DocuSign Envelope ID: 197128FA-E838-4FBA-8884-7686591D3851

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 1ST DAY OF SEPTEMBER A.D. 2022.

DocuSigned by:
Michael A. Moss
83D193173200411...
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.

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

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

BK 2022 PG 322 - 325 (4) DOC# 10066648
This Document eRecorded: 09/02/2022 10:08:25 AM
Fee: $84.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

FRANKLIN COUNTY
ZONED R-30
MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
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EPK – EXISTING PK NAIL
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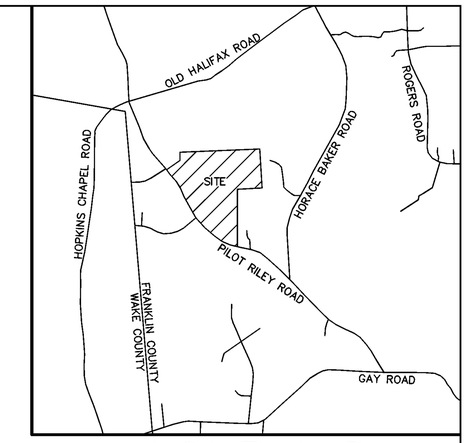
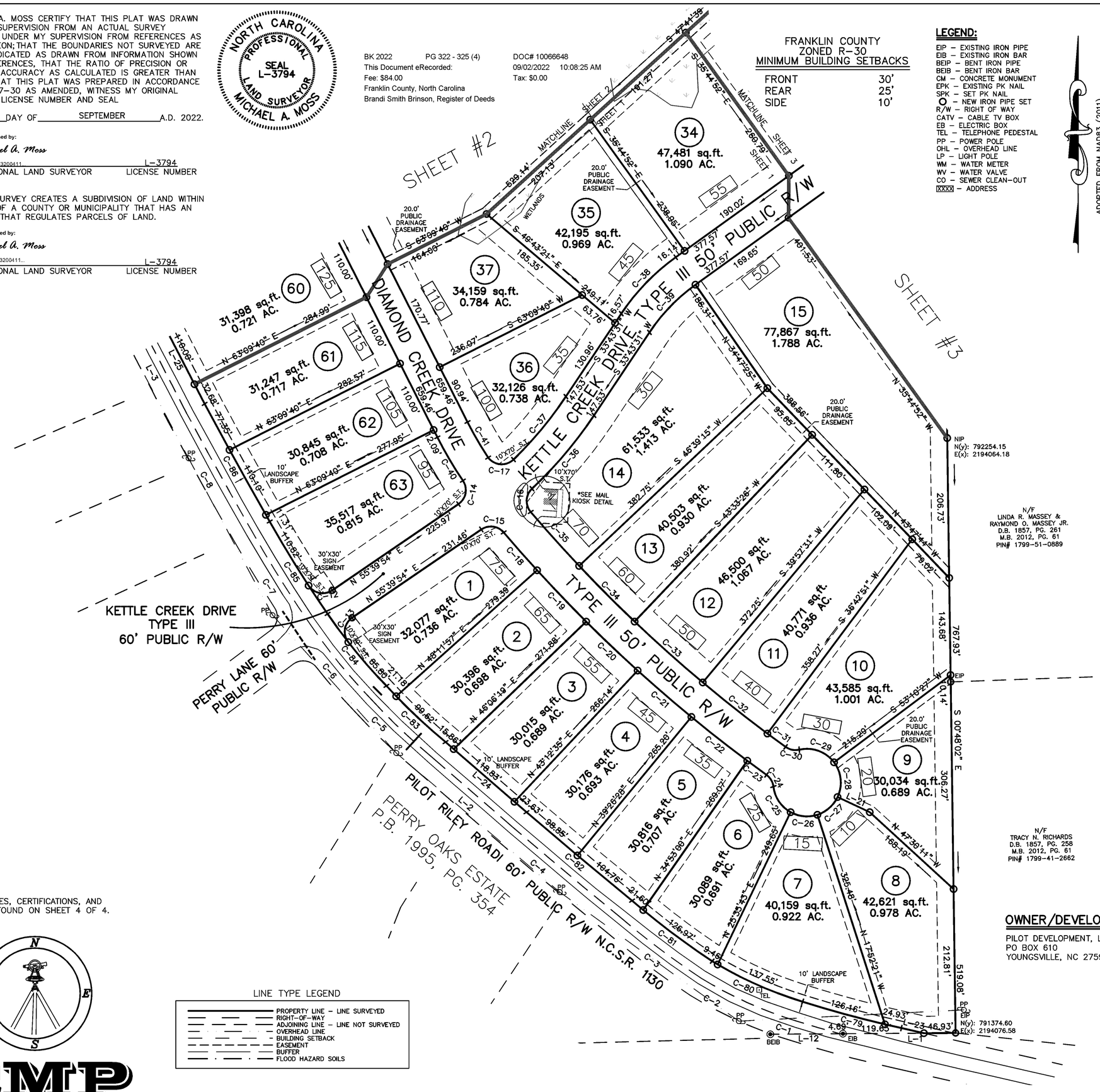
ADOPTED FROM NAD83 (2011)



