I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3RD DAY OF JULY, 2007.

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

PROFESSIONAL LAND SURVEYOR (L-3794)

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCIBED 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.

RIDGEMONT LLC By [signature], Mgr
OWNER(S) DATE 7-10-07

I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED RIDGEMONT OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $____ HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

I HEREBY CERTIFY THAT THE SUBDIVISION AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO 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.

Donna Wood 10-2-07
ADMINISTRATOR/ASSISTANT DATE
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

[signature] 8-24-2007
DISTRICT ENGINEER

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

CERTIFICATE DISCLAIMING WATER/SEWER SUITABILITY

NOTWITHSTANDING FRANKLIN COUNTY APPROVAL OF THIS PLAT, LOTS SHOWN ON SAID PLAT MAY NOT RECEIVE HEALTH DEPARTMENT APPROVAL FOR ON SITE SEWAGE DISPOSAL SYSTEMS, NOR FOR INDIVIDUAL WATER SUPPLY SYSTEMS.

CERTIFICATE OF REGISTRATION/DISCLOSURE FOR HOMEOWNER'S ASSOCIATION COVENANTS, CONDITIONS, AND RESTRICTIONS BY REGISTER OF DEEDS

NORTH CAROLINA, FRANKLIN COUNTY

HOMEOWNER'S ASSOCIATION COVENANTS, CONDITIONS, AND RESTRICTIONS FILED FOR REGISTRATION ON THE____DAY OF _____ AT_____(A.M./P.M.) AND DULY RECORDED IN DEED BOOK_____, AT PAGE_____.

REGISTER OF DEEDS

Doc ID: 002977150001 Type: CRP
Recorded: 10/03/2007 at 01:17:49 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Linda H. Stone Register of Deeds
BK 2007 PG 311

Brandi L. Smith Deputy

FRANKLIN COUNTY, NORTH CAROLINA
I, DONNA WOOD, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUITEMENTS FOR RECORDING.

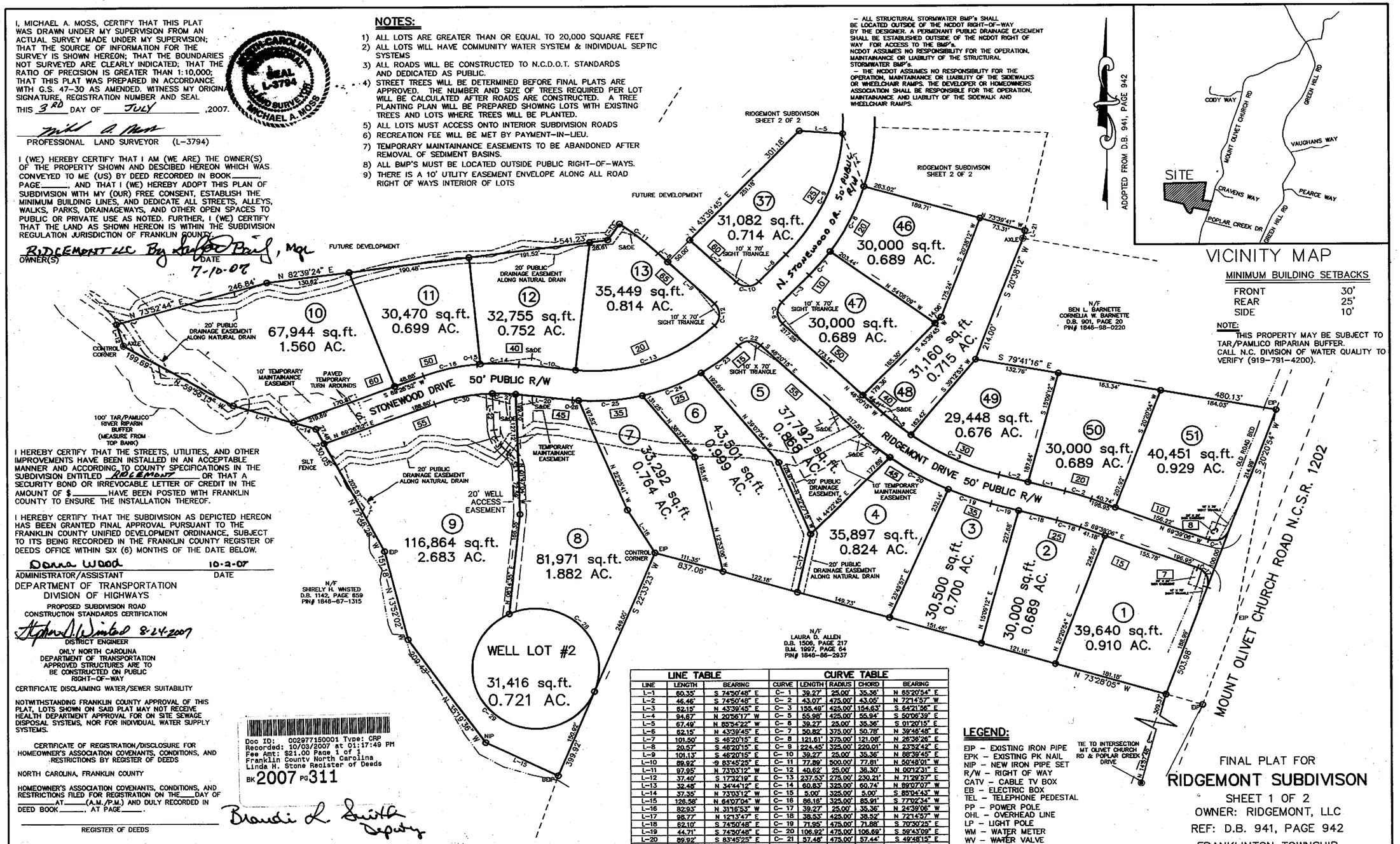
10-2-07 Donna Wood
DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2007____

