

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 4TH DAY OF MARCH A.D. 2026.

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

DocuSigned by:
Jeff Grote
3/4/2026
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 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$ 561,909.78 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

Signed by:
Jason Rogers
3/6/2026
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.

3/6/2026
DATE REVIEW OFFICER

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

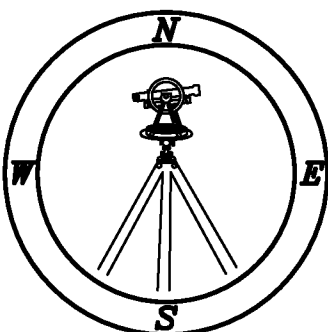
NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTIONS MAY APPLY.

3/6/2026
DATE
WATERSHED ADMINISTRATOR
CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE GREENBROOK 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.

3/6/2026
DATE
PUBLIC UTILITIES DIRECTOR

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



CMP

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

BK 2026 PG 112 - 116 (5) DOC# 10110571
This Document eRecorded: 03/06/2026 12:30:23 PM
Fee: \$105.00 Tax: \$0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

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. ALL LOTS AREA GREATER THAN 25,000 SQUARE FEET.
5. THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
6. THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
7. THE PROPERTY IS SUBJECT NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF ENVIRONMENTAL QUALITY TO VERIFY 919-791-4200.
8. ALL LOTS TO BE SERVED INTERNALLY AND SHALL HAVE NO DIRECT ACCESS TO SID MITCHELL ROAD (NCSR 1138).
9. RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
10. LANDSCAPING SHALL ADHERE TO ARTICLE 6.5.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
11. THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK OR CURB RAMPS. THE DEVELOPER, HOMEOWNERS ASSOCIATION, OR LOCAL GOVERNMENTAL AUTHORITY SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK.
12. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
13. ALL STUB ROADS/STREET HAVE BEEN CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
14. 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.
15. ALL UTILITY LINES AND EASEMENTS HAVE BEEN BUILT/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
16. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.6.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
17. ALL LOTS WILL HAVE COUNTY WATER AND INDIVIDUAL SEPTIC TANKS.
18. ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
19. 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.
20. PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
21. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
22. 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.
23. MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
24. MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE GREENBROOK SUBDIVISION HOME OWNERS ASSOCIATION.
25. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
26. ALL LOTS SHALL BE SERVED INTERNALLY. NO LOTS SHALL HAVE DIRECT ACCESS ONTO SID MITCHELL ROAD.
27. AREAS LABELED OPEN SPACE SHALL NOT BE ELIGIBLE FOR RESIDENTIAL SINGLE FAMILY DWELLING ZONING AND/OR BUILDING PERMITS.
28. 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.
29. 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.
30. SEE D.B. 2418 PG. 2026-2040 FOR STORMWATER OPERATION & MAINTENANCE AGREEMENT.
31. THE BIKE PATH AND BOARDWALK ARE WITHIN THE PROVIDED EASEMENTS.
32. AREAS RESERVED FOR FUTURE DEVELOPMENT ARE NOT ELIGIBLE FOR ZONING OR BUILDING PERMITS.
33. 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.
34. NO STRUCTURES, FENCES, WALLS HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. PER THE OPERATIONS 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 THE MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.

SITE DATA

TOTAL AREA = 89.328 AC.
(TO BE SUBDIVIDED)
LESS R/W = 5.681 AC.
LESS OPEN SPACE = 15.458 AC.
LESS AREA RESERVED FOR FUTURE DEVELOPMENT = 40.466 AC.
NET AREA = 27.723 AC.
TOTAL LOTS = 36
AVERAGE LOT SIZE = 0.770 AC.
TOTAL ROAD LENGTH = 4,540'
PROPOSED USE = RESIDENTIAL SINGLE FAMILY SUBDIVISION

LEGEND:

