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 24TH DAY OF AUGUST 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

Doc No: 10049265
Recorded: 09/08/2021 02:50:01 PM
Fee Amt: $42.00 Page 1 of 2

Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2021 PG 339 - 340 (2)

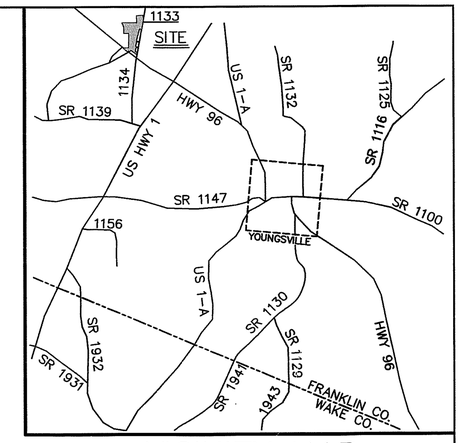
## LEGEND:

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
FC – FRANKLIN COUNTY

## 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._____, PG. _____.
– 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 6.6.5 (STREET TREES) 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, LINE & CURVE TABLE.
– 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 WITH PRIOR COUNTY APPROVAL.
– WINSTON RIDGE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE.

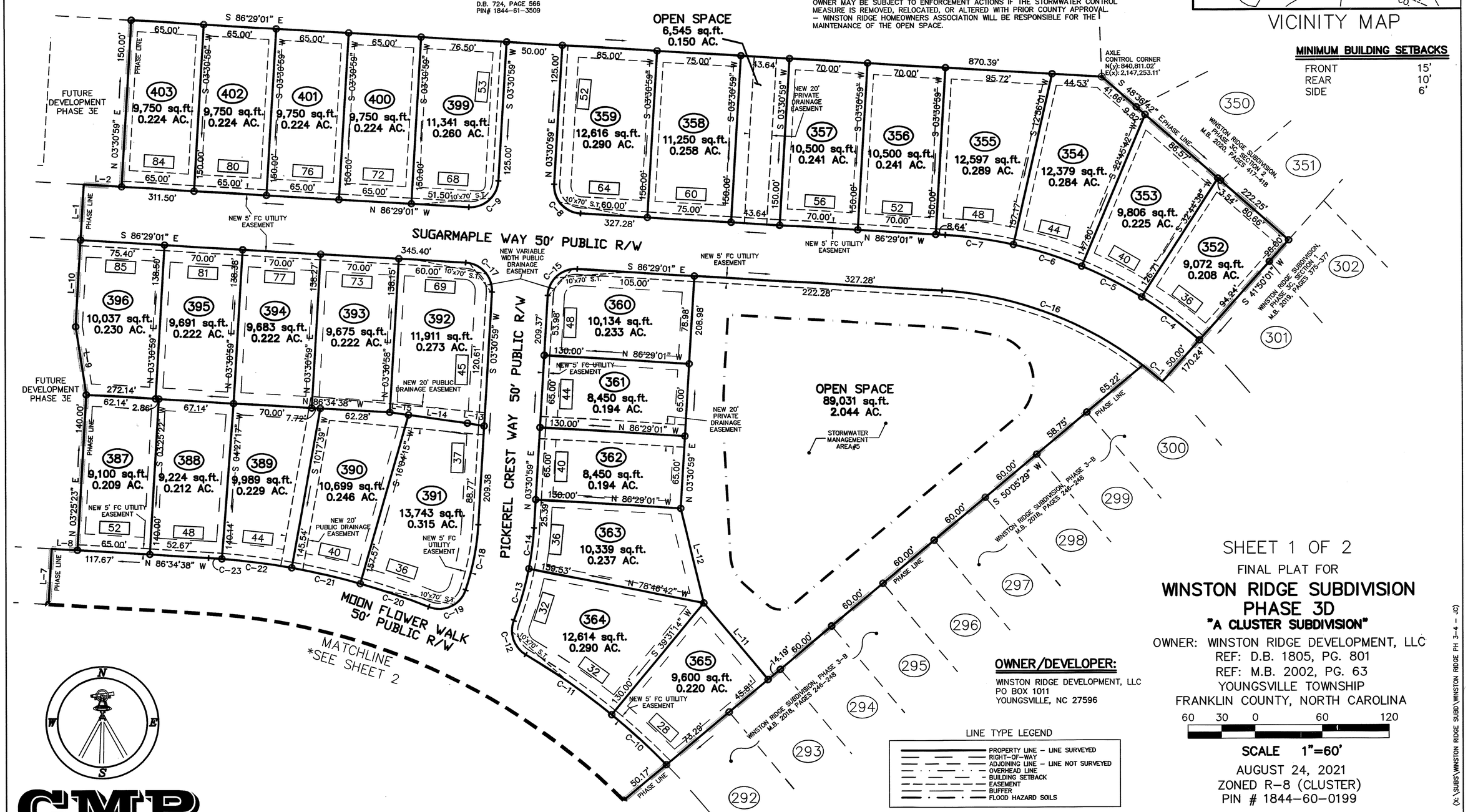
ADOPTED FROM NC GRID NAD 83/2011




VICINITY MAP

## MINIMUM BUILDING SETBACKS

| | |
|---|---|
| FRONT | 15' |
| REAR | 10' |
| SIDE | 6' |




## OWNER/DEVELOPER:

WINSTON RIDGE DEVELOPMENT, LLC
PO BOX 1011
YOUNGSVILLE, NC 27596

LINE TYPE LEGEND

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

SHEET 1 OF 2

FINAL PLAT FOR

# WINSTON RIDGE SUBDIVISION PHASE 3D

**"A CLUSTER SUBDIVISION"**

OWNER: WINSTON RIDGE DEVELOPMENT, LLC
REF: D.B. 1805, PG. 801
REF: M.B. 2002, PG. 63
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120

SCALE 1"=60'

AUGUST 24, 2021
ZONED R–8 (CLUSTER)
