

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; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.



THIS 6<sup>TH</sup> DAY OF JUNE, 2017.

*Michael A. Moss*  
PROFESSIONAL LAND SURVEYOR (L-3794)

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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, AND DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

*Crosswind Development, Inc.*  
*By: William H. Ryan, Pres. 6/2/17*  
OWNER 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 ASHTON MEADOWS OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$79,568.73 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

*Jordan T. Rosen* 9-12-17  
ADMINISTRATOR / ASSISTANT DATE

**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

*T. R. Moore* 6-9-17  
DISTRICT ENGINEER

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

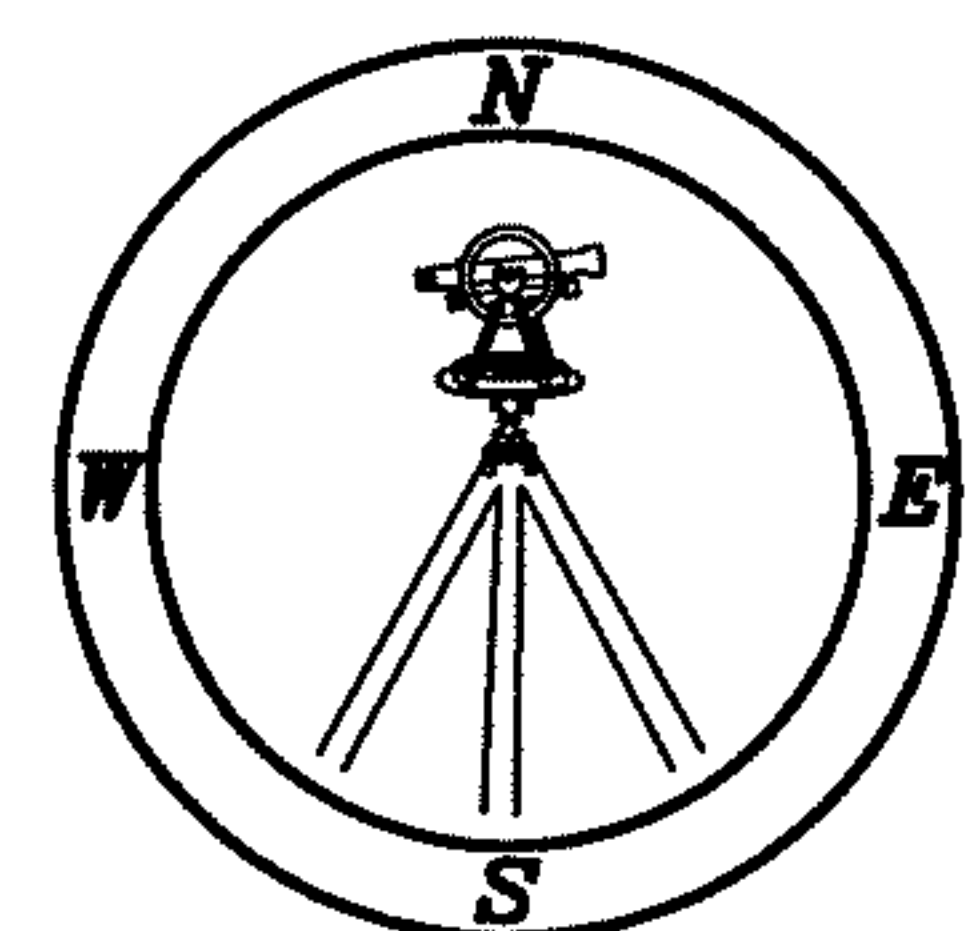
FRANKLIN COUNTY, NORTH CAROLINA  
I, *Jason Rogers*, REVIEW OFFICER  
OF FRANKLIN COUNTY, CERTIFY THAT THE  
MAP OR PLAT TO WHICH THIS CERTIFICATION  
IS AFFIXED MEETS ALL STATUTORY  
REQUIREMENTS FOR RECORDING.