VICINITY MAP



NOTES:

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*ALL NOTES, CERTIFICATIONS, AND DETAILS FOUND ON SHEET 4 OF 4.

OWNER/DEVELOPER:

PILOT DEVELOPMENT, LLC
PO BOX 610
YOUNGSVILLE, NC 27596

FINAL PLAT FOR

KETTLE CREEK SUBDIVISION

REF: D.B. 2272, PAGE 2028-2031
REF: M.B. 2022, PAGE 16
REF: PRF 3, SLIDE 95-E
DUNN TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
FEBRUARY 23, 2022
ZONED R-30
PIN# 1799-32-6773
SHEET 1 OF 4

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

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

DocuSign Envelope ID: 2D1F29FA-E83F-4FBA-9964-7686591D3851

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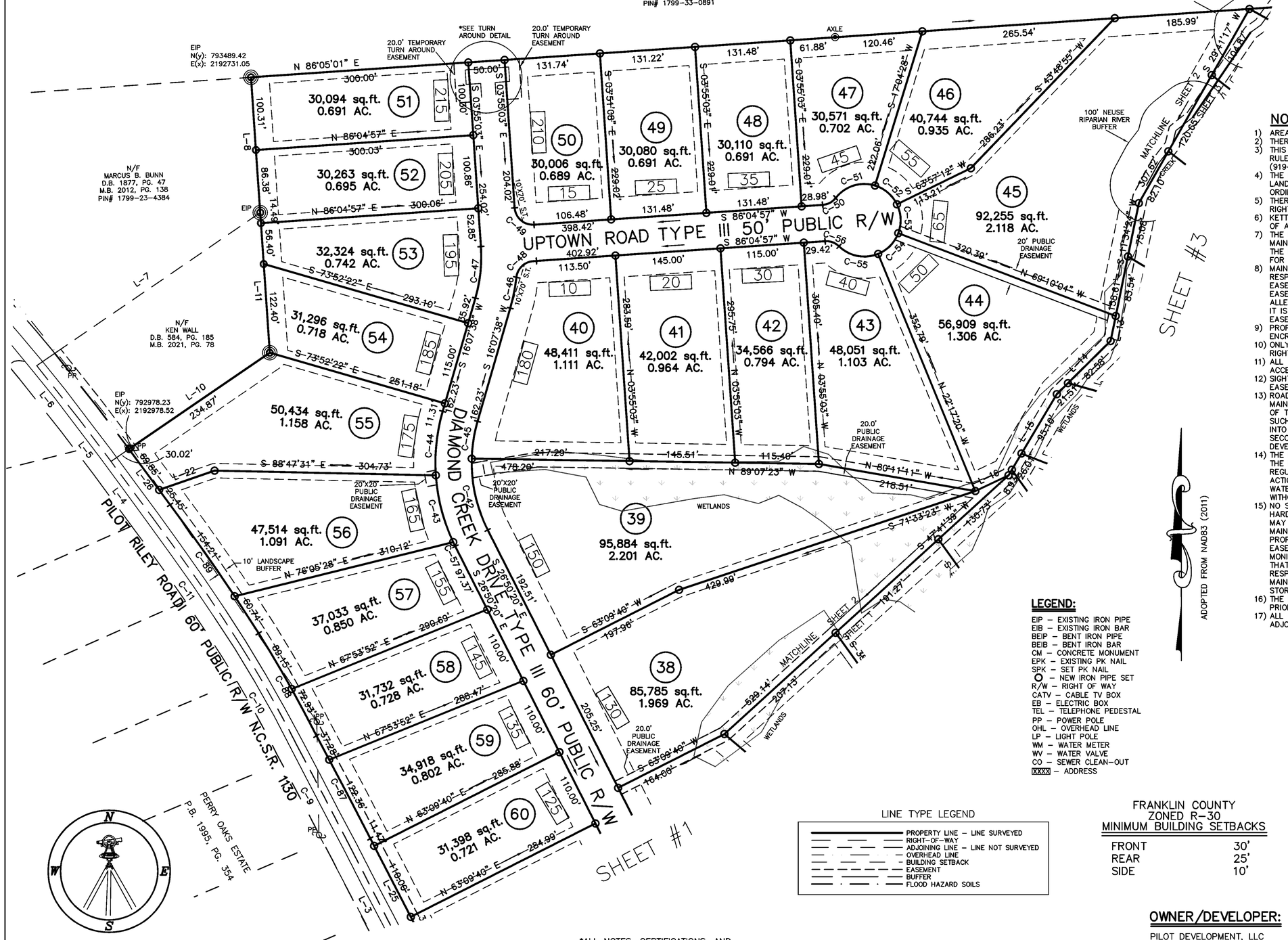