NOTES:

1) ALL LOTS ARE GREATER THAN OR EQUAL TO 20,000 SQUARE FEET
2) ALL LOTS WILL HAVE COMMUNITY WATER SYSTEM & INDIVIDUAL SEPTIC SYSTEMS
3) ALL ROADS WILL BE CONSTRUCTED TO N.C.D.O.T. STANDARDS AND DEDICATED AS PUBLIC.
4) STREET TREES WILL BE DETERMINED BEFORE FINAL PLATS ARE APPROVED. THE NUMBER AND SIZE OF TREES REQUIRED PER LOT WILL BE CALCULATED AFTER ROADS ARE CONSTRUCTED. A TREE PLANTING PLAN WILL BE PREPARED SHOWING LOTS WITH EXISTING TREES AND LOTS WHERE TREES WILL BE PLANTED.
5) ALL LOTS MUST ACCESS ONTO INTERIOR SUBDIVISION ROADS
6) RECREATION FEE WILL BE MET BY PAYMENT-IN-LIEU.
7) TEMPORARY MAINTAINANCE EASEMENTS TO BE ABANDONED AFTER REMOVAL OF SEDIMENT BASINS.
8) ALL BMP'S MUST BE LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS.
9) THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL ROAD RIGHT OF WAYS INTERIOR OF LOTS

- ALL STRUCTURAL STORMWATER BMP'S SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT-OF-WAY BY THE DESIGNER. A PERMENANT 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, MAINTAINANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP's.
- THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTAINANCE AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMPS.



MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

NOTE:
THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIPARIAN BUFFER. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).