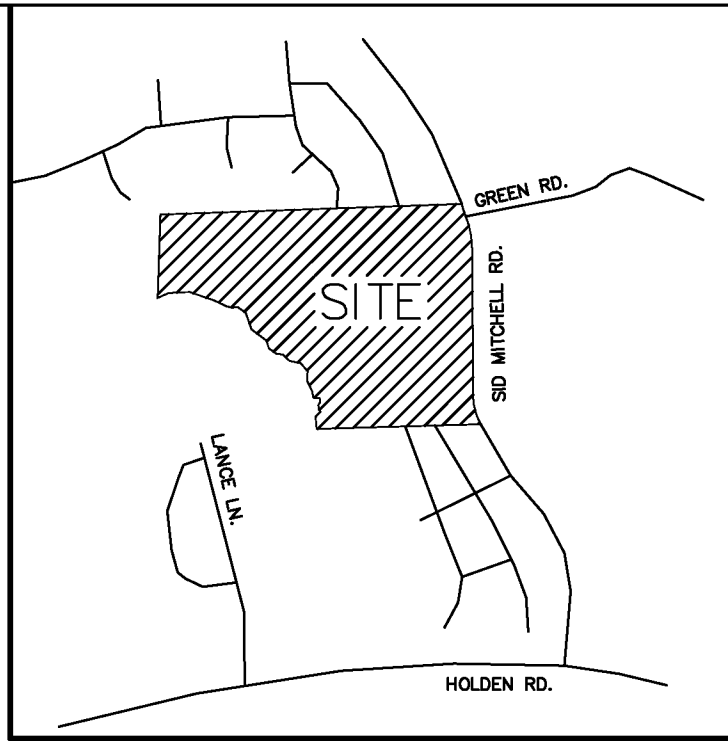
EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
O - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT

LINE TYPE LEGEND

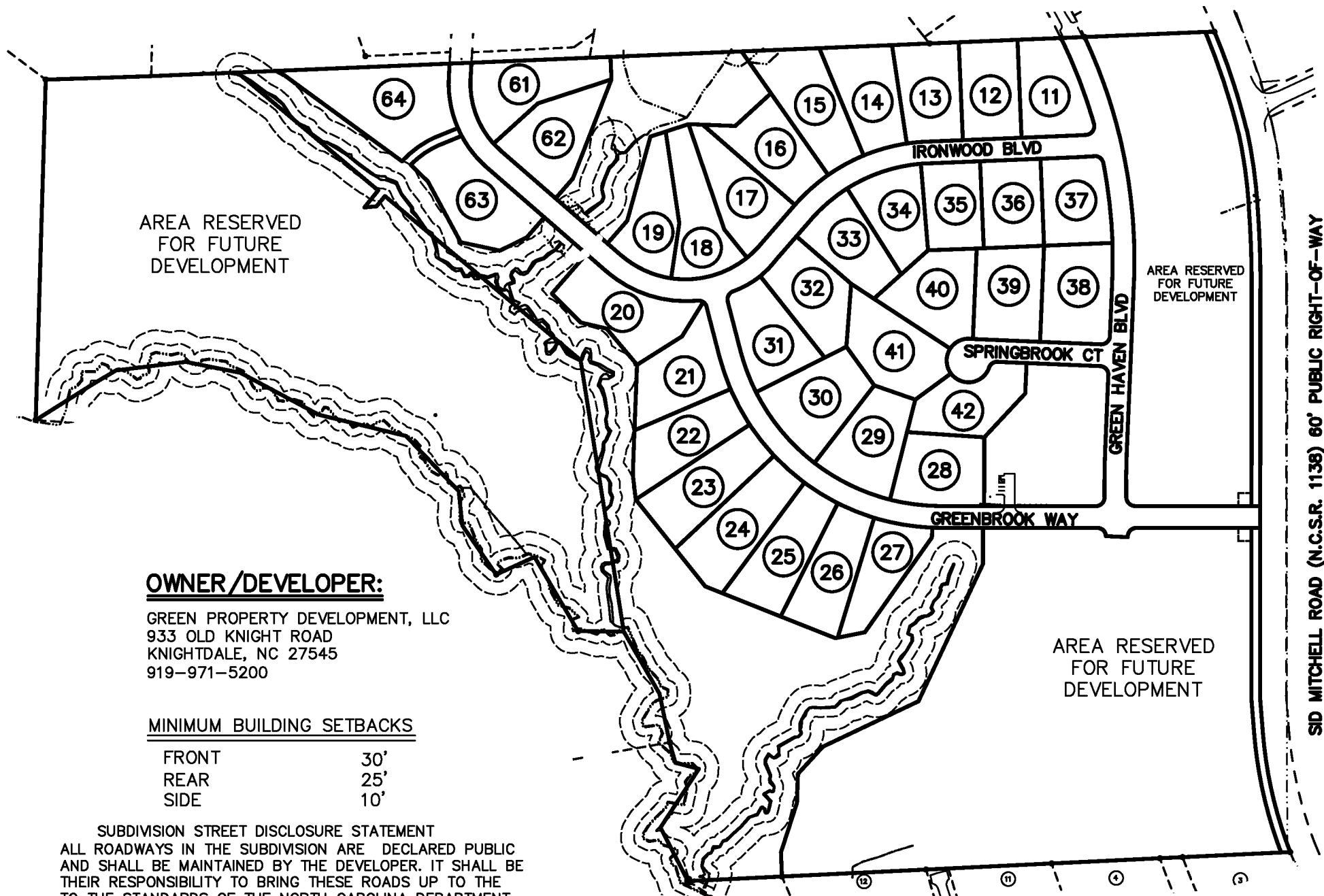
PROPERTY LINE - LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE - LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS