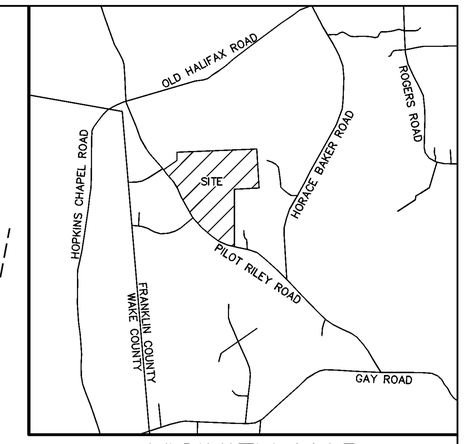

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REF: M.B. 2022, PAGE 16
REF: PRF 3, SLIDE 95-E
DUNN TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

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SCALE 1"=100'
FEBRUARY 23, 2022
ZONED R-30
PIN# 1799-32-6773
SHEET 2 OF 4

CMP

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DocuSign Envelope ID: [illegible]-E838-4F[illegible]A-[illegible]7686591D3851 BK 2022 PG 324 DOC# 10066648

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83D193173200411...

L-3794

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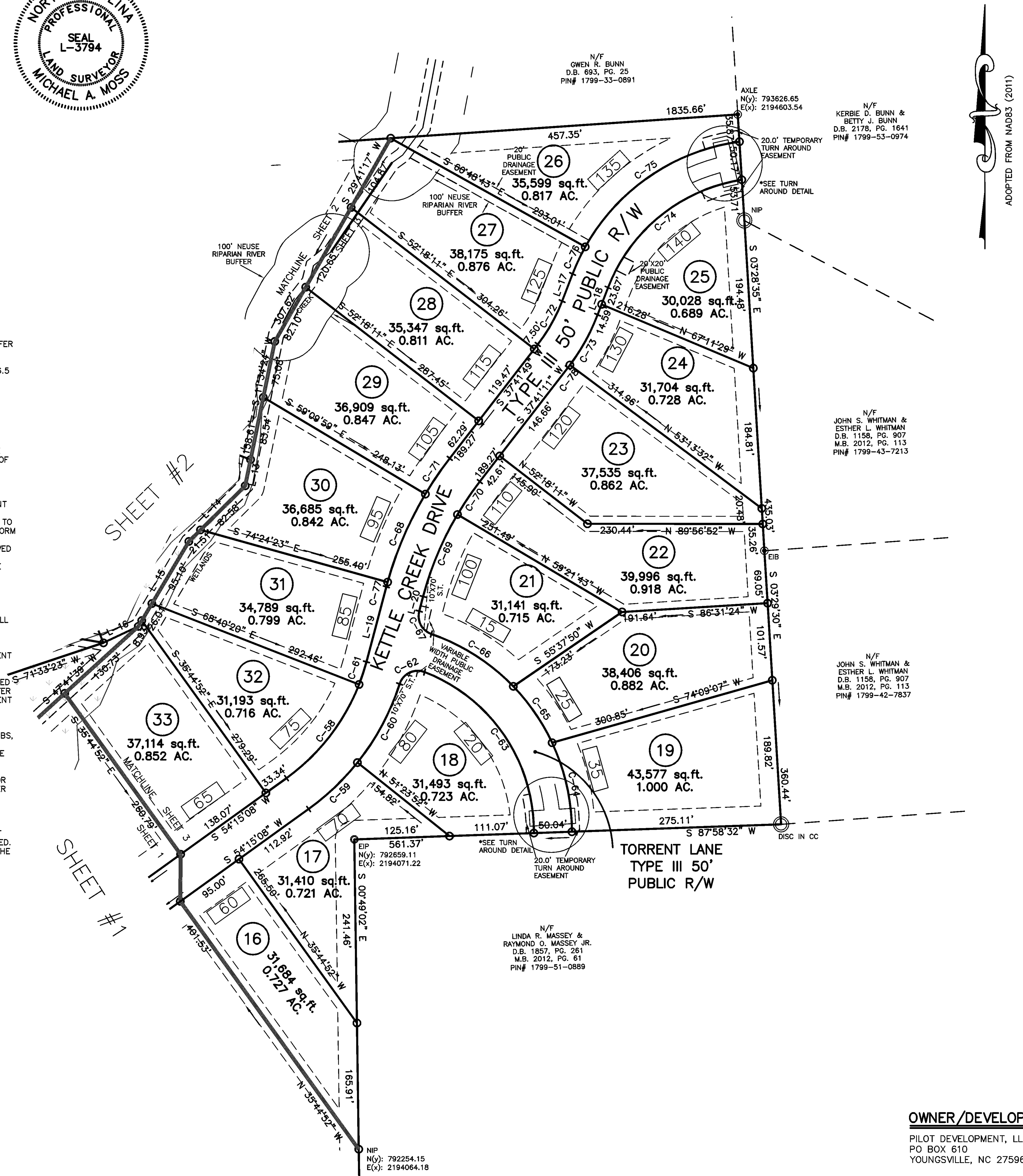

