

Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

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 20TH DAY OF MAY A.D. 2026.

Signed by: Michael A. Moss
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.

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

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) 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, 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.

DecaSigned by: Jeff Grotz 5/20/2026
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 GREENBROOK SUBDIVISION PHASE 1A OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$ 501,000.78 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

Signed by: Jason Rogers 5/28/2026
ADMINISTRATOR /ASSISTANT 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 REQUIREMENTS FOR RECORDING.

5/28/2026
DATE REVIEW OFFICER

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTIONS MAY APPLY.

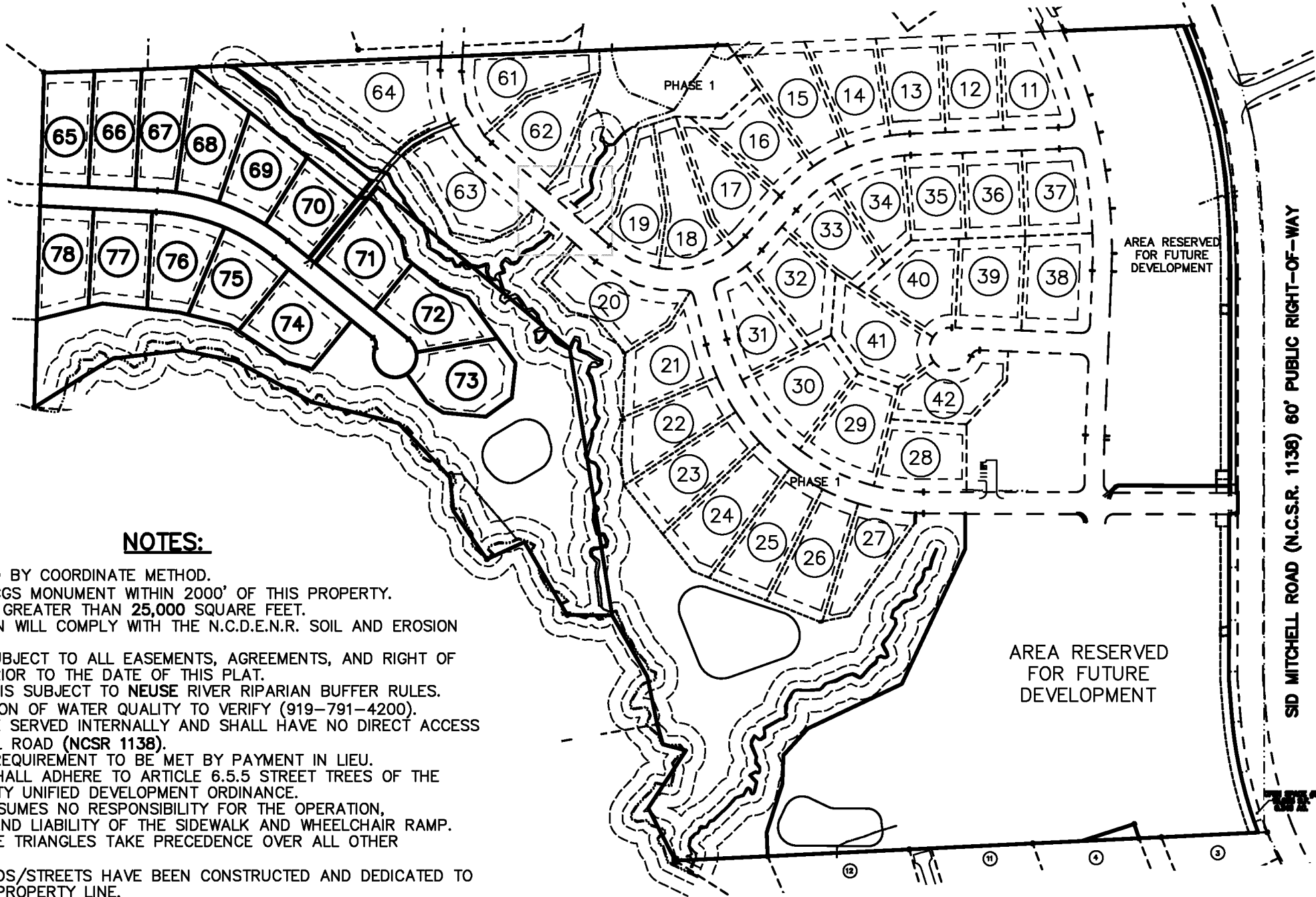
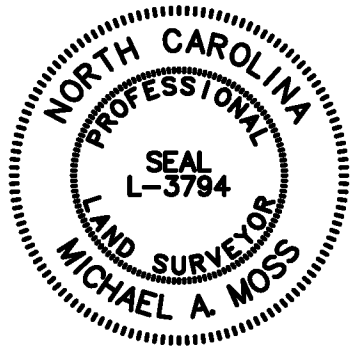
5/28/2026
DATE WATERSHED ADMINISTRATOR

CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE GREENBROOK 1A SUBDIVISION, AS SET FORTH BY THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

5/28/2026
DATE PUBLIC UTILITIES DIRECTOR

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



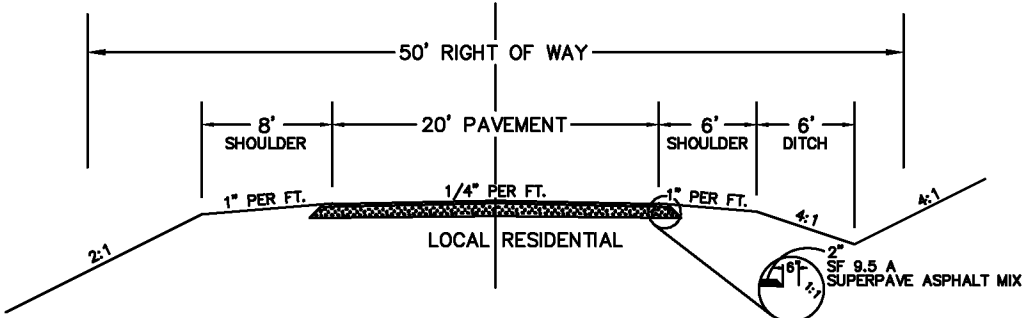
NOTES:

1. AREA COMPUTED BY COORDINATE METHOD.
2. THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3. ALL LOTS AREA GREATER THAN 25,000 SQUARE FEET.
4. THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
6. THIS PROPERTY IS SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
7. ALL LOTS TO BE SERVED INTERNALLY AND SHALL HAVE NO DIRECT ACCESS TO SID MITCHELL ROAD (N.C.S.R. 1138) 60' PUBLIC RIGHT-OF-WAY.
8. RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
9. LANDSCAPING SHALL ADHERE TO ARTICLE 6.5.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
10. THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP.
11. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
12. ALL STUB ROADS/STREETS HAVE BEEN CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
13. ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NCDOT 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.
14. ALL UTILITY LINES AND EASEMENTS HAVE BEEN BUILT/ CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
15. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.6.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
16. ALL LOTS WILL HAVE COUNTY WATER AND INDIVIDUAL SEPTIC TANKS.
17. ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
18. 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 EASEMENT.
19. PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
20. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
21. NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. 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 AS NEEDED.
22. MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
23. MAINTENANCE OF THE OPEN SPACE, AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE GREENBROOK SUBDIVISION HOME OWNERS ASSOCIATION.
24. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
25. MAIL KIOSK RESPONSIBILITY SHALL BE SHARED BETWEEN GREENBROOK SUBDIVISION HOA AND THE SORRELL OAKS SUBDIVISION HOA (D.B. 2402, PG. 508-510).
26. AREAS LABELED OPEN SPACE SHALL NOT BE ELIGIBLE FOR RESIDENTIAL ZONING AND/OR BUILDING PERMITS.
27. THE DRAINAGE EASEMENTS 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 MAINTENANCE EASEMENT IS OBSTRUCTED OR STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
28. NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. 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 AS NEEDED. NOTE THAT MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
29. SEE D.B. 2418 PG. 2026-2040 FOR STORMWATER OPERATION & MAINTENANCE AGREEMENT.
30. ALL EASEMENTS STRUCTURED ON STRUCTURES UNLESS OTHERWISE NOTED.