NC GRID NAD 83' (2011)



VICINITY MAP



OWNER /DEVELOPER:

GREEN PROPERTY DEVELOPMENT, LLC
933 OLD KNIGHT ROAD
KNIGHTDALE, NC 27545
919-971-5200

MINIMUM BUILDING SETBACKS

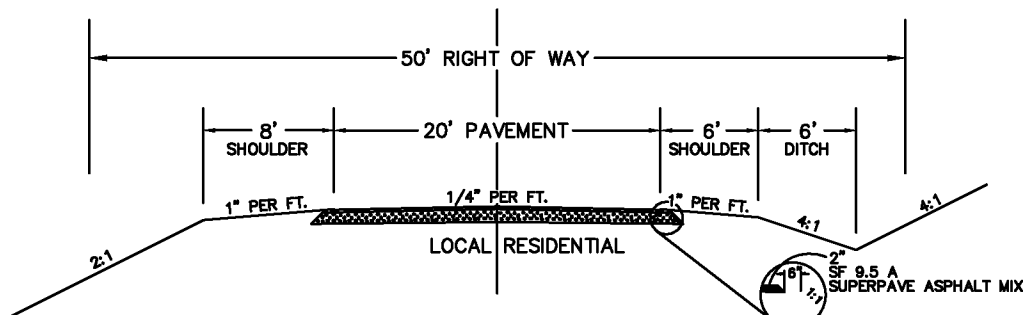
FRONT 30'
REAR 25'
SIDE 10'

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

DocuSigned by:
Joshua Kellen

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



FINAL PLAT FOR GREENBROOK SUBDIVISION PHASE 1

OWNER: GREEN PROPERTY DEVELOPMENT LLC
REF: D.B. 2377 PAGE 2017
REF: PRF 3/ SL92-203
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

300 150 0 300 600

SCALE 1"=300'

JUNE 19, 2025
REVISED MARCH 4, 2026
ZONED R-30

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

SHEET 1 OF 5

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL PLAT 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 4TH DAY OF MARCH A.D. 2026.

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

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.

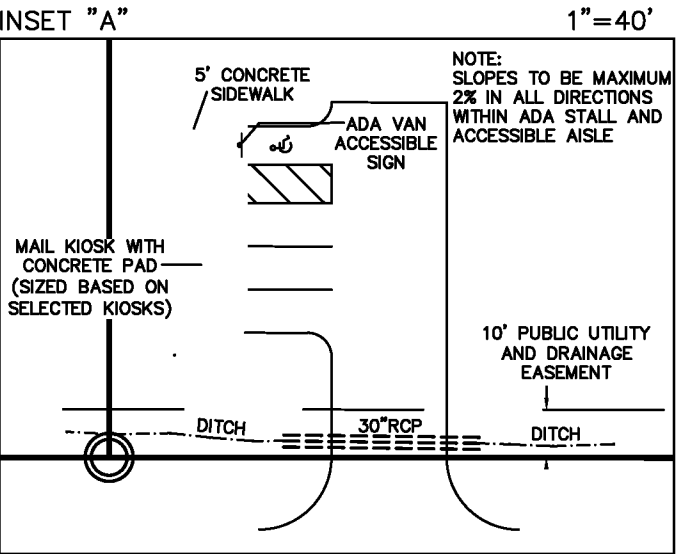
Signed by:
Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794