9-12-17 *Jason T. Rosen*  
DATE REVIEW OFFICER

RECORDED IN MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**OWNER/DEVELOPER:**

CROSSWIND DEVELOPMENT, INC.  
2550 CAPITAL DRIVE, SUITE 105  
CREEDMOOR, NC 27522



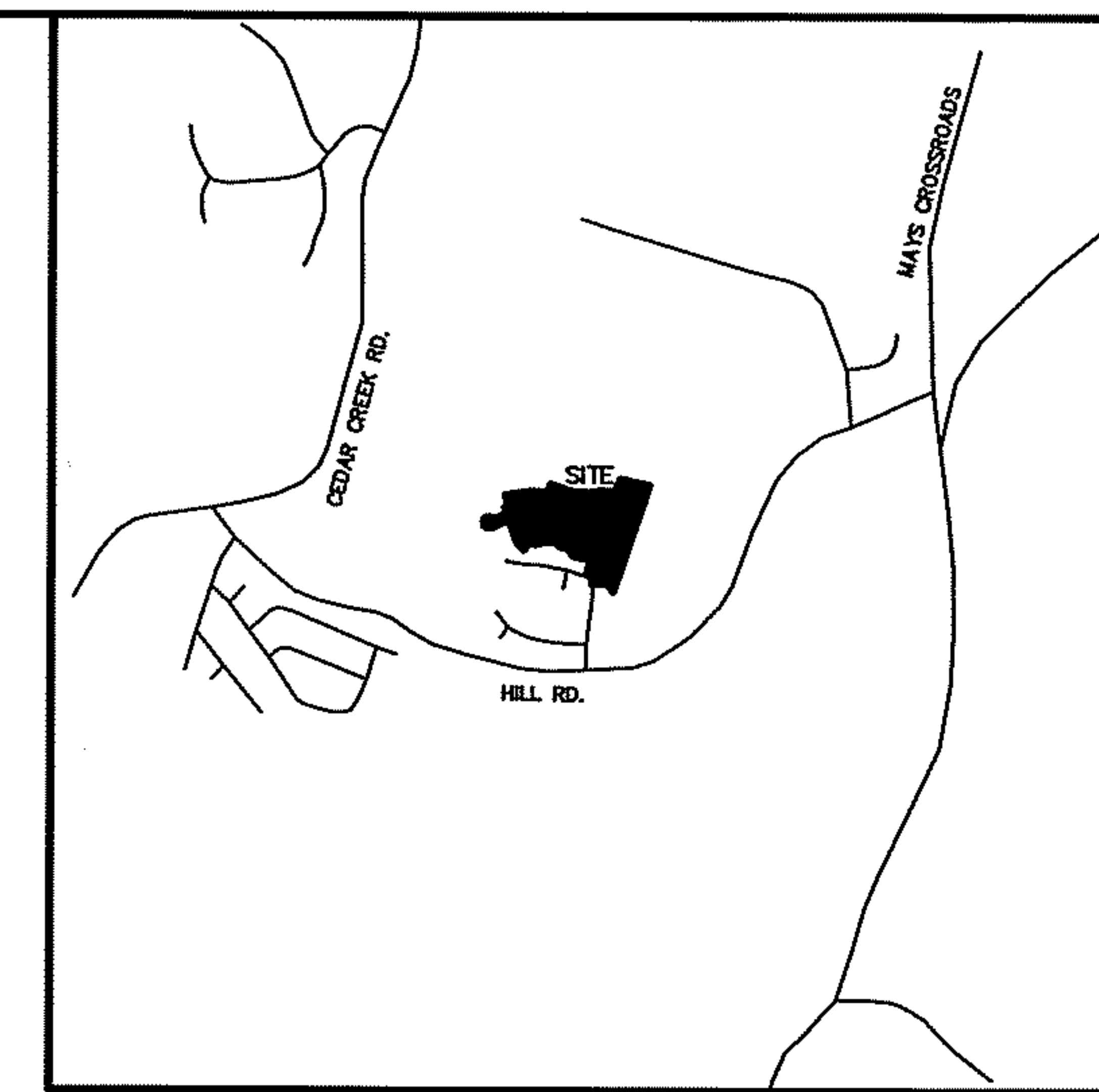
CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

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

**SITE DATA**

TOTAL AREA = 16.182 AC.  
(TO BE SUBDIVIDED)  
LESS R/W = 1.417 AC.  
LESS OPEN SPACE = 2.501 AC.  
NET AREA = 12.264 AC.  
TOTAL LOTS = 28  
AVERAGE LOT SIZE = 0.438 AC.



