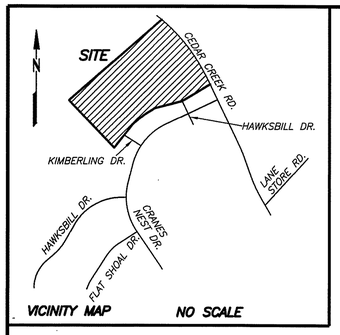
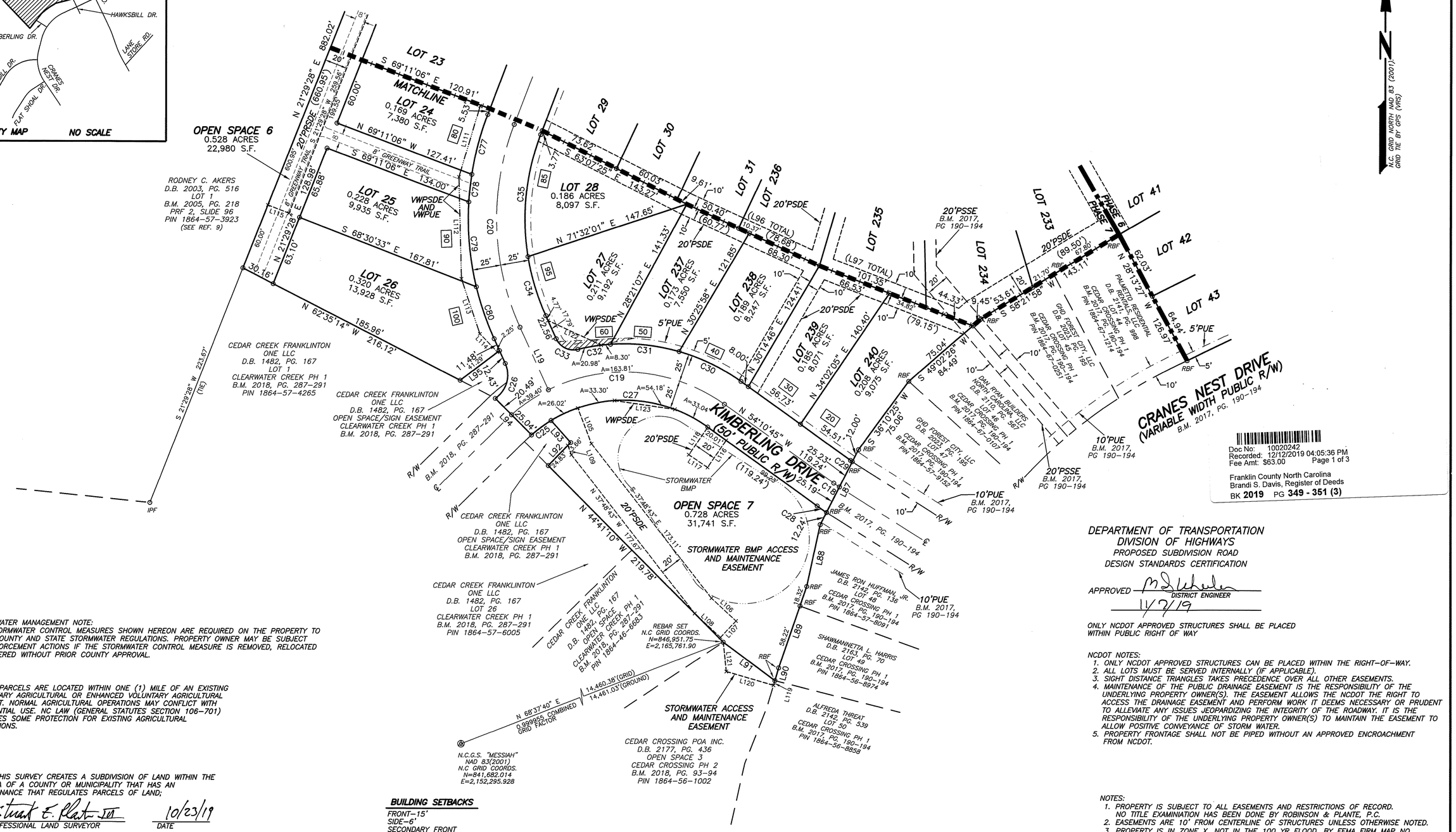




