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 HERON; 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 18th DAY OF FEBRUARY A.D. 2021.

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.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

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

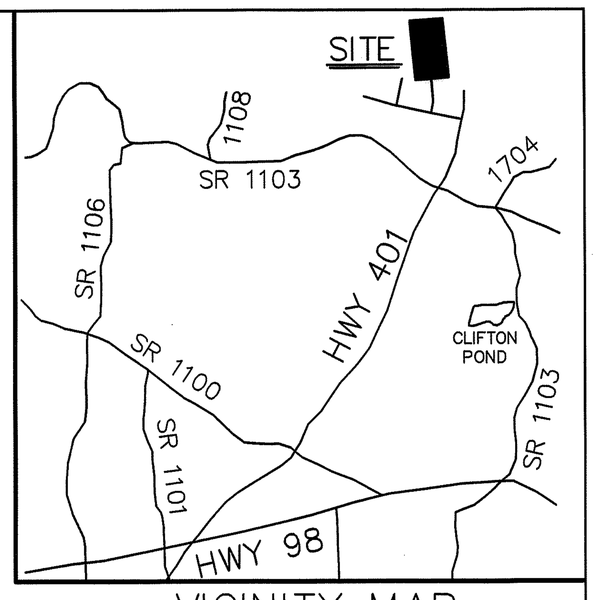
LINE TYPE LEGEND

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

NOTE:

PROPERTY SHOWN ON THIS PLAN/PLAT IS WITHIN THE FRANKLIN COUNTY AIRPORT CONICAL ZONE–AHOC AND ALL OR PORTION OF THE PROPERTY DESCRIBED HEREON IS WITHIN AN AREA THAT IS SUBJECT TO AN AVERAGE NOISE LEVEL NEAR TO OR EXCEEDING 55 DNL.

ADOPTED FROM P.B. 2001, PG. 437



VICINITY MAP

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
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

N/F
ALVIN L. MOSS &
SANDRA H. MOSS
D.B. 1019, PG. 428
P.B. 2009, PG. 74
PIN# 1883-77-4819

0.2% ANNUAL FEMA
FLOOD LIMIT ZONE "AE"
MAP # 3720-1882-00J
JANUARY 16, 2004

DAVIS CREEK SUBDIVISION
PRF 2, SLIDE 165-A

20' PUBLIC DRAINAGE EASEMENT

50' TAR-PAMLICO RIVER RIPARIAN BUFFER

WHISTLERS COVE 50' R/W (TYPE III PUBLIC ROAD)

34 — 314,601 SQ.FT. 7.222 AC.
33 — 122,019 SQ.FT. 2.801 AC.
32 — 93,536 SQ.FT. 2.147 AC.
31 — 91,920 SQ.FT. 2.110 AC.
30 — 68,570 SQ.FT. 1.574 AC.
29 — 146,814 SQ.FT. 3.370 AC.
35 — 268,915 SQ.FT. 6.173 AC.
36 — 48,797 SQ.FT. 1.120 AC.
37 — 44,282 SQ.FT. 1.017 AC.
38 — 59,806 SQ.FT. 1.373 AC.
39 — 50,048 SQ.FT. 1.149 AC.
40 — 42,691 SQ.FT. 0.980 AC.
41 — 49,960 SQ.FT. 1.147 AC.

HUNTSBURG SUBDIVISION PH.2 P.B. 2001, PG. 437

MATCHLINE SHEET 2
MATCHLINE SHEET 1

FINAL PLAT FOR

HUNTSBURG SUBDIVISION

PHASE III

OWNER: HUNTSBURG DEVELOPMENT LLP
REF: D.B. 2173, PG. 1026
REF: P.B. 1996, PG. 336
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

JUNE 16, 2020
ZONED R-30
PIN # 1883-86-2136
SHEET 2 OF 3

OWNER/DEVELOPER:

HUNTSBURG DEVELOPMENT LLC
P.O. BOX 550
YOUNGSVILLE, NC 27596

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

(HUNTSBURG PH3.DWG – JW)

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 HERON; 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 18th DAY OF FEBRUARY A.D. 2021.