LINE TABLE		
LINE	BEARING	DISTANCE
L-9	N 41°00'26" E	72.11'
L-10	N 41°00'26" E	51.36'
L-28	N 02°24'31" E	69.99'
L-29	N 53°41'32" E	101.46'
L-30	N 70°45'27" W	99.71'
L-31	N 35°46'39" W	109.38'
L-55	S 89°16'07" E	50.02'
L-56	N 75°32'04" E	50.00'
L-57	S 26°39'51" W	84.82'
L-60	N 26°49'22" E	50.82'

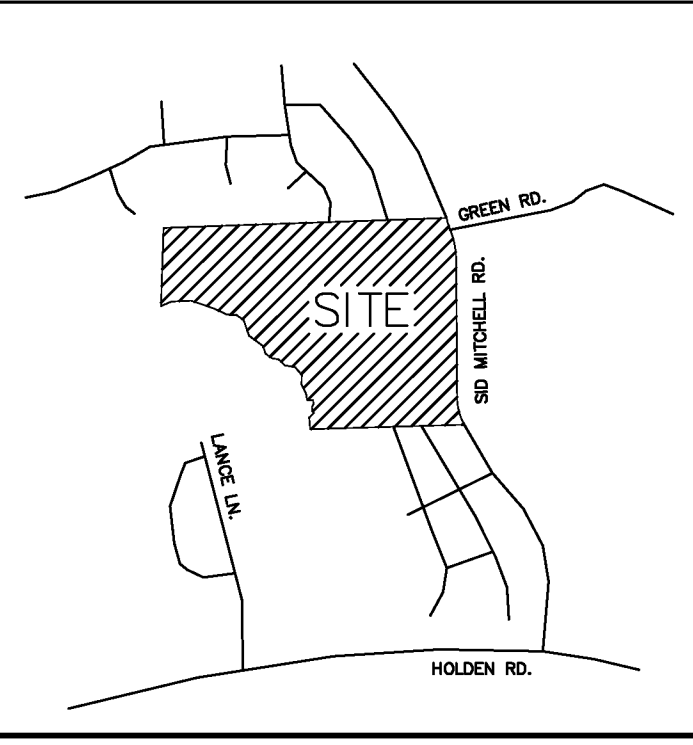
- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EIB - EXISTING IRON BAR
 - BEIP - BENT IRON PIPE
 - BEIB - BENT IRON BAR
 - CM - CONCRETE MONUMENT
 - EPK - EXISTING PK NAIL
 - SPK - SET PK NAIL
 - - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - 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

- NOTES:**
- AREA COMPUTED BY COORDINATE METHOD.
 - THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
 - NORTH ROTATION WAS OBTAINED VIA NC-VRS.
 - THE PROPERTY IS SUBJECT NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF ENVIRONMENTAL QUALITY TO VERIFY 919-791-4200.
 - SEE D.B. 2418 PG. 2026-2040 FOR STORMWATER OPERATION & MAINTENANCE AGREEMENT.
 - AREAS RESERVED FOR FUTURE DEVELOPMENT ARE NOT ELIGIBLE FOR ZONING OR BUILDING PERMITS.
 - 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.
 - NO STRUCTURES, FENCES, WALLS HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCEVEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. PER THE OPERATIONS 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 THE MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
 - ALL SIGNATURES, SITE DATA, AND CERTIFICATIONS FOUND ON SHEET 1 OF 5.



