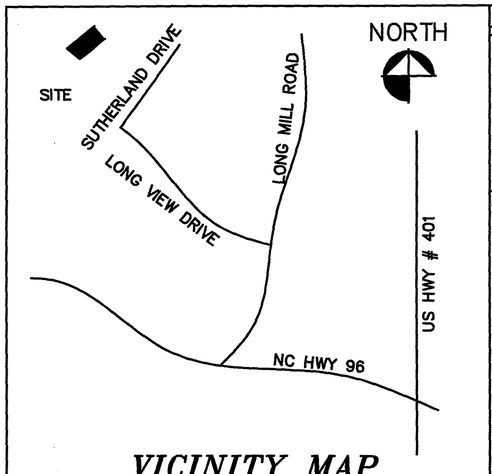


VICINITY MAP

REFERENCES

BOOK OF MAPS # 2012, PAGE # 106

NOTES:

- PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS AND R.O.W.'S ON RECORD PRIOR TO THE RECORDING OF THIS PLAT.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
- NO NC GRID WITHIN 2000'
- A 10' UTILITY EASEMENT ABUTS ALL STREET RIGHT OF WAYS INTERIOR OF LOTS
- ALL PROPERTY CORNERS ARE 1/2 IRON PIPES UNLESS OTHERWISE NOTED.
- AREA BY COORDINATE METHOD
- ALL LOTS TO BE SERVED BY FRANKLIN COUNTY WATER AND SEWER
- ALL UTILITY EASEMENTS HAVE BEEN BUILT/CONSTRUCTED TO THE PROPERTY LINE
- ALL STUB ROADS\STREETS HAVE BEEN BUILT/CONSTRUCTED TO THE PROPERTY LINE
- ALL AREAS LABLED FUTURE DEVELOPMENT ARE NOT ELIGIBILE TO RECIEVE ZONING AND BUILDING PERMITS

THESE PARCELS ARE LOCATED WITHIN (1) MILE OF AN EXISITNG VOLUNTARY AGRICULTURAL DISTRICT 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.

- ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT OF WAY
- SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS
- MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS AND OPEN SPACES ARE THE RESPONSIBILITY OF PEM ENTITIES, LLC OR THE HOMEOWNERS ASSOCIATION . THE EASEMENTS ALLOW THE NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENTS AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE HONE OWNERS ASSOCIATION OR, PEM ENTITIES , LLC TO MAINTAIN THE EASEMENTS TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

SUBDIVISION STREET DISCLOSURE STATEMENT

ALL ROADWAYS IN THE SUBDIVISION ARE HEREBY DECLARED PUBLIC. THE MAINTENANCE OF ALL STREETS AND ROADS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S)/DEVELOPER(S) AND IT SHALL BE THEIR RESPONSIBILITY TO BRING THE ROADS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS BEFORE ANY PUBLIC STREETS OR ROADS ON THIS PLAT ARE INCLUDED AT ANY TIME AFTER THE APPROVAL OF THIS PLAT, INTO THE NORTH CAROLINA STATE ROAD SYSTEM.

I HEREBY CERTIFY THAT STREETS, UTILITIES. AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO FRANKLIN COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED SUTHERLAND STATION AT OLDE LIBERTY OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $_____ 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 PERSUANT 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.

SUBDIVISION ADMINISTRATOR DATE

PLAT NORTH

BOOK OF MAPS # 2012
PAGE # 106

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

APPROVED _____ DISTRICT SUPERVISOR

DATE _____

LEGEND

- LINES SURVEYED
- LINES NOT SURVEYED
- EIP — EXISTING IRON PIPE
- ECM — EXISTING CONCRETE MONUMENT
- NIP — NEW IRON PIPE
- PKN — PK NAIL
- DMD — DOUBLE MERIDIAN DISTANCE
- DB — DEED BOOK
- ROW — RIGHT OF WAY
- CP — COMPUTED POINT
- ● — EIP
- RRS — RAILROAD SPIKE
- MN — MASONRY NAIL

CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE SUTHERLAND STATION AT OLDE LIBERTY SUBDIVISION, AS SETFORTH BY THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION PLAT.
NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT

PUBLIC UTILITIES DIRECTOR DATE

LINE	BEARING	DISTANCE
L31	N 84°56'12" E	48.80'

NORTH CAROLINA
FRANKLIN COUNTY

I, JAMES WADE ATKINSON, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM (AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK OF MAPS # 2012, PAGE # 106, ECT.) (OTHER), THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000 AND THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE REFERENCES LISTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 19TH DAY OF AUGUST, A.D., 2021.