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.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

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

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
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- BUFFER
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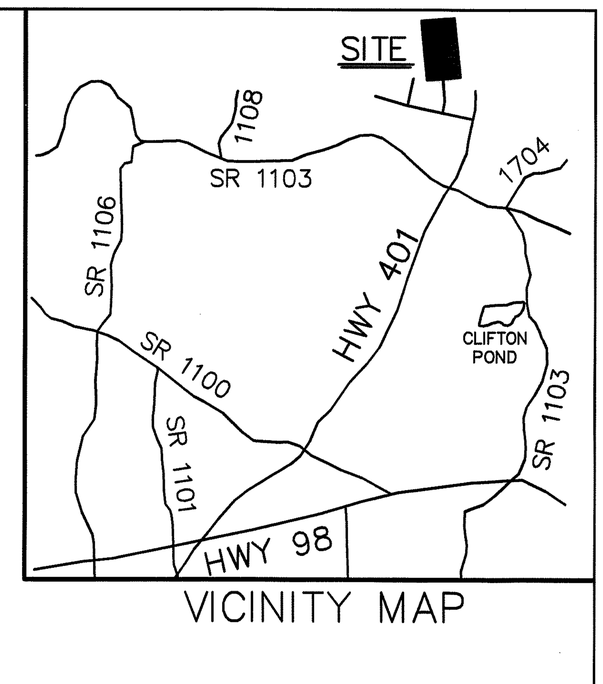
ADOPTED FROM P.B. 2001, PG. 437