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
DocuSigned by:
Joshua Kellen
DISTRICT ENGINEER

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

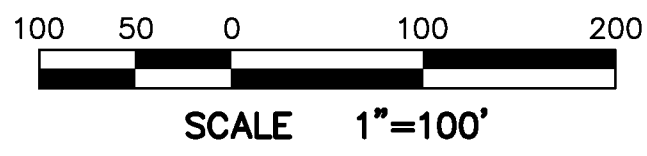


VICINITY MAP

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	31.11'	20.00'	28.07'	S 45°23'31" E
C-2	102.24'	1975.00'	102.23'	N 00°39'10" E
C-3	9.41'	1975.00'	9.41'	S 02°16'20" W
C-4	42.22'	1200.00'	42.22'	S 01°24'02" W
C-6	105.25'	1200.00'	105.22'	N 02°07'12" W
C-8	90.02'	1200.00'	90.00'	N 06°46'55" W
C-10	90.02'	1200.00'	90.00'	N 11°04'48" W
C-14	90.02'	1200.00'	90.00'	N 15°22'42" W
C-15	161.55'	1200.00'	161.42'	N 21°23'02" W
C-18	238.68'	1588.32'	238.46'	S 18°07'45" E
C-19	174.25'	1120.97'	174.08'	S 08°00'44" E
C-20	192.86'	2336.68'	192.80'	S 02°03'48" E
C-72	102.95'	425.00'	102.70'	N 74°29'40" E
C-73	45.74'	425.00'	45.72'	N 84°31'02" E
C-74	18.72'	975.00'	18.72'	N 87°03'01" E
C-75	35.69'	20.00'	31.14'	N 35°22'24" E
C-76	211.57'	1150.00'	211.27'	N 21°01'25" W
C-77	35.13'	1025.00'	35.13'	N 86°37'07" E
C-78	29.06'	20.00'	26.57'	S 52°44'40" E
C-79	184.32'	1150.00'	184.13'	S 06°32'01" E
C-80	87.32'	1150.00'	87.30'	S 00°14'00" W
C-81	31.42'	20.00'	28.28'	N 47°24'31" E
C-82	51.67'	50.00'	49.40'	S 62°48'15" W
C-83	60.66'	50.00'	57.01'	S 01°33'14" E
C-84	108.81'	50.00'	88.57'	N 81°21'04" E
C-85	25.62'	20.00'	23.90'	N 55°42'34" E
C-86	31.42'	20.00'	28.28'	S 42°35'29" E
C-87	113.11'	2025.00'	113.09'	S 00°48'31" W
C-88	31.71'	20.00'	28.49'	S 44°37'38" W
C-89	117.56'	475.00'	117.26'	N 82°51'50" W
C-90	194.16'	475.00'	192.81'	N 64°03'49" W
C-91	212.34'	475.00'	210.57'	N 39°32'49" W
C-92	101.76'	475.00'	101.57'	N 20°36'11" W
C-93	28.35'	20.00'	26.04'	N 26°08'50" E
C-94	72.81'	209.64'	72.44'	N 60°55'54" E
C-95	51.58'	209.64'	51.45'	N 43°56'03" E
C-96	109.32'	375.00'	108.93'	N 49°21'31" E
C-97	180.31'	375.00'	178.58'	N 71°29'04" E
C-98	15.33'	375.00'	15.32'	N 86°25'47" E
C-105	242.74'	1568.32'	242.50'	S 18°16'01" E
C-106	170.91'	1100.97'	170.74'	S 08°00'22" E
C-107	191.51'	2318.04'	191.45'	S 02°03'59" E

FINAL PLAT FOR
**GREENBROOK SUBDIVISION
PHASE 1**

OWNER: GREEN PROPERTY DEVELOPMENT LLC
REF: D.B. 2377 PAGE 2017
REF: PRF 3/ SL92-203
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA



JUNE 19, 2025
REVISED MARCH 4, 2026
ZONED R-30
LOCATED IN: WS IV AND FALLS LAKE WATERSHED
PIN # 1833-81-6872
SHEET 2 OF 5



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

THIS 4th DAY OF MARCH A.D. 2026.

