

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 HERE ON; 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 13th DAY OF APRIL A.D. 2022.

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

BK 2022 PG 144 - 144 (1) DOC# 10060438 This Document eRecorded: 04/19/2022 03:20:44 PM Fee: \$21.00 Tax: \$0.00 Franklin County, North Carolina Brandi Smith Brinson, Register of Deeds

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, 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: Michael A. Moss, 4/13/2022

OWNER(S) DATE

For: willow Development, LLC

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

DocuSigned by: M. Scott Wheeler, 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 PETITIONING ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

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 WILLOW BEND SUBDIVISION PH 2 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$ 4706.63 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

DocuSigned by: Jason Rogers, 4/19/2022, ADMINISTRATOR /ASSISTANT DATE

IMPERVIOUS SURFACE CHART: TOTAL AREA: 335,158 S.F. x 24% ALLOWED IMPERVIOUS: 80,438 S.F. LESS ROAD PAVEMENT: 8,469 S.F. TOTAL REMAINING IMPERVIOUS: 71,969 S.F. MAX IMPERVIOUS ALLOWED PER LOT: 11,994 S.F.

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.

4/19/2022 DATE DocuSigned by: Jason Rogers, REVIEW OFFICER

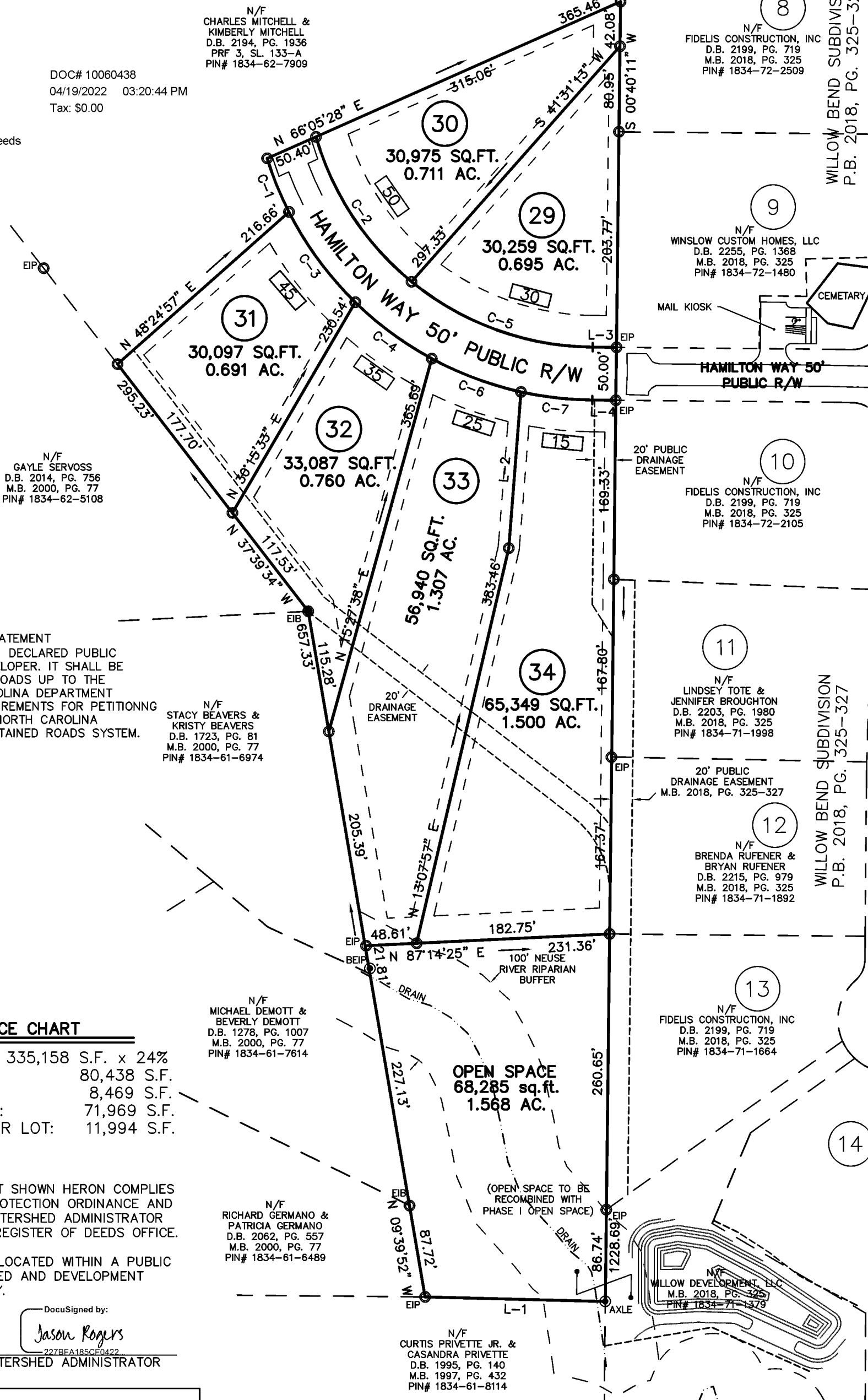
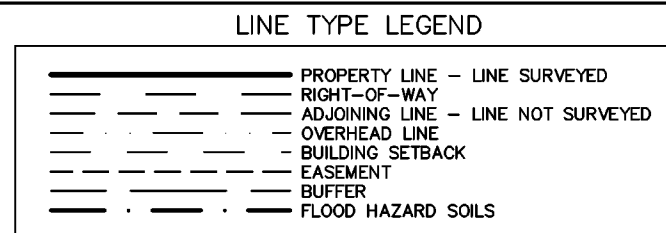
I CERTIFY THAT THE PLAT SHOWN HERON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

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

4/19/2022 DATE Jason Rogers, WATERSHED ADMINISTRATOR

CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING. Includes curves C-1 through C-7.