LINE TABLE		
LINE	LENGTH	BEARING
L-1	60.35'	S 74°50'48" E
L-2	46.46'	S 74°50'48" E
L-3	62.15'	N 43°39'45" E
L-4	94.67'	N 20°56'17" W
L-5	67.49'	N 85°54'22" W
L-6	62.15'	N 43°39'45" E
L-7	101.50'	S 46°20'15" E
L-8	20.57'	S 46°20'15" E
L-9	101.13'	S 46°20'15" E
L-10	89.92'	S 83°45'25" E
L-11	97.95'	N 73°03'12" W
L-12	37.40'	S 17°32'19" E
L-13	32.48'	N 34°44'12" E
L-14	37.35'	N 73°03'12" W
L-15	126.58'	N 64°07'04" W
L-16	82.93'	N 31°16'53" W
L-17	98.77'	N 12°13'47" E
L-18	62.10'	S 74°50'48" E
L-19	44.71'	S 74°50'48" E
L-20	89.92'	S 83°45'25" E
L-21	13.68'	S 12°39'51" W
L-22	60.82'	S 01°47'04" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C- 1	39.27'	25.00'	35.36'	N 65°20'54" E
C- 2	43.07'	475.00'	43.05'	N 72°14'57" W
C- 3	155.49'	425.00'	154.63'	S 84°21'56" E
C- 5	55.98'	425.00'	55.94'	S 50°06'39" E
C- 6	39.27'	25.00'	35.36'	S 01°20'15" E
C- 7	50.82'	375.00'	50.78'	N 39°46'46" E
C- 8	121.61'	375.00'	121.08'	N 28°36'26" E
C- 9	224.45'	325.00'	220.01'	N 23°52'42" E
C- 10	39.27'	25.00'	35.36'	N 88°39'45" E
C- 11	77.89'	500.00'	77.81'	N 50°48'01" W
C- 12	40.62'	25.00'	36.30'	N 00°12'31" E
C- 13	237.53'	275.00'	230.21'	N 71°28'57" E
C- 14	60.83'	325.00'	60.74'	N 89°07'07" W
C- 15	5.00'	325.00'	5.00'	S 85°04'43" W
C- 16	86.16'	325.00'	85.91'	S 77°02'34" W
C- 17	39.27'	25.00'	35.36'	N 24°39'06" W
C- 18	38.53'	425.00'	38.52'	N 72°14'57" W
C- 19	71.95'	475.00'	71.88'	S 70°30'25" E
C- 20	106.92'	475.00'	106.69'	S 59°43'09" E
C- 21	57.48'	475.00'	57.44'	S 49°48'15" E
C- 22	38.31'	25.00'	34.67'	S 89°46'00" W
C- 23	74.85'	325.00'	74.69'	N 52°28'08" E
C- 24	100.40'	325.00'	100.00'	N 67°55'01" E
C- 25	100.40'	325.00'	100.00'	N 85°37'00" E
C- 26	10.08'	325.00'	10.08'	S 84°38'43" E
C- 27	36.63'	275.00'	36.60'	N 87°34'20" W
C- 28	239.64'	100.00'	186.28'	N 48°04'43" W
C- 29	388.74'	100.00'	186.26'	S 46°09'45" E
C- 30	91.98'	275.00'	91.55'	S 79°01'48" W
C- 31	44.60'	58.12'	43.51'	S 31°19'09" E
C- 32	35.76'	39.85'	34.57'	N 27°35'32" W

LEGEND:
EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
NIP - 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
S&DE - SLOPE & DRAINAGE EASEMENT

OWNER/DEVELOPER:
RIDGEMONT, LLC
P.O. DRAWER 1859
WAKE FOREST, NC 27588
(919) 556-2146

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

FINAL PLAT FOR
RIDGEMONT SUBDIVISON
SHEET 1 OF 2
OWNER: RIDGEMONT, LLC
REF: D.B. 941, PAGE 942
FRANKLINTON TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

MAY 11, 2007
ZONED R-1
PIN # 1846-88-1348

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

Book 2007 Page 311 10-3-07

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3RD DAY OF JULY, 2007.

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

PROFESSIONAL LAND SURVEYOR (L-3794)

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCIBED 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.

RIDGEMONT LLC By [signature], MGR 7-10-07
OWNER(S) DATE

I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED RIDGEMONT _____ OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $_____ HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

I HEREBY CERTIFY THAT THE SUBDIVISION AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO 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.