SEAL OR STAMP

NORTH CAROLINA PROFESSIONAL SEAL L-3449 LAND SURVEYOR JAMES W. ATKINSON, JR.

SURVEYOR

L-3449
REGISTRATION NUMBER

I, _____, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS

REVIEW OFFICER DATE

NORTH CAROLINA
FRANKLIN COUNTY

I, JAMES W. ATKINSON, JR, A PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PROFESSIONAL LAND SURVEYOR 4/1/22 DATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK OF MAPS # 2012, PAGE # 106 AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGEWAYS, 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 JURISDICTION OF FRANKLIN COUNTY.

OWNER(S) DATE

Doc No: 10059933
Recorded: 04/07/2022 02:38:59 PM
Fee Amt: $63.00 Page 1 of 3

Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2022 PG 131 - 133 (3)

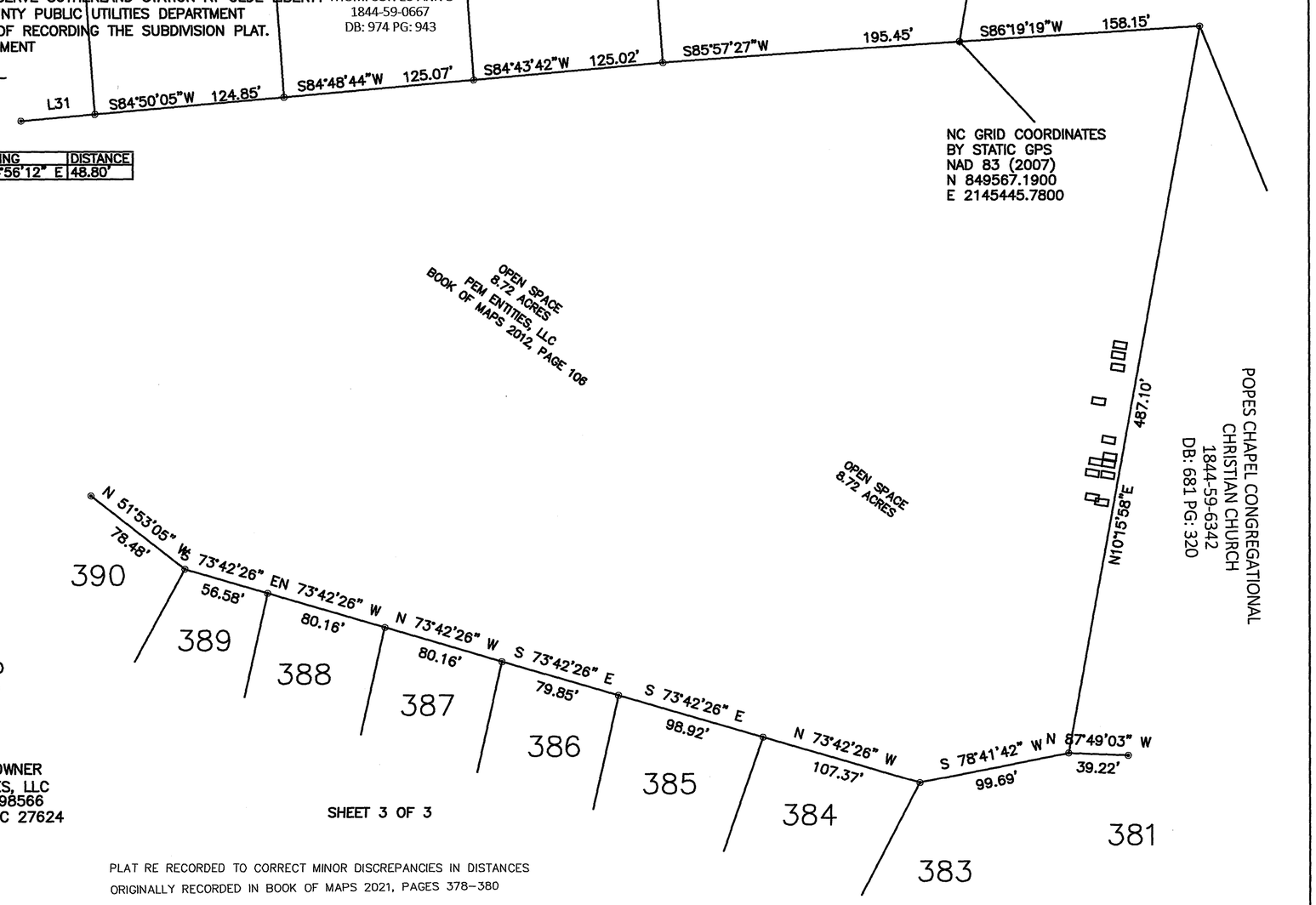
WATERSHED ADMINISTRATOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.
NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTIONS MAY APPLY.

