Docusign Envelope ID: A99AC98C-FD77-432D-A17C-90848CFC2061

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 OFFICIAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 22ND DAY OF APRIL A.D. 2024.

DocuSigned by:
Michael A. Moss
83D193173200411
PROFESSIONAL LAND SURVEYOR — L–3794 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.

DocuSigned by:
Michael A. Moss
83D193173200411
PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

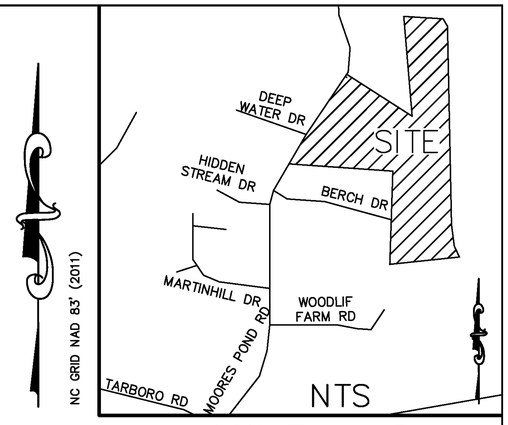
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK_____PAGE_____AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, 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.

DocuSigned by:
4977D131D
OWNER — 4/22/2025 DATE

FRANKLIN COUNTY, NORTH CAROLINA

I, Aaron Cooke, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

4/22/2025 — Signed by: Aaron Cooke 2CAA388A57DA459
DATE — REVIEW OFFICER




VICINITY MAP

## NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) NORTH ROTATION WAS OBTAINED VIA NC–VRS.
4) LOT 2–4 WILL BE SERVICED VIA BENMAR LANE
5) THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIVER RIPARIAN BUFFER RULES.CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).

BK 2025 PG 137 - 137 (1) DOC# 10099275
This Document eRecorded: 04/22/2025 02:23:23 PM
Fee: $21.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

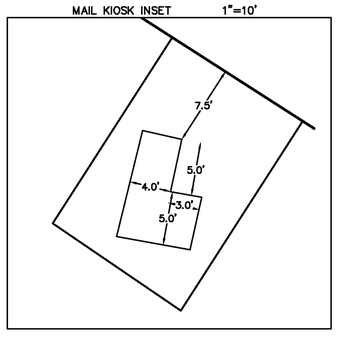
## LEGEND:

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
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
WV – WATER VALVE
CO – SEWER CLEAN–OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
HYD – FIRE HYDRANT

LINE TYPE LEGEND

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

MAIL KIOSK INSET 1"=10'




MINOR SUBDIVISION PLAT FOR

# BROTHERS DEVELOPMENT LLC

OWNER: BC SUMNER INVESTMENTS LLC
OWNER: BROTHERS DEVELOPMENT LLC
REF: D.B. 2357 PAGE 300
REF: D.B. 2357 PAGE 303
REF: D.B. 2368 PAGE 210
REF: B.M. 1998 PAGE 338
REF: B.M. 2024 PAGE 359
REF: B.M. 2024 PAGE 376
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
DECEMBER 10, 2024
ZONED R–30
PIN # 1872–41–9732
PIN # 1871–59–1273

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC ROADS OR ANY CHANGE IN EXISTING PUBLIC ROADS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH 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.

Signed by: Aaron Cooke
ADMINISTRATOR/ASSISTANT — 4/22/2025 DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 10/22/2025
DATE
AND MUST BE RESUBMITTED FOR REAPPROVAL.

NOTE: THESE PARCELS ARE LOCATED WITHIN 1 MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT AND OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUES SECTION 106–701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L–1 | N 31°01'01" E | 73.74' |
| L–2 | N 31°01'01" E | 73.74' |
| L–3 | N 40°35'45" E | 30.78' |

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|
| C–1 | 289.27' | 1678.87' | 288.91' | N 35°45'34" E |
| C–2 | 215.29' | 963.09' | 214.84' | N 32°22'27" E |
| C–3 | 30.27' | 963.09' | 30.27' | S 25°04'11" W |

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

Submitted electronically by "Cawthorne, Moss & Panciera, pc" in accordance with North Carolina laws governing notarizable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

(SUMNER–MOORES PONG BASE–WHITE.DWG – JML)