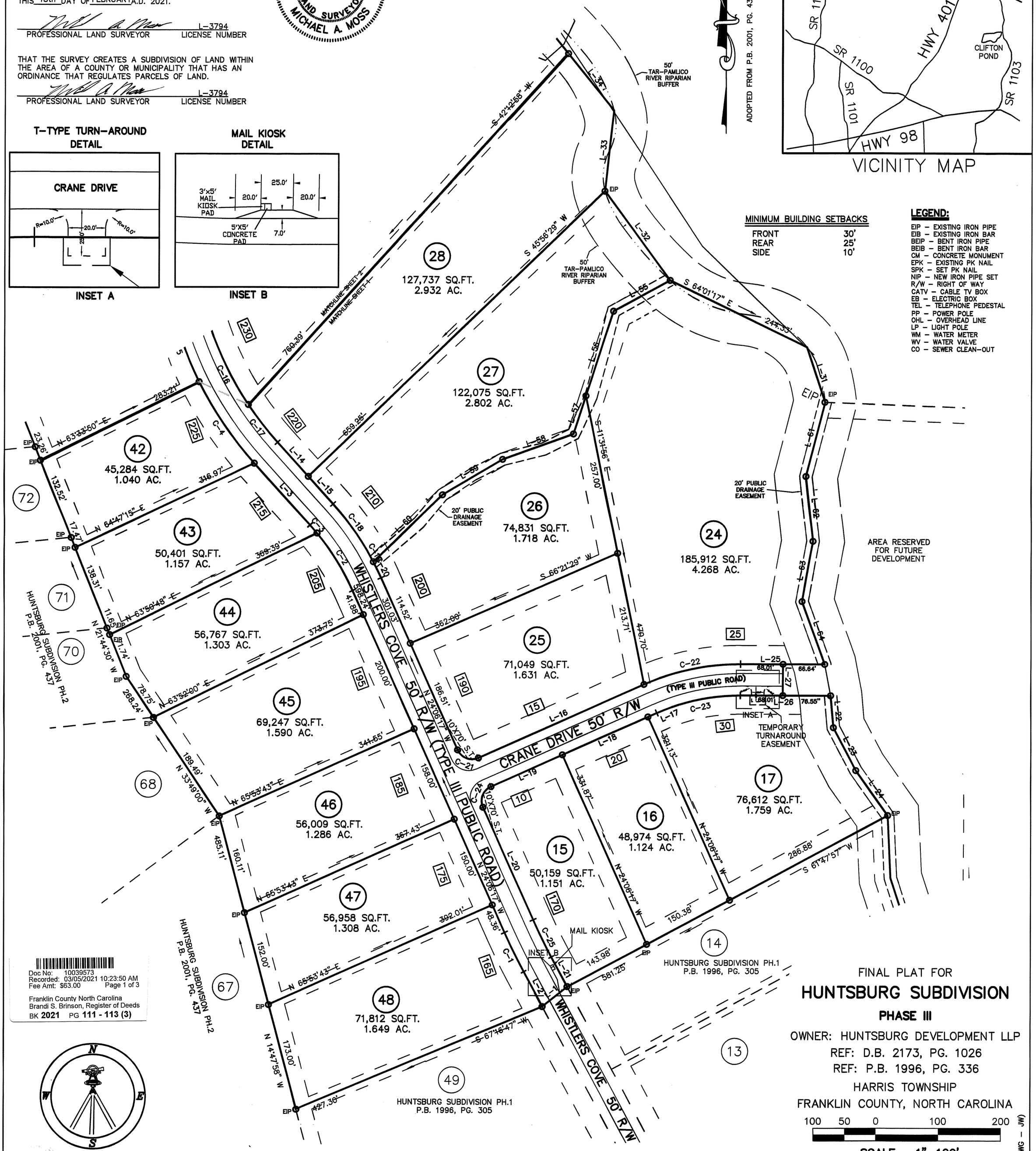
VICINITY MAP

T-TYPE TURN-AROUND DETAIL

INSET A

MAIL KIOSK DETAIL

INSET B



MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

LEGEND:

- EIP – EXISTING IRON PIPE
- EIB – EXISTING IRON BAR
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- OHL – OVERHEAD LINE
- LP – LIGHT POLE
- WM – WATER METER
- WV – WATER VALVE
- CO – SEWER CLEAN-OUT

Doc No: 10039573
Recorded: 03/05/2021 10:23:50 AM
Fee Amt: $63.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2021 PG 111 - 113 (3)

NOTE:

PROPERTY SHOWN ON THIS PLAN/PLAT IS WITHIN THE FRANKLIN COUNTY AIRPORT CONICAL ZONE-AHOC AND ALL OR PORTION OF THE PROPERTY DESCRIBED HEREON IS WITHIN AN AREA THAT IS SUBJECT TO AN AVERAGE NOISE LEVEL NEAR TO OR EXCEEDING 55 DNL.

OWNER/DEVELOPER:

HUNTSBURG DEVELOPMENT LLC
P.O. BOX 550
YOUNGSVILLE, NC 27596

FINAL PLAT FOR

HUNTSBURG SUBDIVISION

PHASE III

OWNER: HUNTSBURG DEVELOPMENT LLP
REF: D.B. 2173, PG. 1026
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HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
JUNE 16, 2020
ZONED R-30
PIN # 1883-86-2136
SHEET 1 OF 3

(HUNTSBURG PH3.DWG – JW)

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

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 HERON; 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 18th DAY OF FEBRUARY A.D. 2021.

L-3794

PROFESSIONAL LAND SURVEYOR 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.

L-3794

PROFESSIONAL LAND SURVEYOR 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.

2-19-2021

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 HUNTSBURG SUBDIVISION PH.3 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $15,000.00 HAVE BEEN POSTED WITH FRANKLIN TO ENSURE THE INSTALLATION THEREOF.

3-1-21

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.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

2/24/2021

DISTRICT ENGINEER

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

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.