DATE WATERSHED ADMINISTRATOR

SETBACKS
FRONT = 20.0'
REAR = 15.0'
SIDES = 10.0'

SETBACKS
FRONT = 25.0
SIDES = 10.0'
REAR = 20.0'

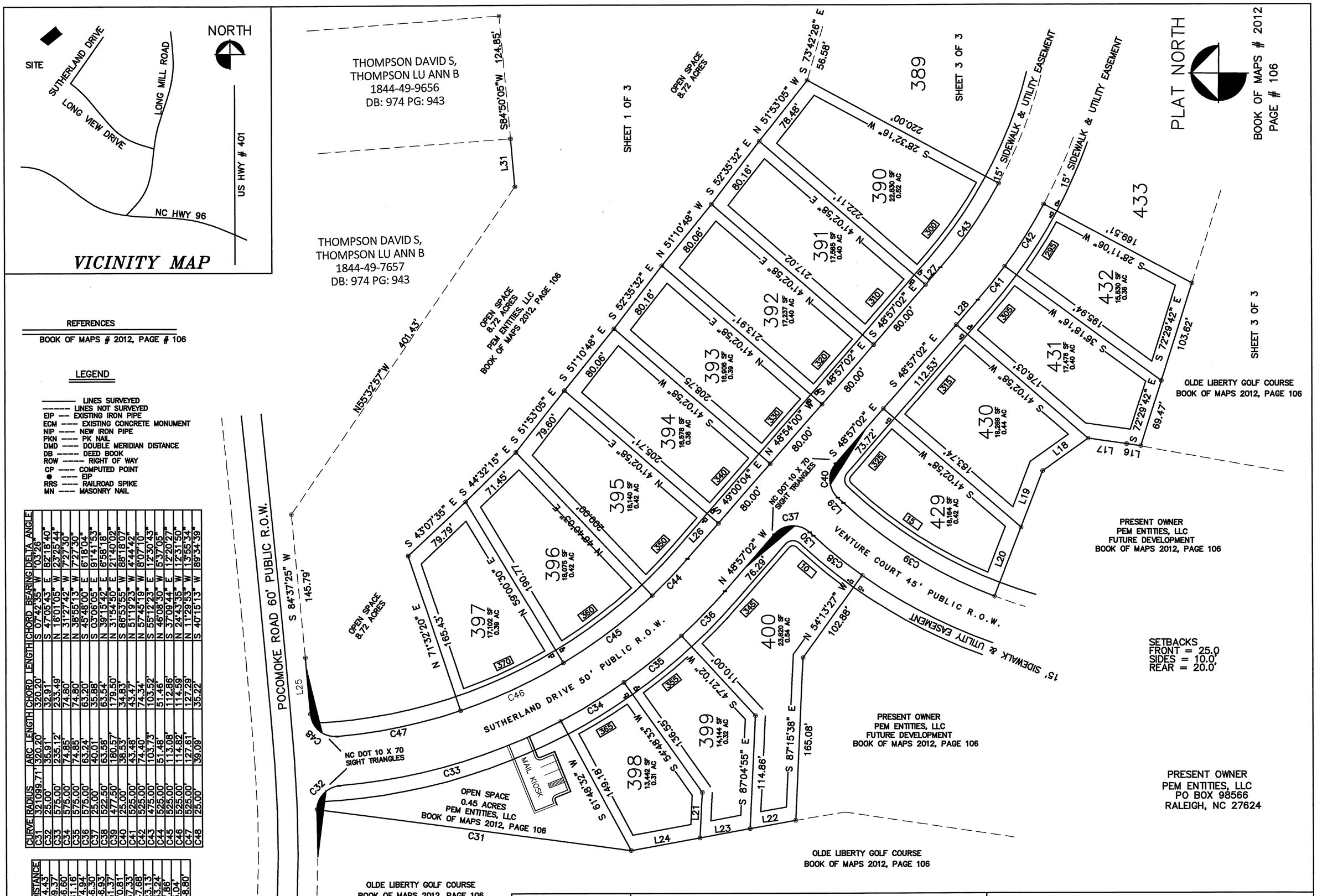
PRESENT OWNER
PEM ENTITIES, LLC
PO BOX 98566
RALEIGH, NC 27624



SHEET 3 OF 3

PLAT RE RECORDED TO CORRECT MINOR DISCREPANCIES IN DISTANCES
ORIGINALLY RECORDED IN BOOK OF MAPS 2021, PAGES 378-380

REVISIONS	PLAT OF CORRECTION SUTHERLAND STATION PHASE I AT OLDE LIBERTY		ATKINSON LAND SURVEYING, PLLC PROFESSIONAL LAND SURVEYORS 3155 TARBORO ROAD YOUNGSVILLE, NC 27596 TELE: 556-6818		P-1719
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	DATE: 04-01-2022	SURVEYED BY: JWA	WS II WATERSHED
30' 0' 60'	STATE: NORTH CAROLINA	PIN # 1844-05-6881 PIN # 1844-05-6881	SCALE: 1" = 60'	DRAWN BY: JWA	
	ZONE: R-30	PIN # 1844-05-6881 PIN # 1844-05-6881	CHECKED & CLOSURE BY: JWA		SHEET 1 OF 3



REFERENCES

BOOK OF MAPS # 2012, PAGE # 106

LEGEND

- LINES SURVEYED
- LINES NOT SURVEYED
- EIP — EXISTING IRON PIPE
- ECM — EXISTING CONCRETE MONUMENT
- NIP — NEW IRON PIPE
- PKN — PK NAIL
- DMD — DOUBLE MERIDIAN DISTANCE
- DB — DEED BOOK
- ROW — RIGHT OF WAY
- CP — COMPUTED POINT
- ● — EIP
- RRS — RAILROAD SPIKE
- MN — MASONRY NAIL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C31	32109.71'	320.20'	320.20'	S 07°42'55" W	1°03'26"
C32	25.00'	35.91'	32.91'	S 47°05'43" E	82°18'40"
