONAL LAND SURVEYOR (L–4685)

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER, JR.

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.

Crosswind Development, Inc.
By: William H. Wynn - President 11/21/17

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 ADDYSON AT HOLDEN ROAD PH 2 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $109080.94 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

Jason T. Rogers 11-30-17

ADMINISTRATOR /ASSISTANT DATE

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 REQUITEMENTS FOR RECORDING.

11-30-17 Jason T. Rogers

DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2017 _____

WATERSHED ADMINISTRATOR'S CERTIFICATE

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

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

Jason T. Rogers 11-30-17

WATERSHED ADMINISTRATOR DATE

N W E S

I, L. JORDAN PARKER JR, PROFESSIONAL LAND SURVEYOR NO. L–4685, 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.

L. JORDAN PARKER JR, PROFESSIONAL LAND SURVEYOR NO. L – 4685

LINE TABLE

LINE	LENGTH	BEARING
L–1	72.31'	N 03°31'25" W
L–2	41.42'	S 71°10'53" W
L–3	34.30'	N 26°29'26" W
L–4	155.77'	N 07°53'40" E
L–5	73.73'	N 19°46'56" W
L–6	95.93'	N 33°49'41" W
L–7	32.88'	N 06°01'20" E
L–8	55.19'	S 27°29'32" E
L–9	66.08'	S 28°47'26" E
L–10	64.33'	S 00°00'19" E
L–11	65.64'	S 27°16'09" W
L–12	82.50'	S 39°26'12" W
L–13	91.89'	S 01°25'58" E
L–14	92.72'	S 42°20'30" W
L–15	83.78'	S 48°04'59" W
L–16	93.55'	S 46°44'56" E
L–17	19.01'	S 13°11'15" W
L–18	25.00'	S 13°20'14" W
L–19	87.09'	S 85°56'06" W
L–20	25.00'	N 78°30'25" E
L–21	60.72'	N 05°38'42" E
L–22	80.61'	S 04°46'44" W
L–23	72.91'	N 61°43'00" E
L–24	13.58'	N 05°38'42" E
L–25	43.45'	N 35°19'02" E
L–26	54.89'	S 11°10'11" E
L–27	77.42'	S 83°16'19" E
L–28	45.49'	N 33°04'30" W
L–29	50.72'	N 58°03'15" E
L–30	106.02'	S 75°23'27" E
L–31	26.32'	S 74°41'52" E
L–32	63.16'	S 74°41'52" E
L–33	17.11'	S 69°45'42" E
L– 34	84.32'	S 01°23'51" W
L– 35	135.37'	N 34°17'15" W
L– 36	32.09'	N 34°17'15" W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C– 1	90.50'	945.00'	90.47'	N 39°44'32" W
C– 2	139.87'	945.00'	139.74'	N 32°45'30" W
C– 3	219.72'	945.00'	219.23'	N 21°51'26" W
C– 4	148.49'	945.00'	148.34'	N 10°41'41" W
C– 5	171.93'	945.00'	171.69'	N 00°58'52" W
C– 6	9.03'	945.00'	9.03'	N 04°30'17" E
C– 7	181.43'	3832.60'	181.42'	N 76°22'06" W
C– 8	12.06'	3832.60'	12.06'	N 77°48'52" W
C– 9	342.78'	1665.30'	342.17'	N 83°48'06" W
C– 10	23.41'	1665.30'	23.41'	S 89°53'56" W
C– 11	302.37'	2258.90'	302.14'	S 85°39'42" W
C– 12	145.14'	4543.77'	145.13'	N 82°44'32" E
C– 13	103.69'	4543.77'	103.69'	N 84°18'40" E
C– 14	72.47'	964.45'	72.45'	N 87°07'03" E
C– 15	141.12'	964.45'	141.00'	S 86°32'17" E
C– 16	21.03'	25.00'	20.41'	S 02°28'51" E
C– 17	50.00'	50.00'	47.95'	N 02°04'29" E
C– 18	50.02'	50.00'	47.96'	N 59°23'09" E
C– 19	50.02'	50.00'	47.96'	S 63°17'31" E
C– 20	34.97'	50.00'	34.26'	S 14°35'49" E
C– 21	20.23'	50.00'	20.10'	S 17°01'49" W
C– 22	21.03'	25.00'	20.41'	N 45°42'32" E
C– 23	15.22'	725.00'	15.22'	N 21°00'45" E
C– 24	116.93'	725.00'	116.81'	N 15°47'25" E
C– 25	115.33'	725.00'	115.20'	N 06°36'46" E
C– 26	111.95'	725.00'	111.83'	N 02°22'04" W
C– 27	106.36'	725.00'	106.27'	N 10°59'39" W
C– 28	85.04'	775.00'	85.00'	N 13°09'03" W
C– 29	85.04'	775.00'	85.00'	N 06°51'49" W
C– 30	92.72'	775.00'	92.67'	N 00°17'33" W
C– 31	118.57'	775.00'	118.46'	N 07°31'04" E
C– 32	38.71'	25.00'	34.96'	S 32°27'21" E
C– 33	36.70'	25.00'	33.49'	S 61°07'49" W
C– 34	34.37'	775.00'	34.37'	N 20°20'37" E
C– 35	249.39'	1525.00'	249.12'	S 81°29'51" E
C– 36	40.07'	25.00'	35.91'	N 40°16'07" W
C– 37	21.03'	25.00'	20.41'	N 29°44'24" E
C– 38	50.53'	50.00'	48.40'	S 24°53'06" W
C– 39	63.35'	50.00'	59.20'	S 40°21'50" E
C– 40	50.10'	50.00'	48.03'	N 74°37'47" E
C– 41	50.10'	50.00'	48.03'	N 17°12'52" E
C– 42	27.10'	50.00'	26.77'	N 27°01'08" W
C– 43	21.03'	25.00'	20.41'	S 18°26'59" E
C– 44	6.44'	715.00'	6.44'	N 05°23'14" E
C– 45	137.44'	715.00'	137.22'	N 00°22'38" W
C– 46	105.81'	715.00'	105.71'	N 10°07'24" W
C– 47	164.59'	715.00'	164.22'	N 20°57'26" W
C– 48	109.34'	715.00'	109.23'	N 31°55'56" W
C– 49	83.98'	715.00'	83.93'	N 39°40'41" W
C– 50	191.73'	665.00'	191.07'	N 34°46'59" W
C– 51	318.39'	665.00'	315.36'	N 12°48'26" W
C– 52	40.52'	25.00'	36.23'	N 47°20'36" E
C– 53	220.05'	1475.00'	219.85'	S 81°56'54" E
C– 54	22.18'	1475.00'	22.18'	S 77°14'37" E
C– 55	35.94'	50.00'	35.17'	S 49°12'49" W