3-1-21

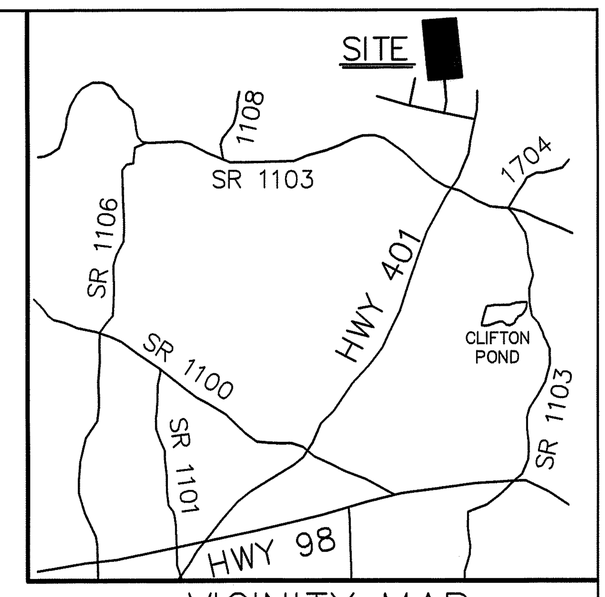
DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2021 _____

LINE TYPE LEGEND

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

ADOPTED FROM P.B. 2001, PG. 437



VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 51°21'59" W	50.82'
L-2	N 28°18'16" W	63.29'
L-3	N 42°07'24" W	132.94'
L-4	N 13°32'09" W	75.39'
L-5	N 13°32'09" W	150.00'
L-6	N 13°32'09" W	15.76'
L-7	N 44°48'28" W	149.43'
L-8	N 44°48'28" W	56.52'
L-9	S 44°48'28" E	56.38'
L-10	S 44°48'28" E	37.57'
L-11	S 44°48'28" E	68.85'
L-12	S 44°48'28" E	43.15'
L-13	S 13°32'09" E	241.15'
L-14	S 42°07'24" E	73.56'
L-15	S 42°07'24" E	59.38'
L-16	S 65°53'43" W	290.47'
L-17	S 65°53'43" W	15.47'
L-18	S 65°53'43" W	150.00'
L-19	S 65°53'43" W	125.00'
L-20	S 24°06'17" E	197.21'
L-21	S 28°18'16" E	54.18'
L-22	S 04°51'41" E	51.31'
L-23	S 27°49'07" E	77.61'
L-24	S 35°16'37" E	88.14'
L-25	N 89°48'22" W	134.65'
L-26	N 89°48'22" W	144.56'
L-27	N 11°00'59" W	50.97'
L-31	S 18°15'07" E	92.71'
L-32	S 36°15'27" E	176.80'
L-33	S 06°10'03" W	129.83'
L-34	S 38°56'27" E	116.43'
L-35	S 38°56'27" E	116.43'
L-36	S 63°16'27" E	125.16'
L-37	S 26°54'52" E	151.39'
L-38	S 23°23'45" E	47.00'
L-39	S 23°23'45" E	132.17'
L-40	S 10°28'06" E	86.80'
L-41	S 10°28'06" E	46.02'
L-42	S 14°03'26" E	116.34'
L-43	S 13°46'43" E	115.85'
L-44	S 39°13'55" E	97.04'
L-45	N 88°38'10" E	195.92'
L-46	S 03°57'43" E	119.64'
L-47	S 07°23'15" W	75.88'
L-48	S 41°13'12" E	104.63'
L-49	S 12°17'48" E	147.61'
L-50	S 17°16'40" W	56.04'
L-51	S 33°05'10" W	68.80'
L-52	S 33°05'10" W	106.07'
L-53	S 25°11'51" W	156.11'
L-54	S 41°10'08" W	149.46'
L-55	S 61°11'23" W	103.46'
L-56	S 17°54'21" W	142.57'
L-57	S 17°54'21" W	64.11'
L-58	S 70°08'20" W	120.45'
L-59	S 59°12'38" W	111.79'
L-60	S 45°46'56" W	154.19'
L-61	S 14°20'54" W	122.44'
L-62	S 06°12'30" E	104.35'
L-63	S 10°04'16" W	98.09'
L-64	S 19°49'23" E	106.80'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	69.63'	950.00'	69.62'	N 26°12'17" W
C-2	108.73'	400.00'	108.39'	N 31°53'31" W
C-3	17.06'	400.00'	17.06'	N 40°54'05" W
C-4	158.22'	575.00'	157.72'	N 34°14'26" W
C-5	128.68'	575.00'	128.41'	N 19°56'49" W
C-6	136.45'	250.00'	134.76'	N 29°10'18" W
C-7	21.03'	25.00'	20.41'	N 68°54'09" W
C-8	50.52'	50.00'	48.40'	N 64°03'12" W
C-9	50.07'	50.00'	48.00'	N 06°25'26" W
C-10	74.19'	50.00'	67.57'	N 64°46'11" E
C-11	66.41'	50.00'	61.64'	S 34°40'12" E
C-12	21.03'	25.00'	20.41'	S 20°42'46" E
C-13	107.93'	300.00'	107.35'	S 34°30'05" E
C-14	55.81'	300.00'	55.73'	S 18°51'56" E
C-15	63.18'	525.00'	63.14'	S 16°59'00" E
C-16	122.16'	525.00'	121.89'	S 27°05'49" E
C-17	76.61'	525.00'	76.54'	S 37°56'36" E
C-18	90.05'	450.00'	89.90'	S 36°23'27" E
C-19	22.82'	450.00'	22.82'	S 29°12'19" E
C-20	28.65'	450.00'	28.64'	S 25°55'43" E
C-21	39.27'	25.00'	35.36'	S 69°06'17" E
C-22	159.03'	375.00'	157.85'	N 78°02'40" E
C-23	137.83'	325.00'	136.80'	S 78°02'40" W
C-24	39.27'	25.00'	35.36'	S 20°53'43" W
C-25	65.97'	900.00'	65.95'	S 26°12'17" E