C33	575.00'	235.12'	233.49'	N 16°01'05" W	23°25'44"
C34	575.00'	74.85'	74.80'	N 31°27'42" W	7°27'30"
C35	575.00'	74.85'	74.80'	N 38°55'13" W	7°27'30"
C36	575.00'	63.24'	63.20'	S 45°48'00" E	6°18'04"
C37	25.00'	40.01'	35.88'	S 03°06'05" E	91°41'53"
C38	522.50'	63.58'	63.54'	N 39°15'42" E	6°58'18"
C39	477.50'	180.57'	179.50'	N 31°54'50" E	21°40'02"
C40	25.00'	38.53'	34.83'	S 86°53'55" W	88°18'07"
C41	525.00'	43.48'	43.47'	N 51°19'23" W	4°44'42"
C42	525.00'	74.40'	74.34'	N 57°45'19" W	8°07'10"
C43	475.00'	103.73'	103.52'	S 55°12'23" E	12°30'43"
C44	525.00'	51.48'	51.46'	N 46°08'30" W	5°37'05"
C45	525.00'	113.08'	112.86'	S 37°09'44" E	12°20'27"
C46	525.00'	114.82'	114.59'	N 24°43'35" W	12°31'50"
C47	525.00'	127.61'	127.29'	N 11°29'53" W	13°55'34"
C48	25.00'	39.09'	35.22'	S 40°15'13" W	89°34'39"

LINE	BEARING	DISTANCE
L16	S 08°11'06" W	14.43'
L17	S 08°11'06" W	39.37'
L18	S 35°29'17" E	56.60'
L19	S 68°55'11" E	61.16'
L20	S 68°55'11" E	74.94'
L21	N 87°04'55" W	46.30'
L22	S 10°19'32" E	46.93'
L23	S 10°19'32" E	51.37'
L24	S 10°19'32" E	70.81'
L25	N 84°51'45" E	57.33'
L26	N 49°51'56" W	47.68'
L27	S 49°07'32" E	23.13'
L28	S 48°57'02" E	33.24'
L29	N 42°44'51" E	7.86'
L30	N 42°44'51" E	5.04'
L31	N 84°56'12" E	48.80'

PLAT RE RECORDED TO CORRECT MINOR DISCREPANCIES IN DISTANCES ORIGINALLY RECORDED IN BOOK OF MAPS 2021, PAGES 378–380

REVISIONS

30' 0' 60'