PIN # 1844–60–0199

(X:\SUBS\WINSTON RIDGE SUBD\WINSTON RIDGE PH 3–4 – 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

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

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

THIS 24TH DAY OF AUGUST 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

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_____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, AND DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

OWNER(S) — 8-25-2021 DATE

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.

9-8-21 — REVIEW OFFICER

DATE

RECORDED IN MAP BOOK, 2021, PG._____

ADMINISTRATOR CERTIFICATION

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 WINSTON RIDGE PHASE 3D OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $72,252.76 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

ADMINISTRATOR /ASSISTANT — 9-8-2021 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 PETITIONING 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

DISTRICT ENGINEER — 8/25/2021

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

## LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
⊙ – NEW IRON PIPE
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
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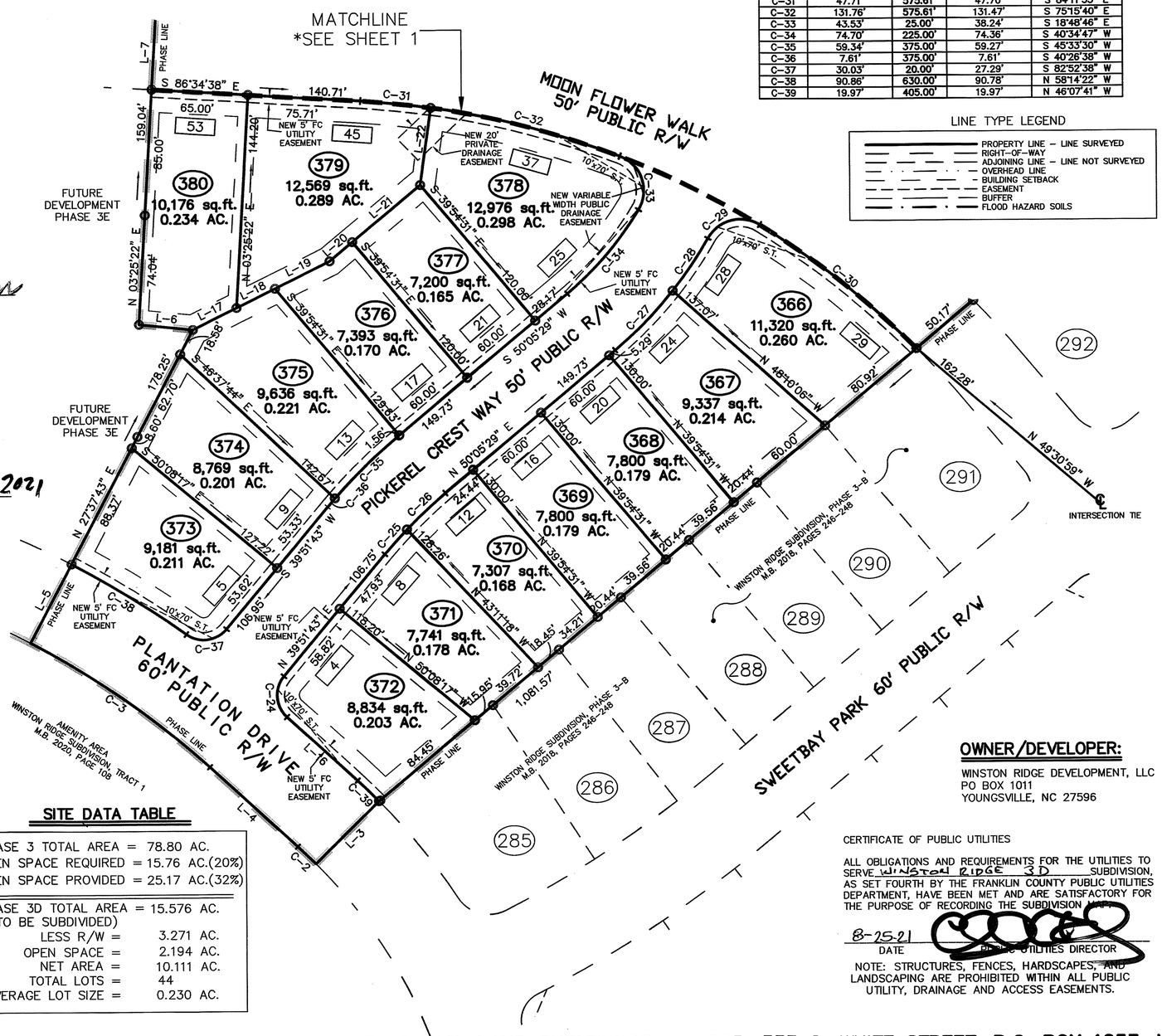
XXX – ADDRESS
S.T. – SIGHT TRIANGLE
BEIP – BENT EXISTING IRON PIPE
FC – FRANKLIN COUNTY