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

DecaSigned by: Joshua Kellen 5/28/2026
DISTRICT ENGINEER
ONLY NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
APPROVED STRUCTURES ARE TO
BE CONSTRUCTED ON PUBLIC
RIGHT-OF-WAY

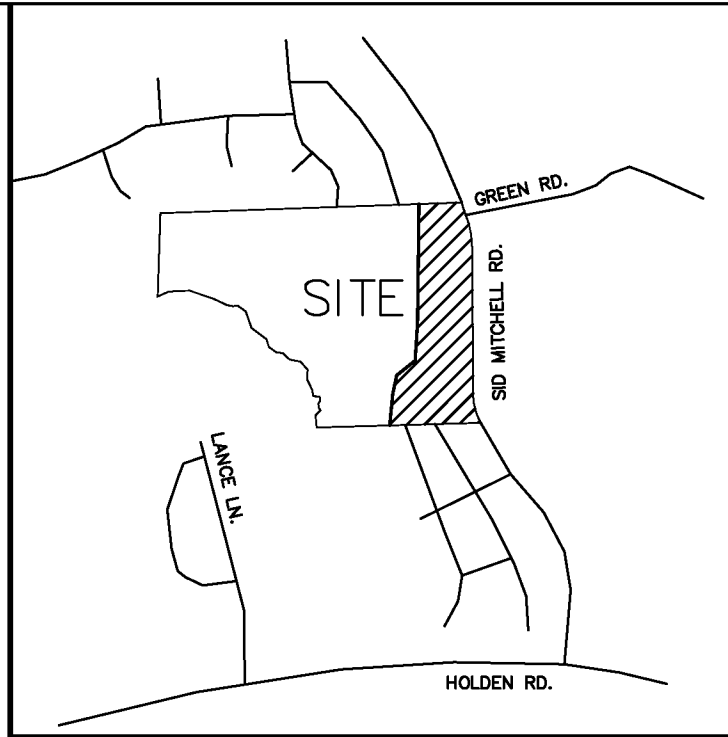


DEVELOPER:

GREENPOINTE, LLC
7201 CREEDMOOR ROAD, SUITE 140
RALEIGH, NC 27613
(919) 971-5200

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
FH - FIRE HYDRANT



VICINITY MAP

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

SITE DATA

TOTAL AREA =	17.824 AC.
(TO BE SUBDIVIDED)	
LESS R/W =	1.230 AC.
LESS OPEN SPACE =	7.512 AC.
NET AREA =	9.082 AC.
TOTAL LOTS =	14
AVERAGE LOT SIZE =	0.649 AC.
TOTAL ROAD LENGTH	953'
PROPOSED USE -	RESIDENTIAL SINGLE FAMILY SUBDIVISION

LINE TYPE LEGEND

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

FINAL PLAT FOR
GREENBROOK SUBDIVISION
PHASE 1A

OWNER: GREEN PROPERTY DEVELOPMENT LLC

REF: D.B. 2377 PAGE 2017

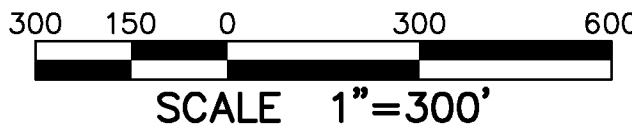
REF: PRF 3/ SL92-203

REF: M.B. 2026 PAGE 189

REF: M.B. 2026 PAGE 112

YOUNGSHVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA



JUNE 19, 2025

ZONED R-30

LOCATED IN THE WS IV AND
FALLS LAKE WATERSHED
PIN # 1833-81-6872

SHEET 1 OF 2

CMP

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