PLAT OF CORRECTION
SUTHERLAND STATION PHASE I AT OLDE LIBERTY

TOWNSHIP: FRANKLINTON | COUNTY: FRANKLIN

STATE: NORTH CAROLINA | PIN # 1844–05–6881 PIN # 1844–05–6881

ZONE: R–30 | PIN # 1844–05–6881 PIN # 1844–05–6881

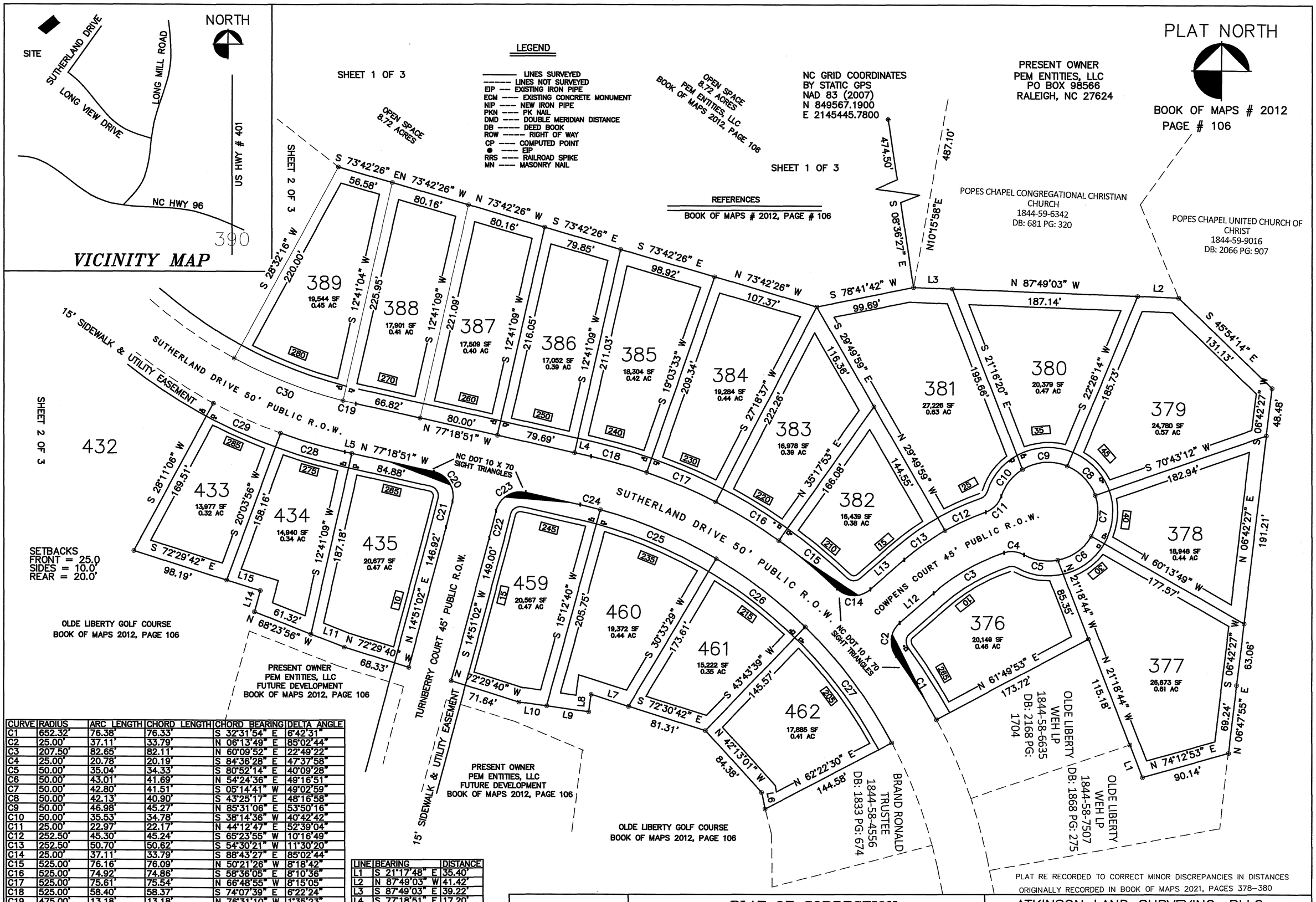
ATKINSON LAND SURVEYING, PLLC
PROFESSIONAL LAND SURVEYORS
3155 TARBORO ROAD
YOUNGSVILLE, NC 27596
TELE: 556–6818