Donna Wood 10-2-07
ADMINISTRATOR/ASSISTANT DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

Stephen D. Wardell 8-24-2007
DISTRICT ENGINEER

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

CERTIFICATE DISCLAIMING WATER/SEWER SUITABILITY

NOTWITHSTANDING FRANKLIN COUNTY APPROVAL OF THIS PLAT, LOTS SHOWN ON SAID PLAT MAY NOT RECEIVE HEALTH DEPARTMENT APPROVAL FOR ON SITE SEWAGE DISPOSAL SYSTEMS, NOR FOR INDIVIDUAL WATER SUPPLY SYSTEMS.

CERTIFICATE OF REGISTRATION/DISCLOSURE FOR HOMEOWNER'S ASSOCIATION COVENANTS, CONDITIONS, AND RESTRICTIONS BY REGISTER OF DEEDS

NORTH CAROLINA, FRANKLIN COUNTY

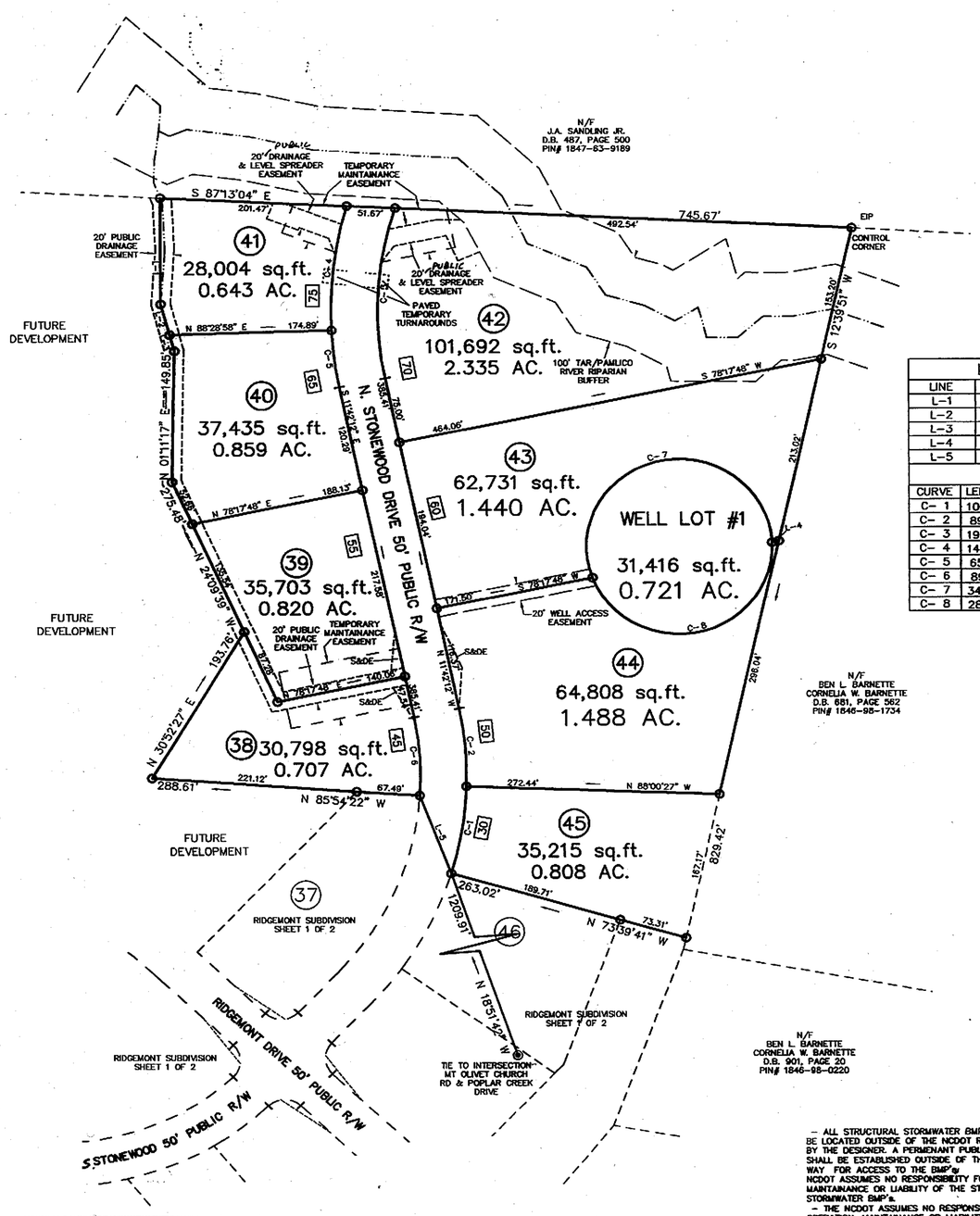
HOMEOWNER'S ASSOCIATION COVENANTS, CONDITIONS, AND RESTRICTIONS FILED FOR REGISTRATION ON THE____DAY OF _____ AT_____(A.M./P.M.) AND DULY RECORDED IN DEED BOOK_____, AT PAGE_____.