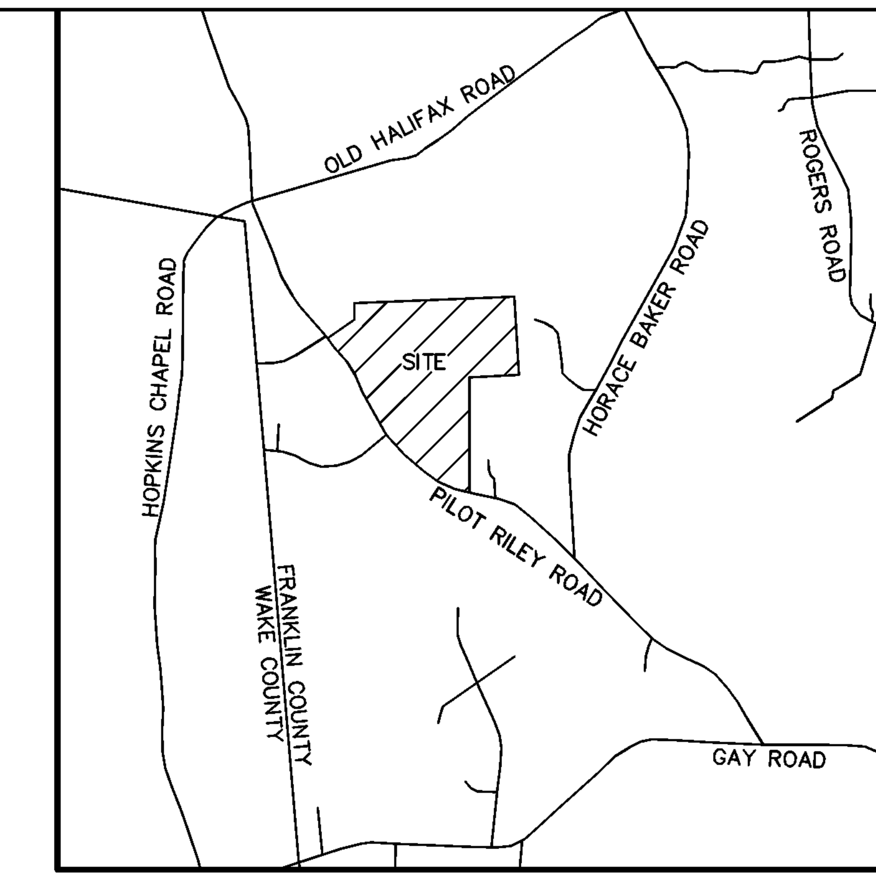

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I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK______, PAGE______, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, 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.

DocuSigned by: Matthew Winslow 9/1/2022
E1474434536E47E...
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 KETTLE CREEK OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ 69,920.81 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

DocuSigned by: Jason Rogers 9/2/2022
227BFA185CF0422...
ADMINISTRATOR /ASSISTANT DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION

DocuSigned by: M. Scott Wheeler
EDEC365A383E4B3...
DISTRICT ENGINEER

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

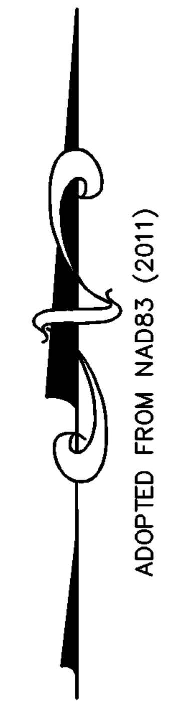
FRANKLIN COUNTY, NORTH CAROLINA
I, Jason Rogers, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUITEMENTS FOR RECORDING.