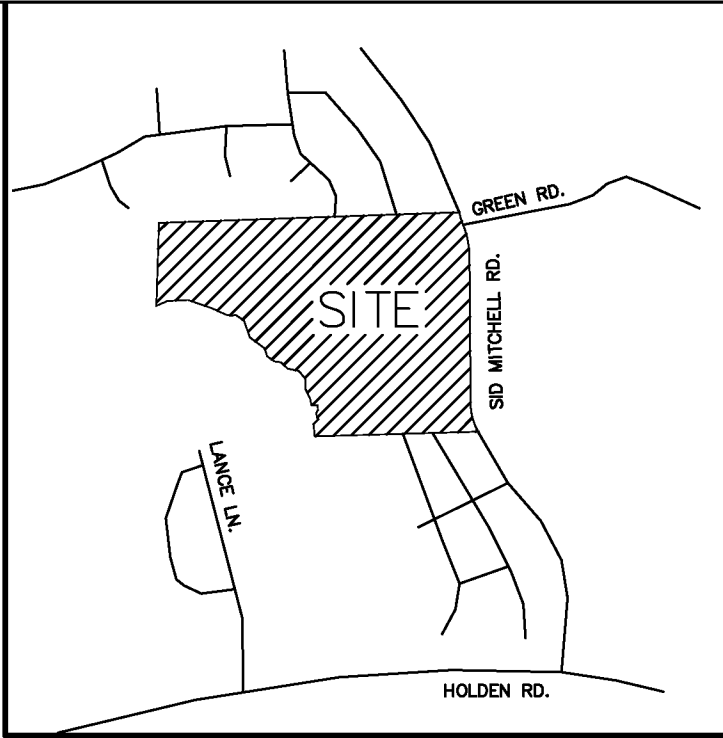
Signed by:
Michael A. Moss
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

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
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
DocuSigned by:
Joshua Kellen
DISTRICT ENGINEER



VICINITY MAP

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
- - 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

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. THE PROPERTY IS SUBJECT NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF ENVIRONMENTAL QUALITY TO VERIFY 919-791-4200.
5. SEE D.B. 2418 PG. 2026-2040 FOR STORMWATER OPERATION & MAINTENANCE AGREEMENT.
6. AREAS RESERVED FOR FUTURE DEVELOPMENT ARE NOT ELIGIBLE FOR ZONING OR BUILDING PERMITS.
7. 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.
8. NO STRUCTURES, FENCES, WALLS HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. PER THE OPERATIONS 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 THE MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
9. ALL SIGNATURES, SITE DATA, AND CERTIFICATIONS FOUND ON SHEET 1 OF 5.

FINAL PLAT FOR GREENBROOK SUBDIVISION PHASE 1

OWNER: GREEN PROPERTY DEVELOPMENT LLC
REF: D.B. 2377 PAGE 2017
REF: PRF 3/ SL92-203
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA



SCALE 1"=100'

JUNE 19, 2025
REVISED MARCH 4, 2026
ZONED R-30

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

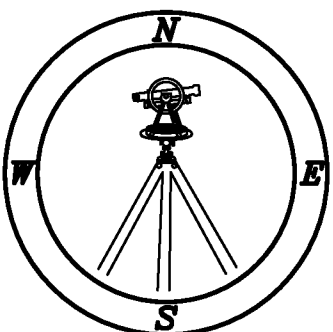
SHEET 3 OF 5

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-50	18.87'	525.00'	18.87'	N 88°55'28" W
C-51	135.90'	525.00'	135.52'	N 80°28'45" W
C-52	90.11'	525.00'	90.00'	N 68°08'47" W
C-53	90.11'	525.00'	90.00'	N 58°18'43" W
C-54	93.19'	525.00'	93.07'	N 48°18'35" W
C-55	91.04'	525.00'	90.92'	N 38°15'26" W
C-56	92.70'	525.00'	92.58'	N 28°13'52" W
C-57	79.79'	525.00'	79.71'	N 18°49'10" W
C-58	14.18'	20.00'	13.88'	N 34°46'20" W
C-59	14.18'	20.00'	13.88'	N 75°23'06" W
C-60	224.14'	275.00'	217.98'	N 72°20'32" W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 75°32'30" W	55.68'
L-2	N 15°53'10" W	48.83'
L-13	N 01°49'23" E	66.70'
L-14	N 42°30'24" E	19.19'
L-15	N 42°30'24" E	65.63'
L-17	S 02°06'19" W	22.24'
L-18	N 78°47'11" E	63.82'
L-19	N 78°47'11" E	5.62'
L-20	N 06°53'38" W	57.10'
L-50	S 54°09'27" W	74.91'
L-51	N 84°40'45" W	100.14'
L-52	N 57°23'40" W	44.66'
L-53	N 35°32'07" W	81.73'
L-56	N 75°32'04" E	50.00'
L-60	N 26°49'22" E	50.82'