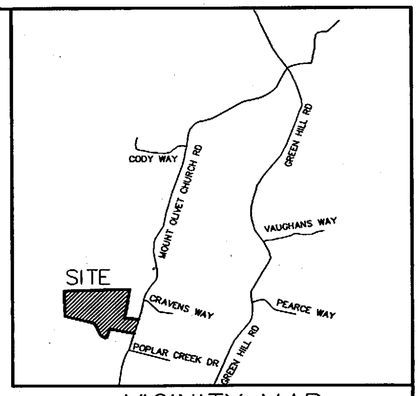
REGISTER OF DEEDS

FRANKLIN COUNTY, NORTH CAROLINA
I, DONNA WOOD, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUITEMENTS FOR RECORDING.

10-2-07 Donna Wood
DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2007____ By: Brandi L. Smith Deputy





VICINITY MAP

LINE TABLE		
LINE	LENGTH	BEARING
L-1	121.05'	N 00°05'17" W
L-2	36.34'	N 14°49'33" W
L-3	19.04'	S 14°49'33" E
L-4	7.07'	N 78°17'48" E
L-5	94.67'	N 20°56'17" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	100.30'	375.00'	100.00'	N 09°39'17" E
C-2	89.64'	375.00'	89.43'	N 04°51'20" W
C-3	196.65'	375.00'	194.40'	S 03°19'09" W
C-4	143.45'	425.00'	142.77'	S 06°48'14" W
C-5	65.56'	425.00'	65.49'	S 07°17'04" E
C-6	89.61'	325.00'	89.32'	N 03°48'17" W
C-7	345.21'	100.00'	197.60'	S 78°17'48" W
C-8	283.11'	100.00'	197.60'	N 78°17'48" E

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
NIP – 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
S&DE – SLOPE & DRAINAGE EASEMENT

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

OWNER/DEVELOPER:

RIDGEMONT, LLC
P.O. DRAWER 1859
WAKE FOREST, NC 27588
(919) 556-2146

NOTE:
THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIPARIAN BUFFER. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).

NOTES:

1) ALL LOTS ARE GREATER THAN OR EQUAL TO 20,000 SQUARE FEET
2) ALL LOTS WILL HAVE COMMUNITY WATER SYSTEM & INDIVIDUAL SEPTIC SYSTEMS
3) ALL ROADS WILL BE CONSTRUCTED TO N.C.D.O.T. STANDARDS AND DEDICATED AS PUBLIC.
4) STREET TREES WILL BE DETERMINED BEFORE FINAL PLATS ARE APPROVED. THE NUMBER AND SIZE OF TREES REQUIRED PER LOT WILL BE CALCULATED AFTER ROADS ARE CONSTRUCTED. A TREE PLANTING PLAN WILL BE PREPARED SHOWING LOTS WITH EXISTING TREES AND LOTS WHERE TREES WILL BE PLANTED.
5) ALL LOTS MUST ACCESS ONTO INTERIOR SUBDIVISION ROADS
6) RECREATION FEE WILL BE MET BY PAYMENT-IN-LIEU.
7) TEMPORARY MAINTAINANCE EASEMENTS TO BE ABANDONED AFTER REMOVAL OF SEDIMENT BASINS.
8) ALL BMP'S MUST BE LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS.
9) THERE IS A 10' UTLITY EASEMENT ENVELOPE ALONG ALL ROAD RIGHT OF WAYS INTERIOR OF LOTS