Doc No: 10020242
Recorded: 12/12/2019 04:05:36 PM
Fee Amt: $63.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Davis, Register of Deeds
BK 2019 PG 349 - 351 (3)

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

APPROVED M D Wheeler
DISTRICT ENGINEER
11/7/19

ONLY NCDOT APPROVED STRUCTURES SHALL BE PLACED WITHIN PUBLIC RIGHT OF WAY

NCDOT NOTES:
1. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
2. ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).
3. SIGHT DISTANCE TRIANGLES TAKES PRECEDENCE OVER ALL OTHER EASEMENTS.
4. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE 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 RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
5. PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

STORMWATER MANAGEMENT NOTE:
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.

THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURAL OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

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

Stuart E. Plante III — 10/23/19
PROFESSIONAL LAND SURVEYOR — DATE

NORTH CAROLINA
WAKE COUNTY
I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23rd DAY OF OCTOBER, 2019 A.D.,

Stuart E. Plante III — PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III

RECORDED IN BOOK OF MAPS _____ PAGE _____

BUILDING SETBACKS
FRONT-15'
SIDE-6'
SECONDARY FRONT (CORNER SIDE)-15'
REAR-10'

LEGEND
(RBF)-REBAR FOUND
(IPF)-IRON PIPE FOUND
(PKNF)-PK NAIL FOUND
(X)-CALCULATED POINT
(VW)-VARIABLE WIDTH
(SDT)-SIGHT DISTANCE TRIANGLE
(SE)-SIGN EASEMENT
(VWPUE)-VARIABLE WIDTH PUBLIC UTILITY EASEMENT
(VWPSDE)-VARIABLE WIDTH PUBLIC STORM DRAINAGE EASEMENT
(PSDE)-PUBLIC STORM DRAINAGE EASEMENT
(PRSDE)-PRIVATE STORM DRAINAGE EASEMENT
(PUE)-PUBLIC UTILITY EASEMENT
(PSSE)-PUBLIC SANITARY SEWER EASEMENT
XXX -ADDRESS

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 60 120 180
SCALE IN FEET

OWNERS:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

CEDAR CROSSING POA, INC.
PO BOX 97243
RALEIGH, NC 27624

SEE SHEET 3 FOR LINE AND CURVE TABLES, CERTIFICATES, AND ACREAGE TOTALS.

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINIATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
3. PROPERTY IS IN ZONE X, NOT IN THE 100 YR FLOOD, BY FEMA FIRM MAP NO. 3720186400J PANEL 1864, LAST REVISED ON 4-16-2013.
4. ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPOSIBILITY 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 TRANSPORTATIONS MAINTAINED ROADS SYSTEM. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR MAINTAINING BMP'S, SIDEWALKS AND/OR DRIVEWAYS. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. WATER AND SANITARY SEWER MAINS WILL BE OWNED AND MAINTAINED BY FRANKLIN COUNTY.
6. NO PLANTINGS OR RIGID STRUCTURES SHALL IMPEDE SIGHT DISTANCE TRIANGLES.
7. REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

REVISIONS	SUBDIVISION MAP	ROBINSON & PLANTE, P.C.
11-04-19: REVISED STORM DRAINAGE EASEMENT LABELING.	CEDAR CROSSING PHASE 6 AND 7	LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27506 PHONE: (919)859-6030 FAX: (919)859-6032
	TOWNSHIP: FRANKLINTON / COUNTY: FRANKLIN	SURVEY DATE: 10-23-19 / SURVEYED BY: AR
	STATE: NORTH CAROLINA	SCALE: 1"=60' / DRAWN BY: KW
	ZONE: R-8 / P.I.N.: 1864-66-2871	CHECKED & CLOSURE BY: SEP / FILE:CCSUBPH6&7S1R1 SHEET 1 OF 3

REVISIONS
11-04-19: REVISED STORM DRAINAGE EASEMENT LABELING.