LINE TYPE LEGEND

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



CMP

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

L-5794
LICENSE NUMBER



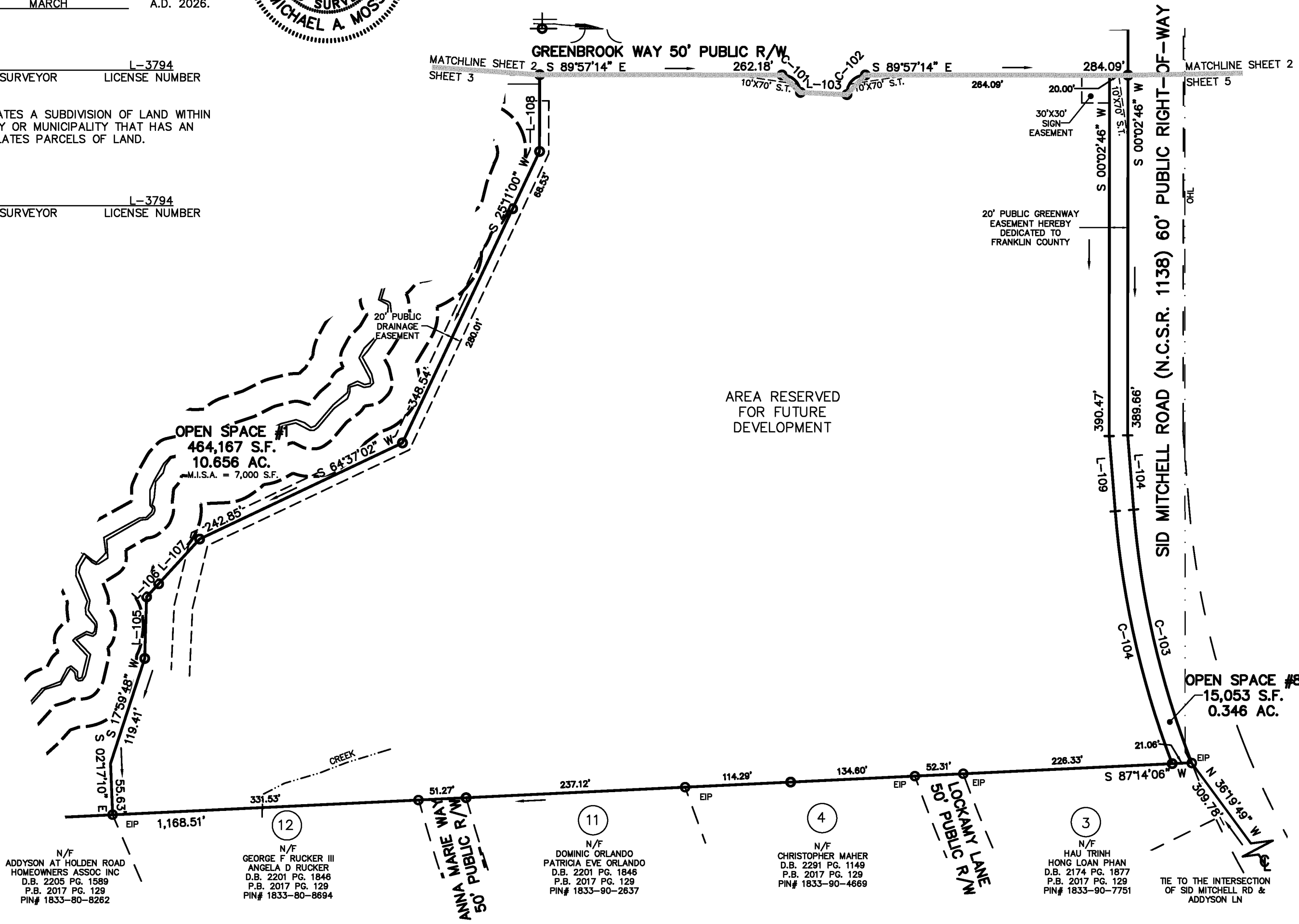
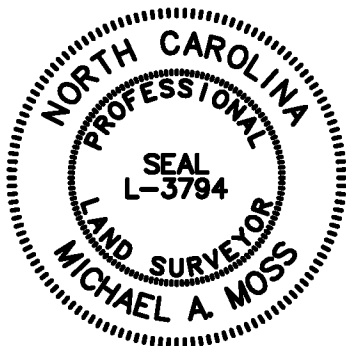
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL 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 4TH DAY OF MARCH 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



