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 3 DAY OF AUGUST A.D. 2020.

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

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).
- THERE IS A 5' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT–OF–WAYS, INTERIOR OF LOTS.
- THE STORMWATER BMP OPERATION AND MAINTENANCE AGREEMENT IS RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS OFFICE AS D.B. 2197, PG. 644.
- ALL STRUCTURAL STORMWATER BMP'S SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT–OF–WAY BY THE DESIGNER.
- A PERMANENT PUBLIC DRAINAGE EASEMENT SHALL BE ESTABLISHED OUTSIDE OF THE NCDOT RIGHT OF WAY FOR ACCESS TO THE BMPS.
- NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMPS.
- ADDITION OF LOTS WITHIN AREAS RESERVED FOR FUTURE DEVELOPMENT WILL REQUIRE SEPARATE APPROVAL.
- THE LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH ARTICLE 14 OF THE FRANKLIN COUNTY UDO.
- IF THE SUBDIVISION IS TO BE CONSTRUCTED IN ADDITIONAL SUB–PHASES, AN OVERALL PHASING PLAN SHOULD BE PROVIDED WITH THE FINAL PLAT SUBMITTAL. IN ADDITION, NUTRIENT CALCULATIONS WILL BE REQUIRED TO DEMONSTRATE HOW THE SITE WILL REMAIN IN COMPLIANCE AT FINAL BUILD–OUT OF THE PROPOSED PHASE.
- ALL UTILITY EASEMENTS, STUB ROADS/STREETS HAVE BEEN BUILT/CONSTRUCTED TO THE PROPERTY LINE.
- SEE SHEET 2 OF 2 FOR ALL GOVERNMENTAL SIGNATURES.
- 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.

NC GRID NAD 83' (2011)

REFRENCES:

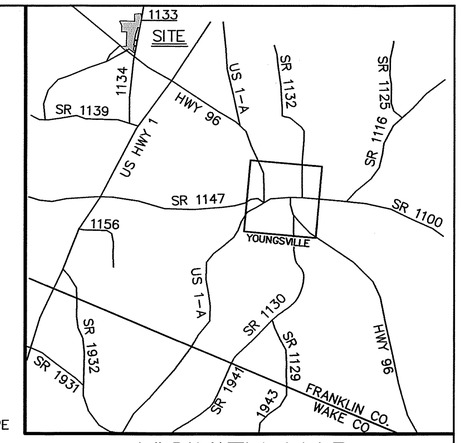
M.B. 2019, PAGE 375
M.B. 2005, PG. 394
M.B. 2014, PG. 170
M.B. 2014, PG. 172
M.B. 2018, PG. 13
M.B. 2018 PG. 249
M.B. 2018 PG 246
D.B. 1805, PG. 801

MINIMUM BUILDING SETBACKS

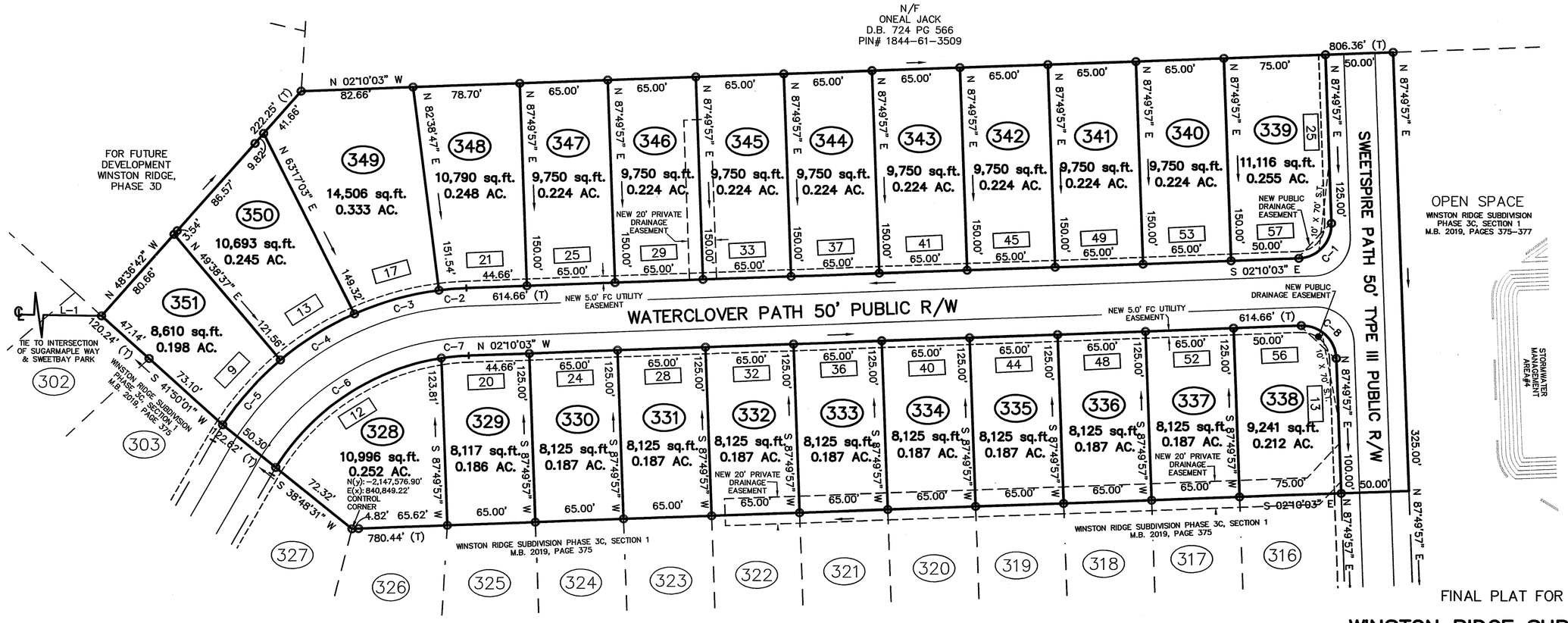
FRONT	15'
REAR	10'
SIDE	6'

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
O– NEW IRON PIPE
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
XXX – ADDRESS
S.T. – SIGHT TRIANGLE
BEIP – BENT EXISTING IRON PIPE
SH – SHEET REFRENCE
FC – FRANKLIN COUNTY



VICINITY MAP



FINAL PLAT FOR

WINSTON RIDGE SUBDIVISION PHASE 3C, SECTION 2

OWNERS: WINSTON RIDGE LAND DEVELOPMENT, LLC
& WINSTON RIDGE DEVELOPMENT, LLC
REF: D.B. 2112 PG. 910
REF: M.B. 2012, PG. 203
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120

SCALE 1"=60'

SEPTEMBER 4, 2019
ZONED R–8 (CLUSTER)
PIN # 1844–71–5251
PIN # 1844–71–9501
SHEET 1 OF 2

OWNER/DEVELOPER:

WINSTON RIDGE LAND DEVELOPMENT, LLC
PO BOX 1011
YOUNGSVILLE, NC 27596
919–422–5713

LINE TYPE LEGEND

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

Doc No: 10035496
Recorded: 12/11/2020 10:12:45 AM
Fee Amt: $42.00 Page 1 of 2
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2020 PG 417 - 418 (2)

(WINSTON RIDGE PH3C SEC 2–FP.DWG – JC)

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