P–1719

DATE: 04–01–2022 | SURVEYED BY: JWA | WS II WATERSHED

SCALE: 1" = 60' | DRAWN BY: JWA

CHECKED & CLOSURE BY: JWA | SHEET 2 OF 3



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	652.32'	76.38'	76.33'	S 32°31'54" E	6°42'31"
C2	25.00'	37.11'	33.79'	N 06°13'49" E	85°02'44"
C3	207.50'	82.65'	82.11'	N 60°09'52" E	22°49'22"
C4	25.00'	20.78'	20.19'	S 84°36'28" E	47°37'58"
C5	50.00'	35.04'	34.33'	S 80°52'14" E	40°09'28"
C6	50.00'	43.01'	41.69'	N 54°24'36" E	49°16'51"
C7	50.00'	42.80'	41.51'	S 05°14'41" W	49°02'59"
C8	50.00'	42.13'	40.90'	S 43°25'17" E	48°16'58"
C9	50.00'	46.98'	45.27'	N 85°31'06" E	53°50'16"
C10	50.00'	35.53'	34.78'	S 38°14'36" W	40°42'42"
C11	25.00'	22.97'	22.17'	N 44°12'47" E	52°39'04"
C12	252.50'	45.30'	45.24'	S 65°23'55" W	10°16'49"
C13	252.50'	50.70'	50.62'	S 54°30'21" W	11°30'20"
C14	25.00'	37.11'	33.79'	S 88°43'27" E	85°02'44"
C15	525.00'	76.16'	76.09'	N 50°21'26" W	8°18'42"
C16	525.00'	74.92'	74.86'	S 58°36'05" E	8°10'36"
C17	525.00'	75.61'	75.54'	N 66°48'55" W	8°15'05"
C18	525.00'	58.40'	58.37'	S 74°07'39" E	6°22'24"
C19	475.00'	13.18'	13.18'	N 76°31'10" W	1°35'23"
C20	25.00'	39.46'	35.49'	S 32°05'51" E	90°26'00"
C21	877.50'	26.52'	26.52'	N 13°59'05" E	1°43'53"
C22	922.50'	28.58'	28.58'	N 13°57'47" E	1°46'30"
C23	25.00'	39.10'	35.23'	S 57°52'50" W	89°36'36"
C24	472.75'	20.94'	20.93'	S 76°03'06" E	2°32'15"
C25	472.75'	127.24'	126.85'	N 67°06'55" W	15°25'14"
C26	472.75'	113.45'	113.18'	S 52°35'59" E	13°44'59"
C27	472.75'	147.08'	146.49'	N 36°43'24" W	17°49'31"
C28	525.00'	67.62'	67.57'	S 73°37'28" E	7°22'47"
C29	525.00'	74.40'	74.34'	S 65°52'29" E	8°07'10"
C30	475.00'	118.24'	117.93'	N 68°35'36" W	14°15'44"

LINE	BEARING	DISTANCE
L1	S 21°17'48" E	35.40'
L2	N 87°49'03" W	41.42'
L3	S 87°49'03" E	39.22'
L4	S 77°18'51" E	17.20'
L5	N 77°18'51" W	7.29'
L6	N 11°30'48" W	17.12'
L7	S 72°30'42" E	39.64'
L8	N 07°57'24" E	17.76'
L9	N 81°58'47" W	42.74'
L10	N 81°58'47" W	28.38'
L11	N 68°23'56" W	36.08'
L12	S 48°45'11" W	45.60'
L13	S 48°45'11" W	45.60'
L14	S 14°59'04" W	22.21'
L15	S 72°29'42" E	35.47'

PLAT RE RECORDED TO CORRECT MINOR DISCREPANCIES IN DISTANCES ORIGINALLY RECORDED IN BOOK OF MAPS 2021, PAGES 378–380

REVISIONS

30' 0' 60'

PLAT OF CORRECTION
SUTHERLAND STATION PHASE I AT OLDE LIBERTY

TOWNSHIP: FRANKLINTON
COUNTY: FRANKLIN
STATE: NORTH CAROLINA
PIN # 1844–05–6881 PIN # 1844–05–6881
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DATE: 04–01–2022
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SCALE: 1" = 60'
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WS II WATERSHED
SHEET 3 OF 3