– ALL STRUCTURAL STORMWATER BMP's SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT-OF-WAY BY THE DESIGNER. A PERMENANT 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, MAINTAINANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP's.
– THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTAINANCE AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMPS.

Doc ID: 002977160001 Type: CRP
Recorded: 10/03/2007 at 01:18:54 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Linda H. Stone Register of Deeds
BK 2007 PG 312

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

FINAL PLAT FOR
RIDGEMONT SUBDIVISON
SHEET 2 OF 2
OWNER: RIDGEMONT, LLC
REF: D.B. 941, PAGE 942
FRANKLINTON TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'
MAY 11, 2007
ZONED R-1
PIN # 1846-88-1348

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

Book 2007 Page 312 10-3-07

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12TH DAY OF FEBRUARY, 2018

PROFESSIONAL LAND SURVEYOR (L-3794)

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

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

2-26-18
DISTRICT ENGINEER

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

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 PETITIONNG ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

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

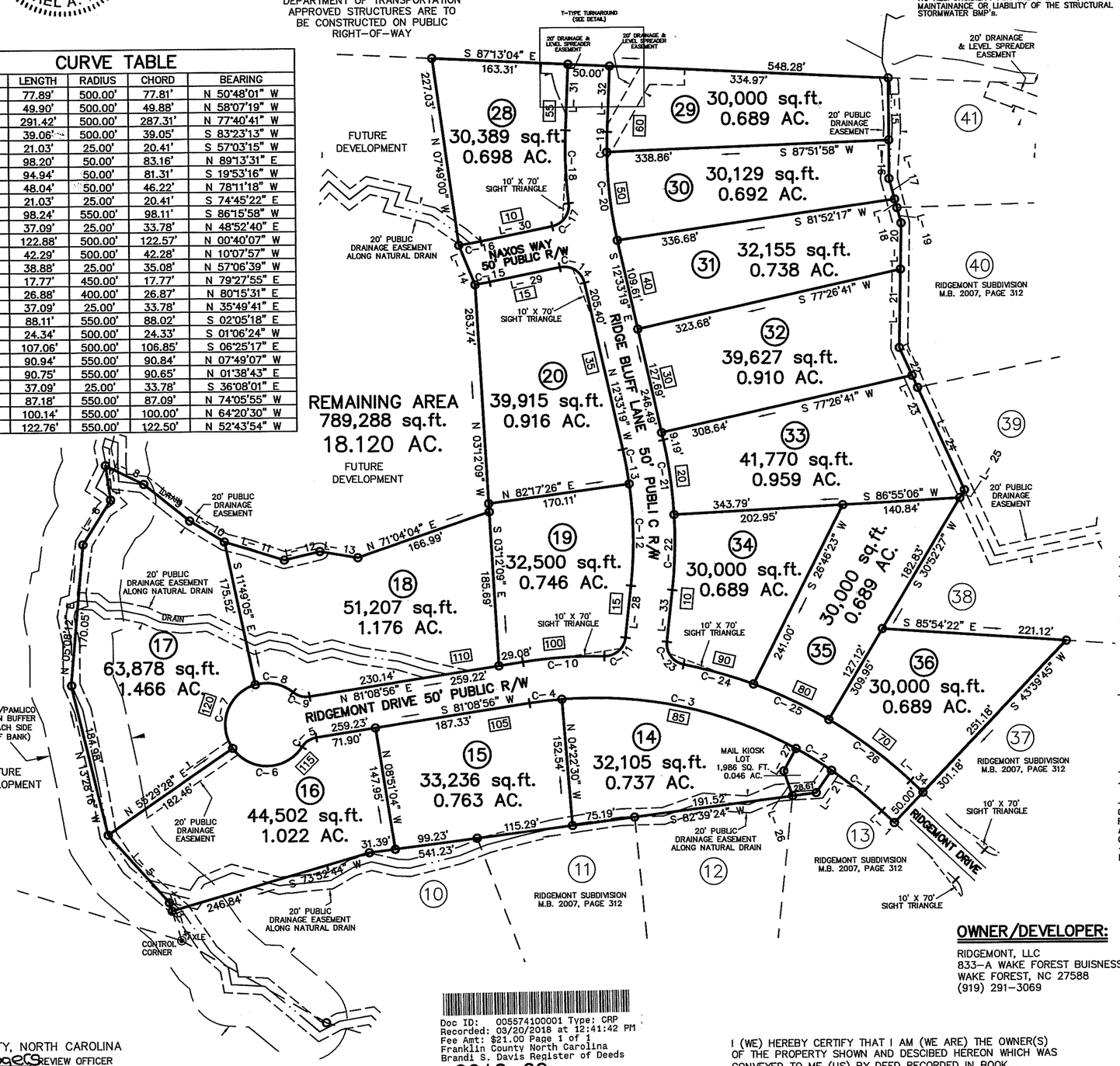
– ALL STRUCTURAL STORMWATER BMP's SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT-OF-WAY A PERMENANT DRAINAGE EASEMENT SHALL BE ESTABLISHED OUTSIDE OF THE NCDOT RIGHT OF WAY FOR ACCESS TO THE BMP's. NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP's.