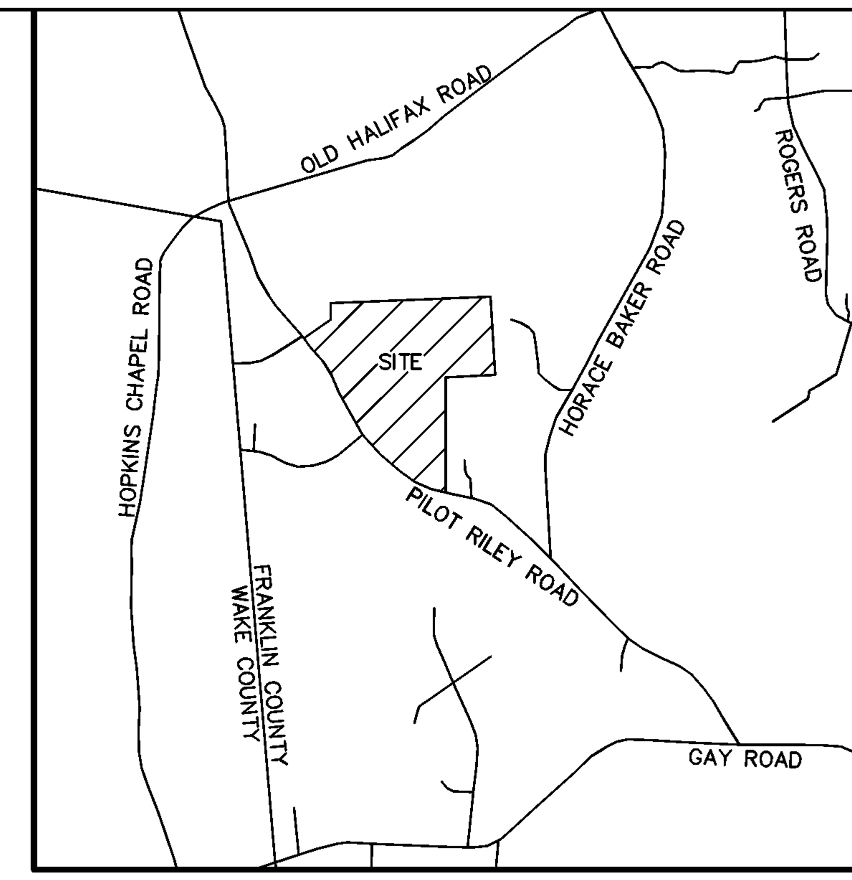
9/2/2022 DocuSigned by: Jason Rogers
227BFA185CF0422...
DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2022 ______