SUBDIVISION MAP

CEDAR CROSSING

PHASE 6 AND 7

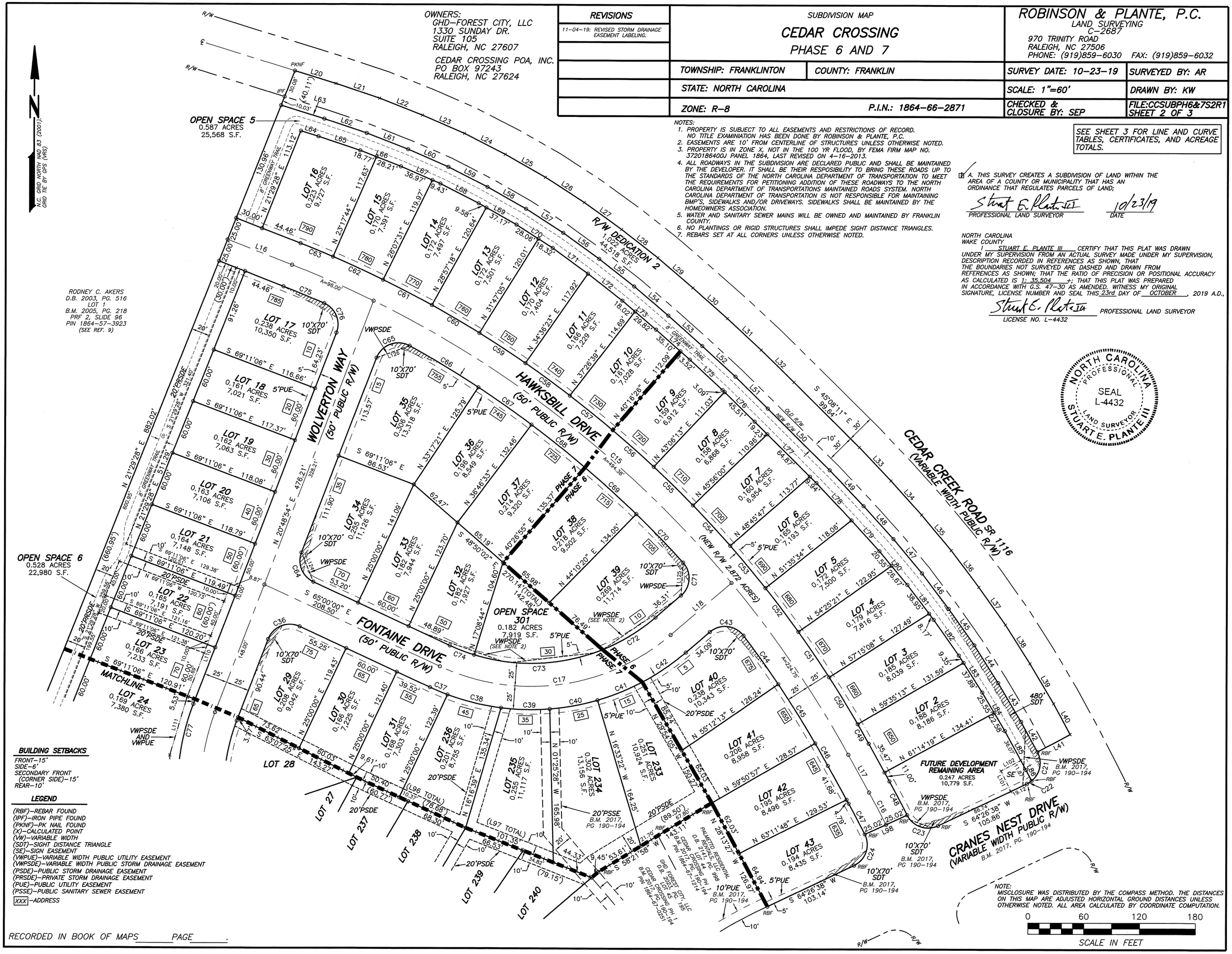
ROBINSON & PLANTE, P.C.
LAND SURVEYING
C-2687
970 TRINITY ROAD
RALEIGH, NC 27506
PHONE: (919)859-6030 FAX: (919)859-6032

TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 10-23-19	SURVEYED BY: AR
STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: KW
ZONE: R-8	P.I.N.: 1864-66-2871	CHECKED & CLOSURE BY: SEP	FILE:CCSUBPH6&7S2R1 SHEET 2 OF 3

OWNERS:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

CEDAR CROSSING POA, INC.
PO BOX 97243
RALEIGH, NC 27624

N.C. GRID NORTH NAD 83 (2001)
GRID TIE BY GPS (VRS)



NOTES:
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7. REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

SEE SHEET 3 FOR LINE AND CURVE TABLES, CERTIFICATES, AND ACREAGE TOTALS.

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

Stuart E. Plante III — 10/23/19
PROFESSIONAL LAND SURVEYOR — DATE

NORTH CAROLINA
WAKE COUNTY
I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23rd DAY OF OCTOBER, 2019 A.D.,

Stuart E. Plante III — PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III

BUILDING SETBACKS
FRONT-15'
SIDE-6'
SECONDARY FRONT (CORNER SIDE)-15'
REAR-10'

LEGEND
(RBF)-REBAR FOUND
(IPF)-IRON PIPE FOUND
(PKNF)-PK NAIL FOUND
(X)-CALCULATED POINT
(VW)-VARIABLE WIDTH
(SDT)-SIGHT DISTANCE TRIANGLE
(SE)-SIGN EASEMENT
(VWPUE)-VARIABLE WIDTH PUBLIC UTILITY EASEMENT
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(PSDE)-PUBLIC STORM DRAINAGE EASEMENT
(PRSDE)-PRIVATE STORM DRAINAGE EASEMENT
(PUE)-PUBLIC UTILITY EASEMENT
(PSSE)-PUBLIC SANITARY SEWER EASEMENT
[XXX]-ADDRESS

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 60 120 180
SCALE IN FEET

RECORDED IN BOOK OF MAPS _____ PAGE _____.

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 1882, PAGE 312, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL DRAINAGE WAYS AND OTHER OPEN SPACE 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.

OWNER _____ 11-5-19 DATE

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 2177, PAGE 436, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL DRAINAGE WAYS AND OTHER OPEN SPACE 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.

OWNER _____ 11-5-19 DATE

ADMINISTRATOR'S CERTIFICATE:
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 CEDAR CROSSING PH 6 and 7 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $224,955.00 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSALLATION THEREOF.

I HERBY 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 _____ 12-12-19 DATE

STORMWATER MANAGEMENT NOTE:
THE STORMWATER CONTROL MEASURES SHOWN IN PHASE 6 AND 7 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.

THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT HAS BEEN RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS BOOK 2147 PAGE 881 - 893

THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURAL OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN
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

REVIEW OFFICER _____ DATE 12-12-19

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

PROFESSIONAL LAND SURVEYOR _____ 10/23/19 DATE

NORTH CAROLINA
WAKE COUNTY
I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23rd DAY OF OCTOBER, 2019 A.D.,

_____ PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III

RECORDED IN BOOK OF MAPS_____ PAGE_____.