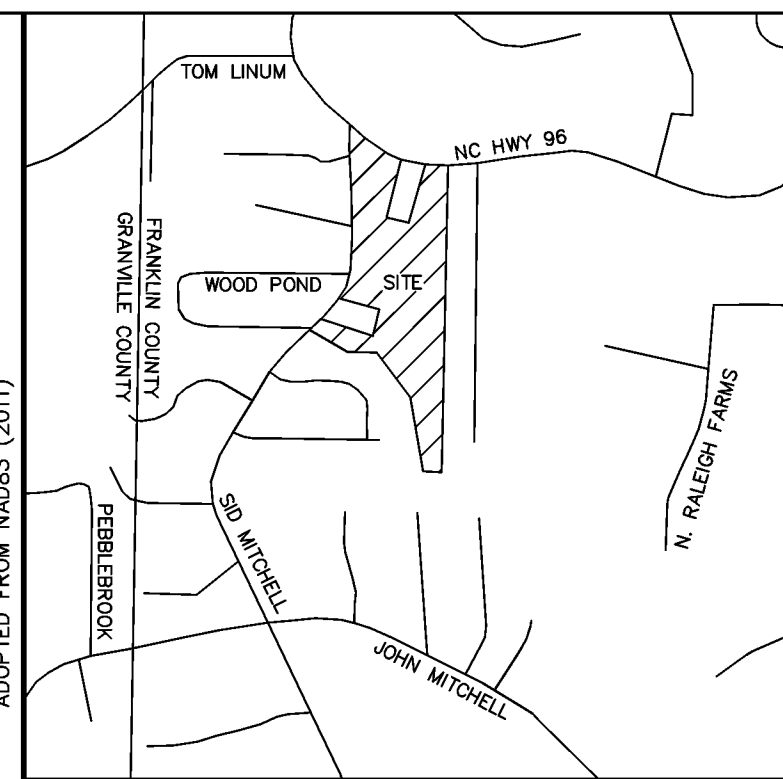
LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes lines L-1 through L-4.



- 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, 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, ADDRESS

FRANKLIN COUNTY ZONED R-30 MINIMUM BUILDING SETBACKS: FRONT 30', REAR 25', SIDE 10'

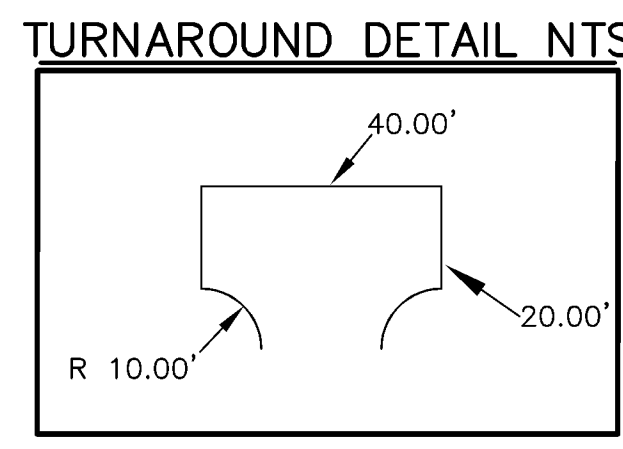
- NOTES: 1) AREA COMPUTED BY COORDINATE METHOD. 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY. 3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200). 4) MAIL KIOSK LOCATED IN WILLOW BEND PHASE 1 SHALL SERVE LOTS IN WILLOW BEND PHASE 2. 5) OPEN SPACE TO BE OWNED AND MAINTAINED BY WILLOW BEND HOA. 6) OPEN SPACE TO BE RECOMBINED WITH PHASE 1 OPEN SPACE TO PROVIDE ACCESS TO PUBLIC R/W. 7) THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS. 8) ALL STUB ROADS/STREETS HAVE BEEN BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE. 9) ALL NEW ROADS WILL BE BUILT TO NCDOT SPECIFICATIONS AND DESIGNATED AS PUBLIC. 10) ALL LOTS WILL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS. 11) RECREATION REQUIREMENT TO BE MET BY PAYMENT IN LIEU. 12) IN ACCORDANCE WITH ARTICLE 6.5.5 STREET TREES OF THE FRANKLIN COUNTY UDO. STREET PLAN TO BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAT APPROVAL. 13) THE WILLOW BEND HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS. 14) 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. 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 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. 16) STORMWATER OPERATION AND MAINTENANCE AGREEMENT FOUND ON D.B. 2165, PAGE 1247. 17) 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. 18) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS. 19) PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT. 20) ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY. 21) 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. 22) 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. 23) 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.



OWNER/DEVELOPER: WILLOW DEVELOPMENT, LLC P.O. BOX 610 112C WHEATON AVENUE YOUNGVILLE, NC, 27596 (919) 556-4700

FINAL PLAT FOR WILLOW BEND SUBDIVISION PHASE 2

OWNER: WILLOW DEVELOPMENT, LLC REF: D.B. 2274, PAGE 1658 REF: D.B. 2194, PAGE 1936 REF: M.B. 2021, PAGE 367 REF: PRF 3, SLIDE 133-A YOUNGVILLE TOWNSHIP FRANKLIN COUNTY, NORTH CAROLINA



SCALE 1"=100' JANUARY 6, 2022 ZONED R-30 WS IV PIN# 1834-62-9025



CAWTHORNE, MOSS & PANCIERA, P.C. 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.

(WILLOW BEND PH2.DWG - LGH)