**VICINITY MAP**

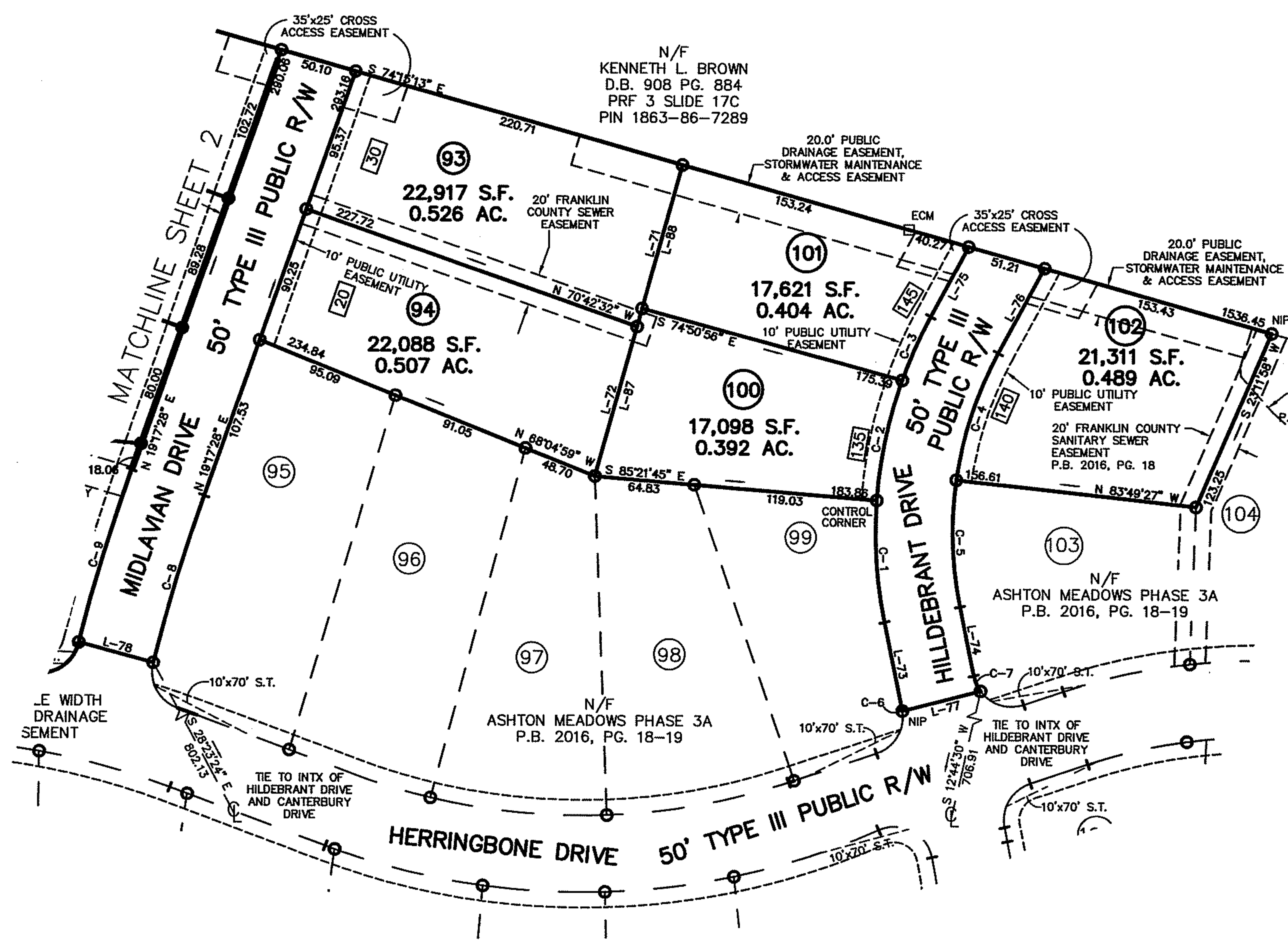


Doc ID: 00550090002 Type: CRP  
Recorded: 09/12/2017 at 10:56:53 AM  
Fee Amt: \$42.00 Page 1 of 2  
Franklin County North Carolina  
Grandi S. Davis Register of Deeds  
BK 2017 Pg 243-244