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	66.44'	1747.19'	66.44'	S 73°37'29" E
C-2	154.99'	614.26'	154.57'	S 65°50'57" E
C-3	152.49'	1222.70'	152.39'	S 52°56'16" E
C-4	204.07'	7781.75'	204.07'	S 50°03'07" E
C-5	124.08'	934.49'	123.99'	S 46°26'18" E
C-6	142.20'	829.79'	142.02'	S 39°14'40" E
C-7	163.84'	1732.00'	163.78'	S 32°05'22" E
C-8	199.76'	6662.69'	199.75'	S 28°57'31" E
C-9	159.49'	7567.34'	159.49'	S 27°41'22" E
C-10	159.57'	1668.77'	159.51'	S 29°24'02" E
C-11	212.69'	2823.35'	212.64'	S 34°35'47" E
C-12	39.81'	25.00'	35.73'	S 78°43'15" E
C-13	40.88'	25.00'	36.48'	N 08°48'53" E
C-14	39.24'	25.00'	35.33'	S 10°42'13" W
C-15	36.62'	25.00'	33.43'	S 82°22'35" E
C-16	38.08'	25.00'	34.50'	S 03°08'19" W
C-17	44.01'	25.00'	38.54'	N 83°44'53" W
C-18	74.61'	2201.43'	74.61'	S 41°23'20" E
C-19	105.01'	2201.43'	105.00'	S 43°43'35" E
C-20	105.01'	2201.43'	105.00'	S 46°27'34" E
C-21	105.01'	2201.43'	105.00'	S 49°11'33" E
C-22	105.01'	2201.43'	105.00'	S 51°55'32" E
C-23	35.22'	2201.43'	35.22'	S 53°45'01" E
C-24	20.71'	25.00'	20.12'	S 30°28'32" E
C-25	47.34'	50.00'	45.60'	S 33°52'06" E
C-26	40.91'	50.00'	39.78'	S 84°26'01" E
C-27	40.91'	50.00'	39.78'	N 48°41'18" E
C-28	54.17'	50.00'	51.56'	N 05°47'18" W
C-29	57.85'	50.00'	54.67'	N 69°58'10" W
C-30	21.35'	25.00'	20.71'	N 78°38'39" W
C-31	33.38'	2151.43'	33.38'	N 53°43'49" W
C-32	121.83'	2151.43'	121.81'	N 51°39'49" W
C-33	135.13'	2151.43'	135.11'	N 48°14'31" W
C-34	116.29'	2151.43'	116.27'	N 44°53'39" W
C-35	107.11'	2151.43'	107.10'	N 41°55'10" W
C-36	142.30'	625.00'	141.99'	N 40°14'52" E
C-37	121.35'	575.00'	121.12'	N 39°46'16" E
C-38	116.44'	325.00'	115.81'	N 43°59'20" E
C-39	98.52'	275.00'	98.00'	N 43°59'20" E
C-40	74.45'	575.00'	74.40'	N 30°32'54" W
C-41	59.32'	525.00'	59.29'	N 30°04'34" W
C-42	101.68'	205.00'	100.64'	N 12°37'45" W
C-43	95.56'	255.00'	95.00'	N 14°37'33" W
C-44	89.09'	255.00'	88.64'	N 06°07'06" E
C-45	52.05'	205.00'	51.91'	N 08°51'14" E
C-46	43.43'	255.00'	43.38'	N 11°14'53" E
C-47	71.72'	205.00'	71.35'	N 06°06'17" E
C-48	34.78'	25.00'	32.04'	N 46°13'33" E
C-49	39.27'	25.00'	35.36'	S 48°55'03" E
C-50	21.03'	25.00'	20.41'	N 61°59'16" E
C-51	60.37'	50.00'	56.77'	N 72°29'01" E
C-52	40.91'	50.00'	39.78'	S 49°29'10" E
C-53	40.91'	50.00'	39.78'	S 02°36'26" E
C-54	40.91'	50.00'	39.78'	S 44°16'18" W
C-55	58.09'	50.00'	54.87'	N 79°00'30" W
C-56	21.03'	25.00'	20.41'	N 69°49'21" W
C-57	6.58'	255.00'	6.58'	N 26°06'00" W
C-58	158.03'	275.00'	155.86'	N 37°47'24" E
C-59	88.77'	325.00'	88.50'	N 46°25'38" E
C-60	118.03'	325.00'	117.38'	N 28°11'54" E
C-61	31.21'	275.00'	31.19'	N 18°04'35" E
C-62	40.75'	25.00'	36.39'	N 64°29'22" E
C-63	272.23'	225.00'	255.93'	S 34°09'15" E
C-64	120.86'	275.00'	119.89'	S 12°32'37" E
C-65	90.41'	275.00'	90.00'	S 34°33'08" E
C-66	129.01'	275.00'	127.83'	S 57°24'37" E
C-67	37.38'	25.00'	34.00'	S 28°00'45" E
C-68	126.34'	475.00'	125.97'	N 23°12'49" E
C-69	117.29'	425.00'	116.92'	N 22°43'54" E
C-70	52.36'	425.00'	52.33'	N 34°10'03" E
C-71	56.90'	475.00'	56.87'	N 34°15'55" E
C-72	65.61'	225.00'	65.38'	N 29°20'36" E
C-73	75.76'	275.00'	75.52'	N 28°52'55" E
C-74	236.49'	225.83'	225.83'	N 51°06'43" E
C-75	254.37'	275.00'	245.40'	N 55°41'12" E
C-76	39.35'	275.00'	39.32'	N 25°05'20" E
C-77	6.37'	475.00'	6.37'	N 15°12'34" E
C-78	4.43'	275.00'	4.43'	N 37°14'08" E
C-79	151.09'	1717.19'	151.05'	N 75°03'04" W
C-80	147.01'	584.26'	146.62'	N 65°52'59" W
C-81	148.57'	1192.70'	148.47'	N 52°54'56" W
C-82	203.61'	7751.75'	203.60'	N 50°03'13" W
C-83	120.79'	904.49'	120.70'	N 46°26'06" W
C-84	137.57'	799.79'	137.41'	N 39°15'16" W
C-85	161.24'	1702.00'	161.18'	N 32°05'23" W
C-86	198.77'	6632.69'	198.76'	N 28°57'36" W
C-87	159.64'	7597.34'	159.64'	N 27°41'17" W
C-88	162.09'	1698.77'	162.03'	N 29°24'33" W
C-89	214.95'	2853.35'	214.90'	N 34°35'41" W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°36'39" W	171.27'
L-2	N 49°06'00" W	158.07'
L-3	N 27°18'13" W	154.42'
L-4	N 36°27'35" W	96.47'
L-5	N 37°04'45" W	72.77'
L-6	N 38°23'55" W	94.04'
L-7	N 55°36'45" E	372.95'
L-8	N 03°54'05" W	186.69'
L-9	S 03°32'41" E	139.74'
L-10	N 55°37'35" E	264.89'
L-11	N 03°54'05" W	193.29'
L-12	N 89°34'29" E	102.73'
L-13	S 11°34'24" W	35.17'
L-14	S 45°22'35" W	104.09'
L-15	S 30°44'48" W	130.03'
L-16	S 64°41'48" W	50.65'
L-17	N 20°59'23" E	38.27'
L-18	N 20°59'22" E	38.27'
L-19	N 14°49'31" E	102.16'
L-20	N 14°49'31" E	19.91'
L-21	N 64°45'02" W	52.57'
L-22	N 70°54'33" E	80.84'
L-23	N 77°10'14" W	34.14'
L-24	N 49°06'00" W	158.32'
L-25	N 27°18'13" W	154.15'
L-26	N 36°27'35" W	95.30'