LINE TYPE LEGEND

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

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 PETITIONING 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

TRElmore 11-15-17

DISTRICT ENGINEER

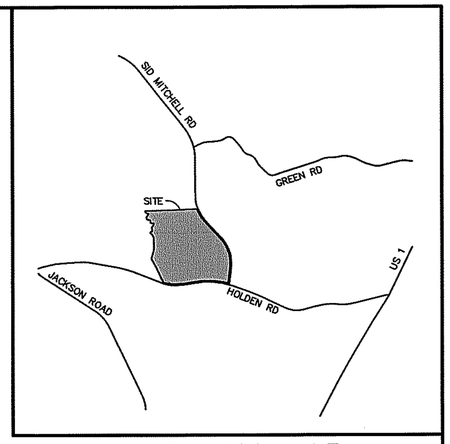
ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT–OF–WAY

IMPERVIOUS SURFACE TABLE

TOTAL AREA = (TO BE SUBDIVIDED)	55.642 AC. 2,423,766 SQ.FT.
X 24% ALLOWED	581,703 SQ.FT.
LESS PAVEMENT	71,090 SQ.FT.
IMPERVIOUS ALLOWED IN LOTS	510,613 SQ.FT.
TOTAL NUMBER OF LOTS	51
MAXIMUM ALLOWED PER LOT =	10,012 SQ.FT./LOT

NOTES:
– THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELEOPMENT ORDINANCE.
–THE STORMWATER BMP OPERATION AND MAINTAINANCE AGREEMENT IS RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS OFFICE AS D.B. , PG. .
– ALL STRUCTURAL STORMWATER BMP's SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT–OF–WAY A PERMENANT 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.

ADOPTED FROM NC GRID NAD 83'



VICINITY MAP

MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
NIP – 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
O – NEW IRON PIPE
XXX – ADDRESS
S.T. – SIGHT TRIANGLE
⊡ – EXIST. CONCRETE MONUMENT

NOTES:

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– THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
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FINAL PLAT FOR

ADDYSON AT HOLDEN ROAD PHASE 2

OWNER: CROSSWIND DEVELOPMENT, INC
REF: D.B. 2033, PAGES 301–302
REF: B.M. 2016, PAGE 60
YOUNGSVILLE TOWNSHIP
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SCALE 1"=100'

JUNE 2, 2017
ZONED R–8 – WATERSHED WS IV
PIN # 1832–99–7256
SHEET 3 OF 3

(ADDYSON PH2 FP–JDH)

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