**NOTES:**  
- THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.  
- THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT-OF-WAYS, INTERIOR OF LOTS.  
- THE STORMWATER BMP OPERATION AND MAINTAINANCE AGREEMENT IS RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS OFFICE AS D.B. 2016, PG. 162.  
- ALL STRUCTURAL STORMWATER BMP'S SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT-OF-WAY 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.  
- THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCE ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.  
- 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 SHALL TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.  
- PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.

**LINE TABLE**

LINE	LENGTH	BEARING
L-1	80.87'	S 38°20'41" E
L-2	59.60'	N 88°10'25" E
L-3	12.66'	S 57°15'31" E
L-4	41.31'	S 71°09'25" E
L-5	40.08'	S 79°40'20" E
L-6	10.12'	S 79°40'20" E
L-7	98.34'	N 79°29'59" E
L-8	98.53'	S 69°22'06" E
L-9	87.07'	N 86°13'12" E
L-10	41.08'	N 26°23'18" W
L-11	28.19'	N 26°51'30" E
L-12	81.28'	N 27°14'12" W
L-13	65.65'	N 07°26'03" W
L-14	45.07'	N 13°51'47" E
L-15	61.37'	N 02°23'42" E
L-16	96.88'	N 13°31'05" W
L-17	48.77'	N 30°43'39" E
L-18	46.71'	N 84°53'10" E
L-19	75.49'	N 30°40'02" E
L-20	67.27'	N 23°09'56" E
L-21	38.39'	N 56°44'38" E
L-22	19.84'	N 27°47'54" E
L-23	20.12'	N 29°26'46" W
L-24	44.21'	N 70°22'20" W
L-25	35.31'	N 23°22'59" W
L-26	21.51'	N 08°50'14" W
L-27	29.20'	N 84°26'28" W
L-28	30.77'	S 50°34'07" W
L-29	48.86'	N 39°45'49" W
L-30	38.10'	N 13°25'22" E
L-31	30.67'	N 22°08'13" W
L-32	62.65'	N 05°12'25" E
L-33	32.59'	N 45°48'08" E
L-34	30.22'	N 13°08'18" E
L-35	44.48'	N 30°10'53" W
L-36	20.83'	N 04°01'50" E
L-37	24.13'	N 47°02'55" E
L-38	27.74'	N 76°35'44" E
L-39	9.40'	N 27°06'29" E
L-40	20.49'	S 13°51'05" W
L-41	39.68'	S 51°53'15" W
L-42	49.12'	S 14°42'37" E
L-43	67.06'	S 23°45'02" W
L-44	37.18'	S 04°33'32" E
L-45	22.82'	S 04°33'32" E
L-46	56.62'	S 71°52'24" E
L-47	73.03'	S 19°58'48" E
L-48	6.99'	S 19°58'48" E
L-49	29.55'	S 56°19'09" E
L-50	72.27'	S 12°33'19" E
L-51	85.16'	S 31°06'13" W
L-52	83.79'	S 31°06'13" W
L-53	35.70'	S 17°45'54" W
L-54	46.52'	S 65°12'59" W
L-55	62.52'	S 02°45'30" W
L-56	190.58'	S 02°45'30" W
L-57	69.75'	S 25°25'35" E
L-58	137.50'	S 87°59'45" E
L-59	109.44'	S 87°59'45" E
L-60	71.58'	S 75°05'57" E
L-61	41.77'	S 75°05'57" E
L-62	68.15'	S 51°47'16" E
L-63	81.07'	N 50°22'46" E
L-64	61.29'	S 11°30'46" W
L-65	27.24'	S 11°30'46" W
L-66	31.39'	S 11°30'46" W
L-67	55.07'	S 11°30'46" W
L-68	5.59'	S 11°30'46" W
L-69	49.35'	S 11°30'46" W
L-70	86.05'	S 11°30'46" W
L-71	109.27'	S 15°23'42" W
L-72	101.25'	S 15°23'42" W
L-73	57.79'	N 11°39'48" W
L-74	45.70'	N 11°39'48" W
L-75	51.76'	N 28°13'21" E
L-76	62.82'	N 28°13'21" E
L-77	52.44'	S 75°40'47" W
L-78	50.01'	N 74°51'30" W
L-79	50.00'	S 71°26'53" W
L-80	36.27'	N 18°41'36" W
L-81	94.78'	S 67°10'52" W
L-82	11.65'	N 67°10'52" E
L-83	85.29'	N 67°10'52" E
L-84	78.87'	N 67°10'52" E
L-86	61.35'	N 85°39'03" E
L-87	113.40'	N 15°23'42" E
L-88	97.12'	N 15°23'42" E