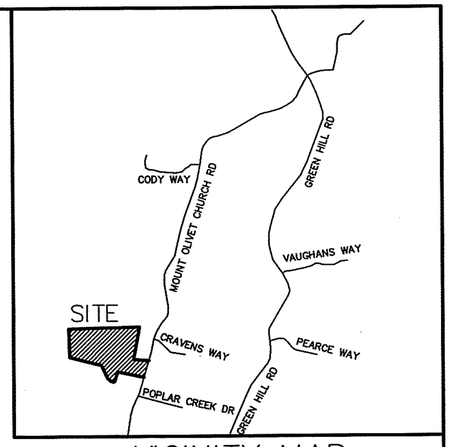
LINE TABLE

LINE	LENGTH	BEARING
L-1	20.57'	S 46°20'15" E
L-2	32.48'	S 34°44'12" W
L-3	10.59'	S 17°32'19" E
L-4	37.40'	S 17°32'19" E
L-5	109.76'	N 41°40'26" W
L-6	63.43'	N 31°46'43" E
L-7	41.81'	N 08°02'54" W
L-8	51.36'	S 63°29'54" E
L-9	70.66'	S 50°59'08" E
L-10	48.75'	S 58°22'50" E
L-11	75.02'	S 72°43'18" E
L-12	43.86'	N 76°42'48" E
L-13	46.29'	S 80°18'31" E
L-14	51.36'	N 21°51'23" W
L-15	74.60'	S 00°05'17" E
L-16	46.45'	S 00°05'17" E
L-17	25.60'	N 14°49'33" W
L-18	10.73'	N 14°49'33" W
L-19	19.04'	S 14°49'33" E
L-20	55.45'	S 01°11'17" W
L-21	94.40'	S 01°11'17" W
L-22	36.74'	S 24°09'39" E
L-23	15.92'	S 24°09'39" E
L-24	135.54'	S 24°09'39" E
L-25	10.93'	N 30°52'27" E
L-26	31.66'	N 19°00'10" W
L-27	30.60'	N 29°01'09" E
L-28	62.88'	N 06°22'19" E
L-29	86.06'	S 78°20'02" W
L-30	87.53'	N 78°20'02" E
L-31	79.47'	N 02°30'04" E
L-32	79.22'	N 02°30'04" E
L-33	62.88'	S 06°22'19" W
L-34	20.57'	S 46°20'15" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	77.89'	500.00'	77.81'	N 50°48'01" W
C-2	49.90'	500.00'	49.88'	N 58°07'19" W
C-3	291.42'	500.00'	287.31'	N 77°40'41" W
C-4	39.06'	500.00'	39.05'	S 83°23'13" W
C-5	21.03'	25.00'	20.41'	S 57°03'15" W
C-6	98.20'	50.00'	83.16'	N 89°13'31" E
C-7	94.94'	50.00'	81.31'	S 19°53'16" W
C-8	48.04'	50.00'	46.22'	N 78°11'18" W
C-9	21.03'	25.00'	20.41'	S 74°45'22" E
C-10	98.24'	550.00'	98.11'	S 86°15'58" W
C-11	37.09'	25.00'	33.78'	N 48°52'40" E
C-12	122.88'	500.00'	122.57'	N 00°40'07" W
C-13	42.29'	500.00'	42.28'	N 10°07'57" W
C-14	38.88'	25.00'	35.08'	N 57°06'39" W
C-15	17.77'	450.00'	17.77'	N 79°27'55" E
C-16	26.88'	400.00'	26.87'	N 80°15'31" E
C-17	37.09'	25.00'	33.78'	N 35°49'41" E
C-18	88.11'	550.00'	88.02'	S 02°05'18" E
C-19	24.34'	500.00'	24.33'	S 01°06'24" W
C-20	107.06'	500.00'	106.85'	S 06°25'17" E
C-21	90.94'	550.00'	90.84'	N 07°49'07" W
C-22	90.75'	550.00'	90.65'	N 01°38'43" E
C-23	37.09'	25.00'	33.78'	S 36°08'01" E