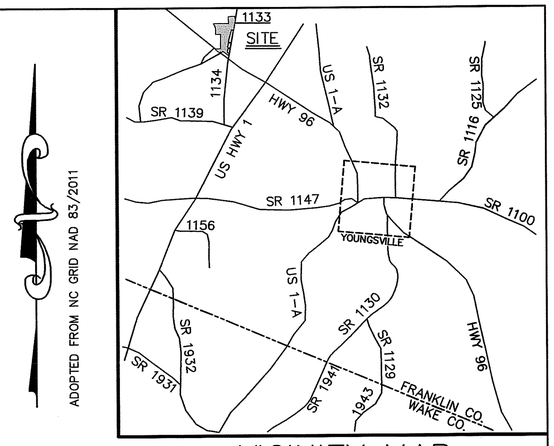
| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L–1 | N 03°30'59" E | 50.00' |
| L–2 | S 86°29'01" E | 33.90' |
| L–3 | S 45°17'14" W | 60.00' |
| L–4 | N 47°32'27" W | 79.82' |
| L–5 | N 27°37'48" E | 60.00' |
| L–6 | N 84°09'13" W | 36.43' |
| L–7 | N 03°25'25" E | 50.00' |
| L–8 | S 86°34'38" E | 23.03' |
| L–9 | N 08°42'42" W | 62.00' |
| L–10 | N 03°25'22" E | 78.00' |
| L–11 | N 39°54'31" W | 89.59' |
| L–12 | N 13°30'07" W | 87.48' |
| L–13 | N 80°11'03" W | 15.09' |
| L–14 | N 81°44'49" W | 53.30' |
| L–15 | N 81°44'49" W | 16.94' |
| L–16 | N 47°32'27" W | 64.25' |
| L–17 | N 63°37'17" E | 32.96' |
| L–18 | N 63°37'17" E | 28.93' |
| L–19 | N 63°37'17" E | 41.14' |
| L–20 | N 50°05'29" E | 20.00' |
| L–21 | N 50°05'29" E | 60.00' |
| L–22 | N 08°10'37" E | 52.68' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING |
| C–1 | 22.80' | 325.00' | 22.80' | N 50°10'36" W |
| C–2 | 17.01' | 345.00' | 17.01' | N 46°07'42" W |
| C–3 | 147.54' | 570.00' | 147.13' | N 54°57'22" W |
| C–4 | 64.50' | 375.00' | 64.42' | N 53°05'37" W |
| C–5 | 60.33' | 375.00' | 60.26' | N 62°37'46" W |
| C–6 | 64.32' | 375.00' | 64.24' | N 72°09'08" W |
| C–7 | 61.64' | 375.00' | 61.57' | N 81°46'30" W |
| C–8 | 39.27' | 25.00' | 35.36' | N 41°29'01" W |
| C–9 | 39.27' | 25.00' | 35.36' | S 48°30'59" W |
| C–10 | 66.34' | 625.00' | 66.31' | N 47°26'19" W |
| C–11 | 94.18' | 625.00' | 94.10' | N 54°47'47" W |
| C–12 | 35.10' | 25.00' | 32.29' | N 18°53'22" W |
| C–13 | 48.54' | 275.00' | 48.48' | N 16°16'41" E |
| C–14 | 36.98' | 275.00' | 36.95' | N 07°22'09" E |
| C–15 | 39.30' | 24.92' | 35.36' | N 48°30'59" E |
| C–16 | 194.54' | 325.00' | 191.65' | S 69°20'06" E |
| C–17 | 39.27' | 25.00' | 35.36' | S 41°29'01" E |
| C–18 | 59.88' | 225.00' | 59.70' | S 11°08'27" W |
| C–19 | 40.69' | 25.00' | 36.34' | S 65°23'15" W |
| C–20 | 64.79' | 625.00' | 64.76' | N 70°57'35" W |
| C–21 | 63.01' | 625.00' | 62.98' | N 76°49'03" W |
| C–22 | 63.01' | 625.00' | 62.98' | N 82°35'38" W |
| C–23 | 11.95' | 625.00' | 11.95' | N 86°01'47" W |
| C–24 | 30.51' | 20.00' | 27.64' | N 03°50'22" W |
| C–25 | 22.39' | 325.00' | 22.39' | N 41°50'09" E |
| C–26 | 35.63' | 325.00' | 35.61' | N 46°57'02" E |
| C–27 | 55.84' | 275.00' | 55.75' | N 44°16'26" E |
| C–28 | 42.72' | 275.00' | 42.68' | N 34°00'20" E |
| C–29 | 40.23' | 25.00' | 36.03' | N 75°39'26" E |
| C–30 | 134.99' | 575.00' | 134.68' | S 51°30'52" E |
| C–31 | 47.71' | 575.61' | 47.70' | S 84°11'35" E |
| C–32 | 131.76' | 575.61' | 131.47' | S 75°15'40" E |
| C–33 | 43.53' | 25.00' | 38.24' | S 18°48'46" E |
| C–34 | 74.70' | 225.00' | 74.36' | S 40°34'47" W |
| C–35 | 59.34' | 375.00' | 59.27' | S 45°33'30" W |
| C–36 | 7.61' | 375.00' | 7.61' | S 40°26'38" W |
| C–37 | 30.03' | 20.00' | 27.29' | S 82°52'38" W |
| C–38 | 90.86' | 630.00' | 90.78' | N 58°14'22" W |
| C–39 | 19.97' | 405.00' | 19.97' | N 46°07'41" W |