**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	79.86'	295.00'	79.62'	S 03°54'28" E
C-2	80.25'	295.00'	80.00'	S 11°38'27" W
C-3	45.25'	295.00'	45.21'	S 23°49'41" W
C-4	87.44'	245.00'	86.97'	S 17°59'54" W
C-5	83.12'	245.00'	82.72'	S 01°56'40" E
C-6	0.95'	25.00'	0.95'	N 10°34'36" W
C-7	10.96'	25.00'	10.87'	S 24°13'21" E
C-8	113.67'	1232.59'	113.63'	S 16°38'56" W
C-9	117.29'	1282.59'	117.25'	S 16°40'16" W
C-10	36.97'	25.00'	33.69'	N 56°21'13" E
C-11	63.00'	535.00'	62.97'	N 84°39'36" W
C-12	37.47'	25.00'	34.06'	N 24°14'38" E
C-13	30.77'	25.00'	28.87'	S 77°33'16" E
C-14	26.41'	50.00'	26.10'	N 57°25'11" W
C-15	42.33'	50.00'	41.08'	S 83°11'43" W
C-16	35.99'	50.00'	35.22'	S 38°19'12" W
C-17	37.11'	50.00'	36.26'	S 03°33'40" E
C-18	36.21'	50.00'	35.42'	S 45°34'07" E
C-19	40.58'	50.00'	39.48'	S 89°34'01" E
C-20	1.70'	485.00'	1.70'	S 67°16'53" W
C-21	61.20'	660.66'	61.18'	S 16°02'23" E
C-22	80.40'	660.66'	80.35'	S 09°53'58" E
C-23	80.74'	660.66'	80.69'	S 02°54'42" E
C-24	80.57'	660.66'	80.52'	S 04°05'00" W
C-25	82.52'	660.66'	82.47'	S 11°09'20" W
C-26	81.72'	610.66'	81.66'	S 10°49'02" W
C-27	81.42'	610.66'	81.36'	S 03°09'51" W
C-28	81.10'	610.66'	81.04'	S 04°27'36" E
C-29	80.41'	610.66'	80.35'	S 12°02'13" E
C-30	30.74'	610.66'	30.74'	S 17°15'04" E
C-31	1.28'	1282.59'	1.28'	S 14°01'21" W

**LEGEND:**

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- RRSPK - RAIL ROAD SPIKE
- SPK - SET PK NAIL
- AL - ANGLE IRON
- - ADDRESS

**REFERENCE :**

- M.B. 2016, PG. 18-19
- M.B. 1995, PG. 390
- M.B. 2002, PG. 32
- M.B. 2006, PG 342
- M.B. 2008, PG 172
- M.B. 2010, PG 178
- PRF 3 SLIDE 17C

**MINIMUM BUILDING SETBACKS**

FRONT	30'
REAR	25'
SIDE	10'

**LINE TYPE LEGEND**

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

ADOPTED FROM B.M. 2008, PG. 354

**FINAL PLAT FOR ASHTON MEADOWS PHASE 3B**

OWNER: CROSSWIND DEVELOPMENT, INC  
REF: D.B. 2018, PG. 926  
REF: P.B. 2016, PG. 18-19  
REF: P.B. 2016, PG. 18-19  
YOUNGSVILLE TOWNSHIP  
FRANKLIN COUNTY, NORTH CAROLINA

80 40 0 80 160

SCALE 1"=80'