C-24	87.18'	550.00'	87.09'	N 74°05'55" W
C-25	100.14'	550.00'	100.00'	N 64°20'30" W
C-26	122.76'	550.00'	122.50'	N 52°43'54" W





VICINITY MAP

ADOPTED FROM D.B. 941, PAGE 942

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING 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
S&DE – SLOPE & DRAINAGE EASEMENT

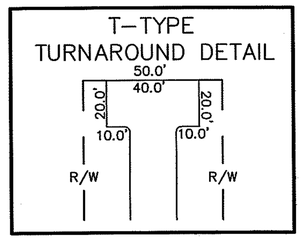
MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELEOPMENT ORDINANCE.
- THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT-OF-WAYS, INTERIOR OF LOTS.
- THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTAINANCE 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 PEREFORM 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 WITHOUT PRIOR COUNTY APPROVAL.
- STORMWATER OPERATION & MAINTENACNE AGREEMENT IS RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS B.M._____PAGE _____

T-TYPE TURNAROUND DETAIL



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 RIDGEMONT PHASE 2 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $6,181.25 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

ADMINISTRATOR /ASSISTANT — 3-19-18 DATE

Doc ID: 005574100001 Type: CRP
Recorded: 03/20/2018 at 12:41:42 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 2018 PG 69

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.

3-19-18 DATE — REVIEW OFFICER

RECORDED IN MAP BOOK, 2017 _____

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCIBED 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.

OWNER(S) — Manager — 2-14-18 DATE

OWNER/DEVELOPER:

RIDGEMONT, LLC
833-A WAKE FOREST BUISNESS PARK
WAKE FOREST, NC 27588
(919) 291-3069

FINAL PLAT FOR

RIDGEMONT SUBDIVISON PHASE 2

OWNER: RIDGEMONT, LLC
REF: D.B. 1593, PAGE 947
REF: M.B. 2006, PAGE 366
FRANKLINTON TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
OCTOBER 5, 2017
ZONED R-1
PIN # 1846-78-5604

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