OWNERS:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

CEDAR CROSSING POA, INC.
PO BOX 97243
RALEIGH, NC 27624

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

LINE TABLE

LINE	BEARING	DISTANCE
L16	S 68°30'33" E	74.46'
L17	S 28°45'41" E	46.47'
L18	N 49°03'37" E	86.32'
L19	N 24°18'02" W	60.96'
L20	S 72°44'10" E	46.17'
L21	S 71°23'56" E	49.68'
L22	S 68°31'29" E	49.57'
L23	S 66°26'56" E	49.36'
L24	S 62°52'48" E	49.34'
L25	S 60°29'44" E	49.73'
L26	S 57°11'05" E	49.73'
L27	S 54°06'13" E	49.67'
L28	S 51°48'42" E	49.59'
L29	S 49°19'50" E	49.61'
L30	S 48°25'53" E	49.73'
L31	S 47°12'05" E	49.69'
L32	S 45°32'12" E	49.69'
L33	S 43°13'34" E	49.85'
L34	S 41°58'18" E	49.28'
L35	S 39°45'51" E	49.81'
L36	S 37°00'39" E	49.52'
L37	S 35°09'49" E	49.76'
L38	S 32°17'23" E	49.67'
L39	S 30°31'18" E	50.18'
L40	S 28°23'13" E	37.63'
L41	S 61°36'47" W	40.00'
L42	N 28°23'13" W	36.88'
L43	N 30°31'18" W	48.82'
L44	N 32°17'23" W	48.05'
L45	N 35°09'49" W	48.11'
L46	N 37°00'39" W	47.92'
L47	N 39°45'51" W	48.08'
L48	N 41°58'18" W	48.07'
L49	N 43°23'06" W	53.16'
L50	N 45°08'11" W	94.42'
L51	N 45°32'12" W	48.97'
L52	N 47°12'05" W	48.67'
L53	N 48°25'53" W	48.99'
L54	N 49°19'50" W	48.43'
L55	N 51°48'42" W	47.93'
L56	N 54°06'13" W	47.79'
L57	N 57°11'05" W	47.50'
L58	N 60°29'44" W	47.74'
L59	N 62°52'48" W	47.26'
L60	N 66°26'56" W	47.39'
L61	N 68°31'29" W	47.84'
L62	N 71°23'56" W	48.21'
L63	N 72°44'10" W	48.66'
L64	S 72°44'10" E	19.82'
L65	S 71°23'56" E	47.47'
L66	S 68°31'29" E	46.97'
L67	S 66°26'56" E	46.40'
L68	S 62°52'48" E	46.22'