AREA RESERVED
FOR FUTURE
DEVELOPMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L-103	S 87°13'10" E	50.29'
L-104	S 04°35'32" E	80.72'
L-105	S 01°49'23" W	66.70'
L-106	S 42°30'24" W	19.19'
L-107	S 42°30'24" W	65.63'
L-108	S 00°02'46" W	82.99'
L-109	S 04°35'32" E	81.53'

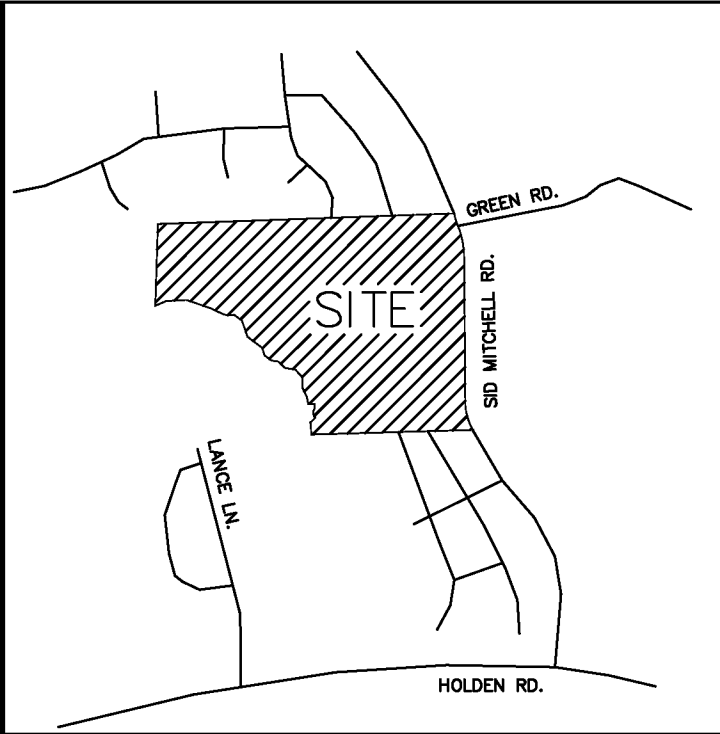
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-101	30.24'	20.00'	27.44'	S 46°38'04" E
C-102	32.64'	20.00'	29.14'	N 43°17'17" E
C-103	281.91'	973.03'	280.92'	S 12°53'31" E
C-104	281.04'	993.03'	280.11'	S 12°42'00" E

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
Designed by:
Joshua Kellen
DISTRICT ENGINEER

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

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

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. THE PROPERTY IS SUBJECT NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF ENVIRONMENTAL QUALITY TO VERIFY 919-791-4200.
5. SEE D.B. 2418 PG. 2026-2040 FOR STORMWATER OPERATION & MAINTENANCE AGREEMENT.
6. AREAS RESERVED FOR FUTURE DEVELOPMENT ARE NOT ELIGIBLE FOR ZONING OR BUILDING PERMITS.
7. 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.
8. NO STRUCTURES, FENCES, WALLS HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCEVEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. PER THE OPERATIONS 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 THE MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
9. ALL SIGNATURES, SITE DATA, AND CERTIFICATIONS FOUND ON SHEET 1 OF 5.

OWNER/DEVELOPER:

GREEN PROPERTY DEVELOPMENT, LLC
933 OLD KNIGHT ROAD
KNIGHTDALE, NC 27545
919-971-5200

FINAL PLAT FOR
GREENBROOK SUBDIVISION
PHASE 1

OWNER: GREEN PROPERTY DEVELOPMENT LLC
REF: D.B. 2377 PAGE 2017
REF: PRF 3/ SL92-203
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA



SCALE 1"=100'

JUNE 19, 2025
REVISED MARCH 4, 2026
ZONED R-30
PIN # 1833-81-6872
SHEET 5 OF 5

(GREENBROOK-FP.DWG - JML)