## MINIMUM BUILDING SETBACKS

| | |
|---|---|
| FRONT | 15' |
| REAR | 10' |
| SIDE | 6' |




VICINITY MAP

## 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).
- THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.6.5 (STREET TREES) OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- 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._____, PG._____
- 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 BMP's. NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP's.
- THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE 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 PERFORM 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 OTHER EASEMENTS. – PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
- 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 WITH PRIOR COUNTY APPROVAL.
- 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.
- WINSTON RIDGE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE.

LINE TYPE LEGEND

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

## SITE DATA TABLE

| | |
|---|---|
| PHASE 3 TOTAL AREA = | 78.80 AC. |
| OPEN SPACE REQUIRED = | 15.76 AC.(20%) |
| OPEN SPACE PROVIDED = | 25.17 AC.(32%) |
| PHASE 3D TOTAL AREA = (TO BE SUBDIVIDED) | 15.576 AC. |
| LESS R/W = | 3.271 AC. |
| OPEN SPACE = | 2.194 AC. |
| NET AREA = | 10.111 AC. |
| TOTAL LOTS = | 44 |
| AVERAGE LOT SIZE = | 0.230 AC. |

## OWNER/DEVELOPER:

WINSTON RIDGE DEVELOPMENT, LLC
PO BOX 1011
YOUNGSVILLE, NC 27596

CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE WINSTON RIDGE 3D SUBDIVISION, AS SET FOURTH BY THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

8-25-21 — PUBLIC UTILITIES DIRECTOR

DATE

NOTE: STRUCTURES, FENCES, HARDSCAPES, AND LANDSCAPING ARE PROHIBITED WITHIN ALL PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

SHEET 2 OF 2

FINAL PLAT FOR

# WINSTON RIDGE SUBDIVISION PHASE 3D

**"A CLUSTER SUBDIVISION"**

OWNER: WINSTON RIDGE DEVELOPMENT, LLC
REF: D.B. 1805, PG. 801
REF: M.B. 2002, PG. 63
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120

**SCALE 1"=60'**

AUGUST 24, 2021
ZONED R–8 (CLUSTER)
PIN # 1844–60–0199

(X:\SUBS\WINSTON RIDGE SUBD\WINSTON RIDGE PH 3–4 – 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