LINE TABLE

LINE	BEARING	DISTANCE
L69	S 60°29'44" E	46.75'
L70	S 57°11'05" E	46.38'
L71	S 54°06'13" E	46.85'
L72	S 51°48'42" E	47.09'
L73	S 49°19'50" E	47.84'
L74	S 48°25'53" E	48.61'
L75	S 47°12'05" E	48.17'
L76	S 45°32'12" E	48.61'
L77	S 45°08'11" E	94.04'
L78	S 43°19'08" E	55.19'
L79	S 41°58'18" E	44.86'
L80	S 39°45'51" E	47.22'
L81	S 37°00'39" E	47.11'
L82	S 35°09'49" E	47.28'
L83	S 32°17'23" E	47.24'
L84	S 30°31'18" E	48.13'
L85	S 28°23'13" E	47.94'
L86	S 26°55'24" E	13.13'
L87	S 26°48'15" W	74.66'
L88	S 12°12'45" W	56.13'
L89	S 18°51'00" W	76.54'
L90	S 16°21'15" W	11.72'
L91	N 53°09'36" W	56.94'
L92	N 44°02'01" E	28.49'
L93	N 41°46'06" W	26.03'
L94	N 44°41'20" W	45.53'
L95	S 52°50'15" W	43.54'
L96	S 65°09'30" E	129.07'
L97	S 68°33'00" E	145.68'
L98	S 65°27'06" W	50.03'
L101	N 25°33'23" W	24.49'
L102	N 61°36'47" E	24.12'
L105	S 21°01'32" E	33.78'
L106	S 46°57'57" E	29.51'
L107	S 43°02'03" W	20.00'
L108	N 46°57'57" W	31.11'
L109	N 21°01'32" W	8.87'
L110	S 20°52'11" W	130.69'
L111	S 16°26'42" W	65.66'
L112	S 01°32'41" E	90.34'
L113	S 18°23'25" E	51.36'
L114	S 43°54'09" E	22.51'
L115	S 68°30'26" E	20.00'
L116	S 34°17'45" W	29.11'
L117	N 55°42'15" W	20.00'
L118	N 34°17'45" E	29.64'
L119	S 16°21'15" W	4.32'
L120	N 73°38'45" W	43.38'
L121	N 05°59'13" W	26.22'
L122	S 65°10'25" E	51.69'
L123	N 81°44'23" W	53.75'
L124	S 22°05'33" E	34.04'
L125	N 03°25'25" E	35.75'
L126	S 69°53'44" W	37.78'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C15	39°44'52"	1175.00'	815.13'	798.88'	424.74'	S 48°38'07" E
C16	2°11'52"	1025.00'	39.32'	39.32'	19.66'	S 27°39'45" E
C17	65°56'24"	230.00'	264.70'	250.33'	149.19'	N 82°01'49" E
C18	1°43'11"	200.00'	6.00'	6.00'	3.00'	N 55°02'20" W
C19	77°37'10"	150.00'	203.21'	188.02'	120.65'	S 87°00'41" W
C20	45°06'56"	234.11'	184.34'	179.62'	97.25'	N 01°44'34" W
C21	79°14'48"	25.00'	34.58'	31.89'	20.70'	S 11°14'11" W
C22	13°35'03"	25.00'	5.93'	5.91'	2.98'	S 57°39'06" W
C23	89°02'26"	25.00'	38.85'	35.06'	24.59'	N 71°02'09" W
C24	91°03'28"	25.00'	39.73'	35.68'	25.47'	S 18°54'54" W
C25	9°52'17"	125.00'	21.54'	21.51'	10.80'	S 53°42'58" W
C26	80°24'21"	25.00'	35.08'	32.28'	21.13'	N 15°54'09" E
C27	67°10'09"	125.00'	146.54'	138.29'	83.00'	S 87°45'49" E
C28	2°32'03"	225.00'	9.95'	9.95'	4.98'	S 55°26'46" E
C29	0°40'13"	175.00'	2.05'	2.05'	1.02'	N 54°30'51" W
C30	19°56'47"	175.00'	60.92'	60.62'	30.77'	N 64°09'08" W
C31	20°01'41"	175.00'	61.18'	60.86'	30.90'	N 84°08'22" W
C32	9°35'16"	175.00'	29.28'	29.25'	14.68'	S 81°03'10" W
C33	79°26'27"	16.50'	22.88'	21.09'	13.71'	N 64°01'15" W
C34	15°01'39"	209.11'	54.85'	54.69'	27.58'	N 16°47'12" W
C35	30°05'17"	209.11'	109.81'	108.55'	56.20'	N 05°46'16" E
C36	94°11'06"	25.00'	41.10'	36.62'	26.90'	N 67°54'27" E
C37	4°36'22"	255.00'	20.50'	20.50'	10.26'	S 67°18'11" E
C38	13°21'14"	255.00'	59.43'	59.30'	29.85'	S 76°16'59" E
C39	11°45'58"	255.00'	52.37'	52.28'	26.28'	S 88°50'36" E
C40	11°45'45"	255.00'	52.35'	52.26'	26.27'	N 79°23'33" E
C41	11°42'15"	255.00'	52.09'	52.00'	26.14'	N 67°39'33" E
C42	12°44'50"	255.00'	56.73'	56.61'	28.48'	N 55°26'01" E
C43	93°49'21"	25.00'	40.94'	36.52'	26.73'	S 84°01'43" E
C44	3°12'52"	1150.00'	64.52'	64.51'	32.27'	S 35°30'36" E
C45	3°45'07"	1150.00'	75.30'	75.29'	37.67'	S 32°01'36" E
C46	1°23'22"	1150.00'	27.89'	27.89'	13.95'	S 29°27'22" E
C47	2°08'51"	1000.00'	37.48'	37.48'	18.74'	S 27°41'16" E
C48	2°14'45"	1050.00'	41.16'	41.15'	20.58'	N 27°38'19" W
C49	1°09'02"	1200.00'	24.10'	24.10'	12.05'	N 29°20'12" W
C50	2°50'09"	1200.00'	59.39'	59.39'	29.70'	N 31°19'48" W
C51	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 34°09'46" W
C52	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 36°59'33" W
C53	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 39°49'20" W
C54	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 42°39'07" W
C55	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 45°28'54" W
C56	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 48°18'41" W
C57	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 51°08'28" W
C58	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 53°58'15" W
C59	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 56°48'02" W
C60	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 59°37'49" W
C61	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 62°27'35" W
C62	2°49'47"	1200.00'	59.27'	59.26'	29.64'	N 65°17'22" W
C63	1°48'17"	1200.00'	37.79'	37.79'	18.90'	N 67°36'24" W
C64	85°48'54"	25.00'	37.44'	34.04'	23.24'	N 22°05'33" W
C65	98°09'40"	25.00'	42.83'	37.78'	28.84'	N 69°53'44" E
C66	4°18'47"	1150.00'	86.57'	86.55'	43.31'	S 58°52'02" E
C67	3°29'12"	1150.00'	69.98'	69.97'	35.00'	S 54°58'03" E
C68	3°40'22"	1150.00'	73.72'	73.71'	36.87'	S 51°23'16" E
C69	3°43'25"	1150.00'	74.74'	74.73'	37.38'	S 47°41'22" E
C70	3°36'53"	1150.00'	72.55'	72.54'	36.29'	S 44°01'14" E
C71	91°16'24"	25.00'	39.83'	35.75'	25.56'	S 03°25'25" W
C72	18°40'41"	205.00'	66.83'	66.53'	33.71'	S 58°23'58" W
C73	39°24'27"	205.00'	141.00'	138.23'	73.42'	S 87°26'31" W
C74	7°51'16"	205.00'	28.10'	28.08'	14.07'	N 68°55'38" W
C75	2°21'58"	1150.00'	47.49'	47.49'	23.75'	S 67°19'34" E
C76	86°57'29"	25.00'	37.94'	34.40'	23.71'	S 22°39'50" E
C77	12°08'08"	259.11'	54.88'	54.78'	27.54'	S 14°44'50" W
C78	5°26'40"	259.11'	24.62'	24.61'	12.32'	S 05°57'27" W
C79	16°44'48"	259.11'	75.74'	75.46'	38.14'	S 05°08'17" E
C80	10°47'20"	259.11'	48.79'	48.72'	24.47'	S 18°54'21" E