VICINITY MAP

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
4) THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.5 LANDSCAPING OF THE FRANKLIN COUNTY UNIFIED DEVELEOPMENT ORDINANCE.
5) THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT-OF-WAYS, INTERIOR OF LOTS.
6) KETTLE CREEK SUBDIVISION HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ANY MAIL KIOSKS AND MAIL KIOSK EASEMENTS.
7) 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
8) 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 PREFORM 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.
9) PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
10) ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
11) ALL LOTS MUST BE SERVED INTERNALLY. NO LOTS SHALL HAVE DIRECT ACCESS ONTO PILOT-RILEY ROAD N.C.S.R. 1103.
12) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
13) ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION 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) THE DRAINAGE EASEMENT MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET THE COUNTY AND STATE STORM WATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE MAINTENANCE EASEMENT IS OBSTRUCTED OR THE STORM WATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
15) 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 IS NEEDED. NOTE THAT 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.
16) THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT THE PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
17) ALL STUB ROADS/STREETS HAVE BEEN BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.

FRANKLIN COUNTY
ZONED R-30
MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

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
XXXX – ADDRESS

LINE TYPE LEGEND

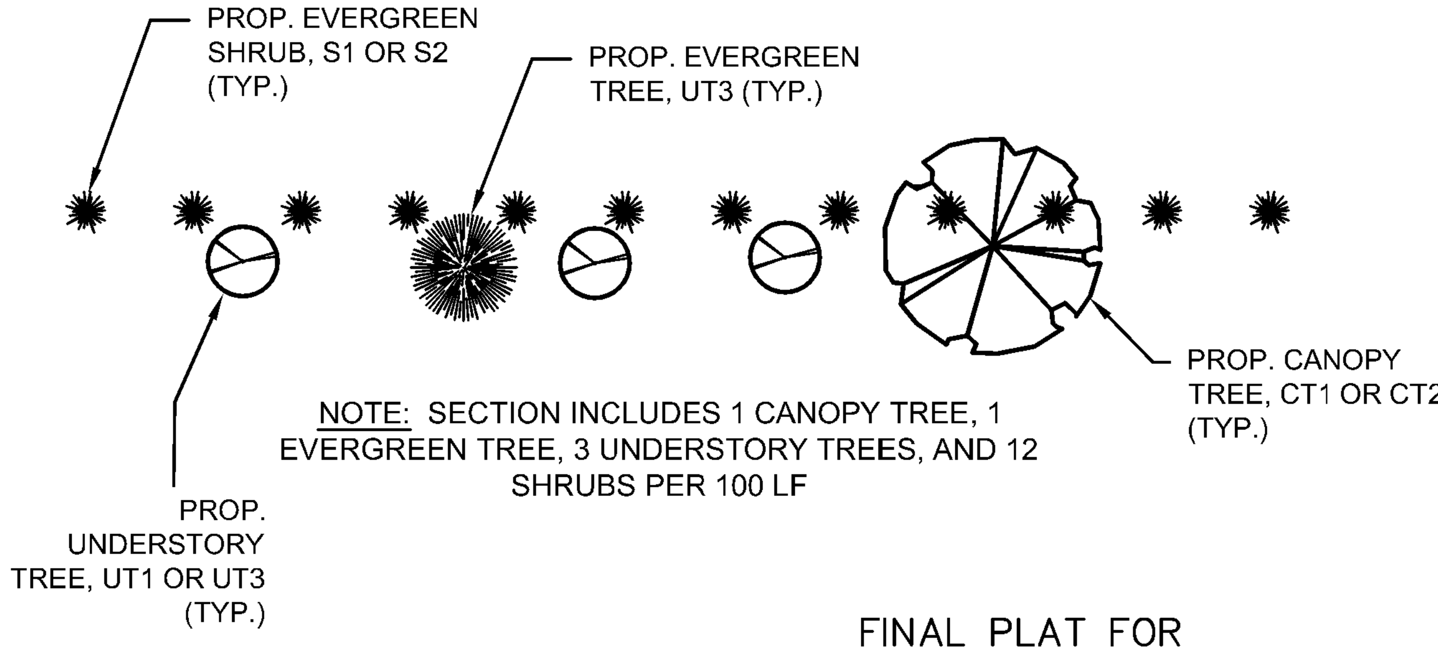
PROPERTY LINE – LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE – LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS

OWNER/DEVELOPER:

PILOT DEVELOPMENT, LLC
PO BOX 610
YOUNGSVILLE, NC 27596

TYPICAL 100 LF PLANTING SECTION

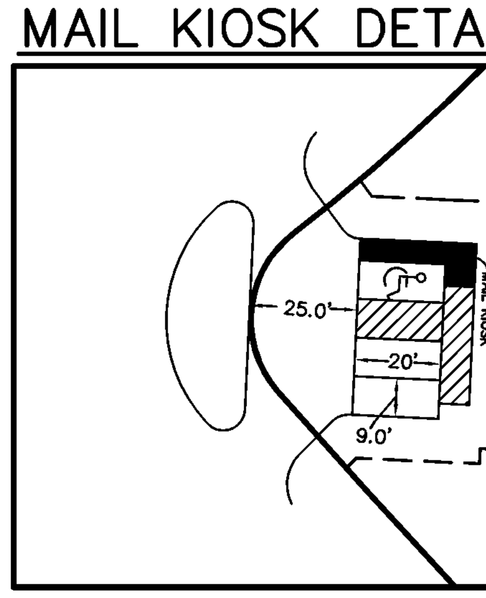
SCALE: 1" = 20'



NOTE: SECTION INCLUDES 1 CANOPY TREE, 1 EVERGREEN TREE, 3 UNDERSTORY TREES, AND 12 SHRUBS PER 100 LF

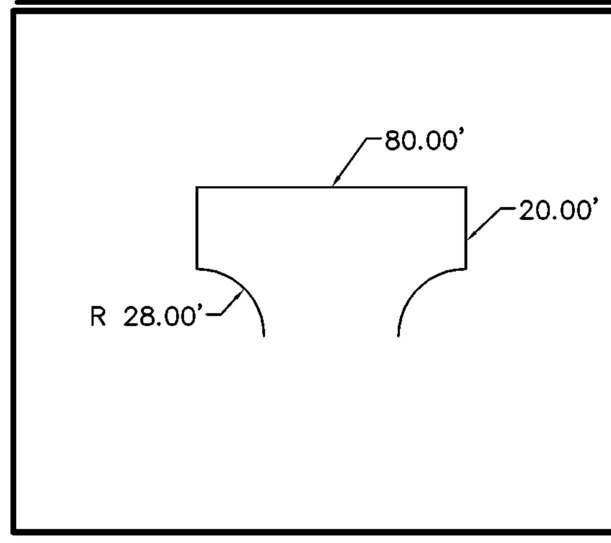
SUBDIVISION STREET DISCLOSURE STATEMENT
ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONNG ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

MAIL KIOSK DETAIL NTS



(2 REGULAR PARKING SPACES, 1 HANDICAP SPACE, 3 PARKING SPACES TOTAL)

TURNAROUND DETAIL NTS



FINAL PLAT FOR

KETTLE CREEK SUBDIVISION

REF: D.B. 2272, PAGE 2028-2031
REF: M.B. 2022, PAGE 16
REF: PRF 3, SLIDE 95-E
DUNN TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA
100 50 0 100 200
SCALE 1"=100'
FEBRUARY 23, 2022
ZONED R-30
PIN# 1799-32-6773
SHEET 4 OF 4

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