

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 HEREON; 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 27th DAY OF MARCH A.D. 2024.

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

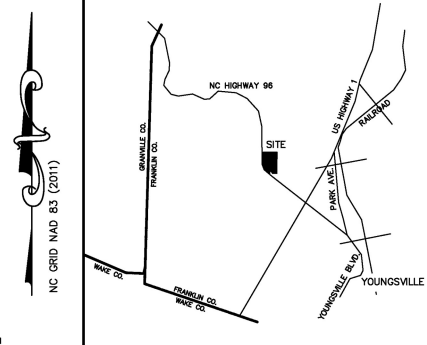
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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



NOTES:

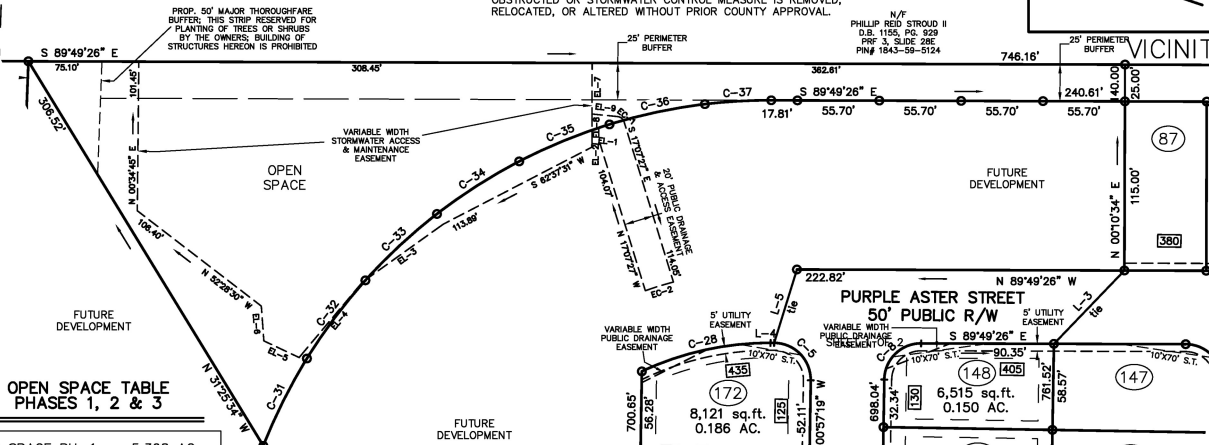
- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THERE IS A 5' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT-OF-WAYS, INTERIOR OF LOTS.
- ALL NOTES, CERTIFICATIONS AND SIGNATURES ARE ON SHEET 1 OF 2.
- NO STRUCTURES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN THE DRAINAGE EASEMENTS SHOWN. PER THE OPERATION AND MAINTENANCE AGREEMENT RECORDED IN THE REGISTER OF DEEDS, THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC., THE STORMWATER CONTROL MEASURE AND DRAINAGE SWALES AS NEEDED. NOTE THAT THE MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
- THE DRAINAGE EASEMENTS MEASURES SHOWN HEREON ARE REQUIRED IN THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE MAINTENANCE EASEMENT IS OBSTRUCTED OR STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING 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
- WW - WATER VALVE
- CO - SEWER CLEAN-OUT
- S.T. - SIGHT TRIANGLE
- (XXX) - ADDRESS



OPEN SPACE TABLE PHASES 1, 2 & 3

OPEN SPACE PH. 1 = 5.368 AC.
OPEN SPACE PH. 2 = 0.895 AC.
OPEN SPACE PH. 3 = 1.513 AC.
OPEN SPACE TOTAL = 7.776 AC.
REQUIRED

SITE DATA TABLE PH. 3

TOTAL AREA = 11.309 AC.
(TO BE SUBDIVIDED)
LESS R/W = 2.080 AC.
REQUIRED OPEN SPACE = 1.996 AC.(20%)
OPEN SPACE PROVIDED = 1.513 AC.
NET AREA = 7.716 AC.
TOTAL LOTS = 50
AVERAGE LOT AREA = 0.154 AC.

LINE TYPE LEGEND

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

OWNER/DEVELOPER:

KB HOME
4506 S. MIAMI BLVD, STE 100
PO BOX 91727
DURHAM, NC 27703
919-768-7979

MINIMUM BUILDING SETBACKS

FRONT 15'
REAR 10'
SIDE 6'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-5	39.61'	25.00'	35.59'	N 44°28'04" W
C-6	42.59'	25.00'	37.63'	N 49°45'47" E
C-7	35.95'	25.00'	32.93'	N 40°14'13" W
C-8	38.93'	25.00'	35.11'	N 43°33'58" E
C-28	90.39'	205.00'	89.66'	S 77°32'41" W
C-31	66.49'	370.00'	66.40'	S 26°32'44" E
C-32	66.49'	370.00'	66.40'	S 36°50'28" W
C-33	66.49'	370.00'	66.40'	N 47°08'12" E
C-34	66.49'	370.00'	66.40'	S 57°25'57" W
C-35	66.49'	370.00'	66.40'	N 67°43'41" E
C-36	66.49'	370.00'	66.40'	N 78°01'25" E
C-37	45.23'	370.00'	45.20'	S 86°40'28" W

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
EC-1	5.87'	5.00'	5.54'	S 50°44'32" E
EC-2	20.01'	255.00'	20.00'	N 72°52'33" E

LINE	BEARING	DISTANCE
L-3	N 43°53'59" E	68.19'
L-4	N 89°49'26" W	2.45'
L-5	S 17°15'06" W	52.31'

LINE	BEARING	DISTANCE
EL-1	S 84°21'38" E	5.74'
EL-2	S 00°10'34" W	2.46'
EL-3	N 54°25'08" E	57.45'
EL-4	S 40°02'43" W	67.15'
EL-5	S 64°48'16" E	26.53'
EL-6	N 04°08'48" W	23.71'
EL-7	N 00°10'34" E	34.69'
EL-8	N 00°10'34" E	20.09'
EL-9	N 84°21'58" W	17.63'

FINAL PLAT FOR FREEMAN FARM SUBDIVISION, PH.3

"CLUSTER SUBDIVISION"

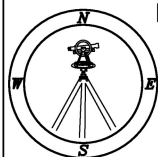
OWNER: KB HOME RALEIGH DURHAM INC
REF: D.B. 2181, PG. 375
REF: M.B. 2020, PG. 248-250
YOUNGVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
Joshua Kellen
DISTRICT ENGINEER
ONLY NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
APPROVED STRUCTURES ARE TO
BE CONSTRUCTED ON PUBLIC
RIGHT-OF-WAY

60 30 0 60 120

SCALE 1"=60'

JANUARY 11, 2022
ZONED R-8
PIN # 1843-58-4520
SHEET 2 OF 2



CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

(FREEMAN SUBD-BASE PH. 3) (C-1525-17)