CEDAR CROSSING PHASES 6 AND 7
SITE DATA TABLE

PHASE 6 LOTS- 2-9 AND 38-43
PHASE 7 LOTS- 10-37 AND 233-240
ZONING- R-8
NUMBER OF SINGLE FAMILY LOTS- 50
AVERAGE LOT SIZE- 8,620 S.F.

9.894 ACRES	(AREA IN LOTS)
2.025 ACRES	(AREA IN OPEN SPACE)
+ 3.894 ACRES	(AREA IN R/W)
15.813 ACRES	(TOTAL PH 6 AND 7 AREA)

BUILDING SETBACKS
FRONT-15'
SIDE-6'
SECONDARY FRONT (CORNER SIDE)-15'
REAR-10'

REVISIONS
11-04-19: REVISED STORM DRAINAGE EASEMENT LABELING.

SUBDIVISION MAP
CEDAR CROSSING
PHASE 6 AND 7

TOWNSHIP: FRANKLINTON | COUNTY: FRANKLIN
STATE: NORTH CAROLINA
ZONE: R-8 | P.I.N.: 1864-66-2871

ROBINSON & PLANTE, P.C.
LAND SURVEYING
C-2687
970 TRINITY ROAD
RALEIGH, NC 27607
PHONE: (919)859-6030 FAX: (919)859-6032

SURVEY DATE: 10-23-19 | SURVEYED BY: AR
SCALE: | DRAWN BY: KW
CHECKED & CLOSURE BY: SEP | FILE:CCSUBPH6&7S2R1
SHEET 3 OF 3