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
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EPK – EXISTING PK NAIL
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TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
XXX – ADDRESS
O – NEW IRON PIPE
S.T. – SIGHT TRIANGLE

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO 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 WHEELCHAIR RAMPS.
- 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 PREFORM 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 OTHRE EASEMENTS.
- PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
- ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
- ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).
- SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
- AT THE TIME OF RECORDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROAD STANDARDS PER NCDOT. ROADS IDENTIFIED AS PRIVATE WERE CERTIFIED AS COMPLETE BY THE SURVEYOR/ENGINEER OF THIS DEVELOPMENT. IN EACH CASE, FRANKLIN COUNTY MAINTAINS NO RESPONSIBILITY FOR MAINTENANCE OF THE ROADS.
- HUNTSBURG HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ANY OPEN SPACES.
- PROPERTY WILL BE IN COMPLIANCE WITH ARTICLE 14 OF THE FRANKLIN COUNTY UDO (STREET TREES).
- ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION 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 STUB ROADS/STREETS HAVE BEEN BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.

NOTE:

PROPERTY SHOWN ON THIS PLAN/PLAT IS WITHIN THE FRANKLIN COUNTY AIRPORT CONICAL ZONE-AHOC AND ALL OR PORTION OF THE PROPERTY DESCRIBED HEREON IS WITHIN AN AREA THAT IS SUBJECT TO AN AVERAGE NOISE LEVEL NEAR TO OR EXCEEDING 55 DNL.

FINAL PLAT FOR

HUNTSBURG SUBDIVISION

PHASE III

OWNER: HUNTSBURG DEVELOPMENT LLP
REF: D.B. 2173, PG. 1026
REF: P.B. 1996, PG. 336
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

JUNE 16, 2020
ZONED R-30
PIN # 1883-86-2136
SHEET 3 OF 3

OWNER/DEVELOPER:

HUNTSBURG DEVELOPMENT LLC
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(HUNTSBURG PH3.DWG – JW)

CMP

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