MARCH 8, 2017  
ZONED R-15  
PIN # 1863-85-2175  
SHEET 1 OF 2

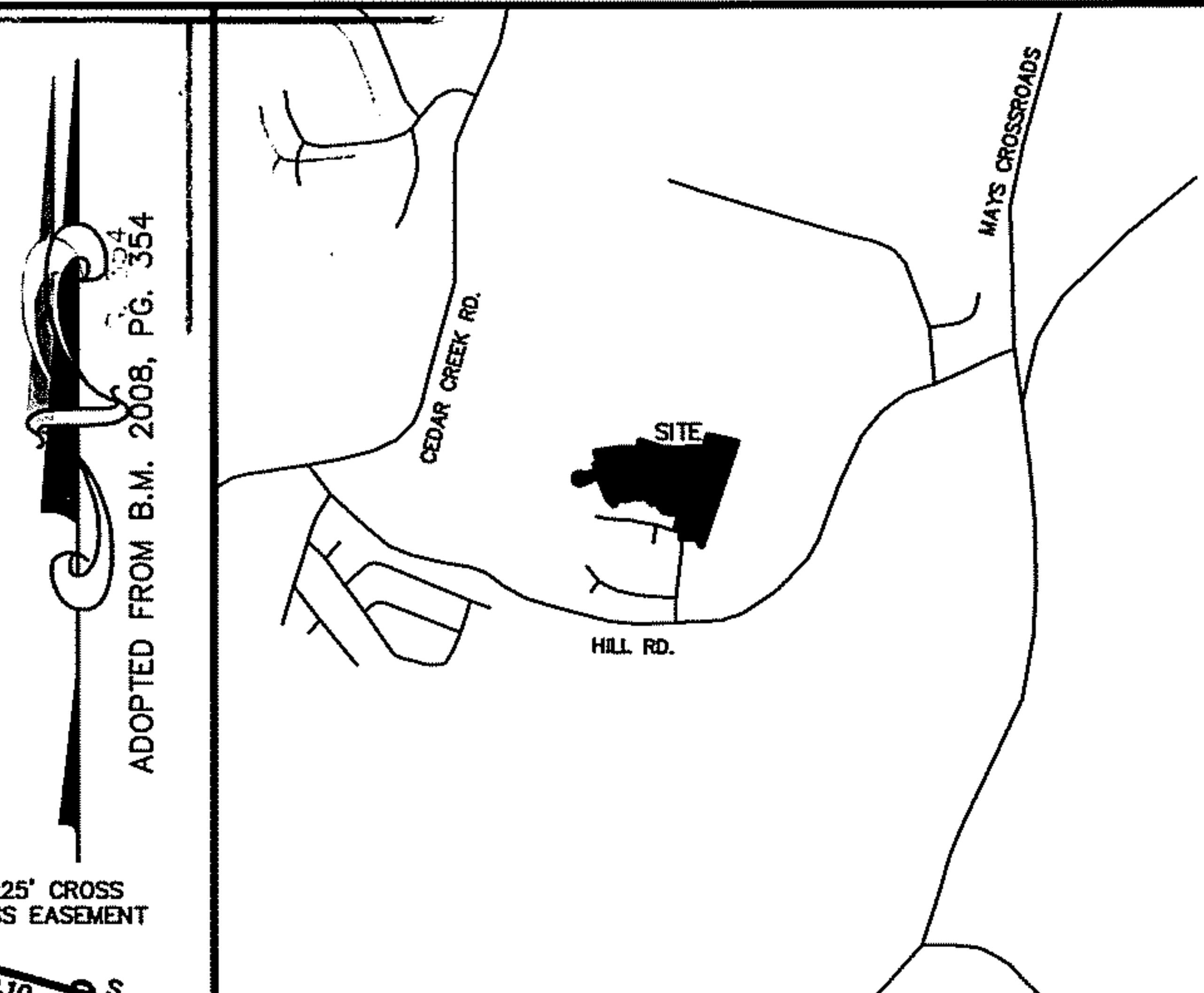
ASHTONPH3A-REV.dwg (DB)

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 THIS 6<sup>th</sup> DAY OF JUNE, 2017.

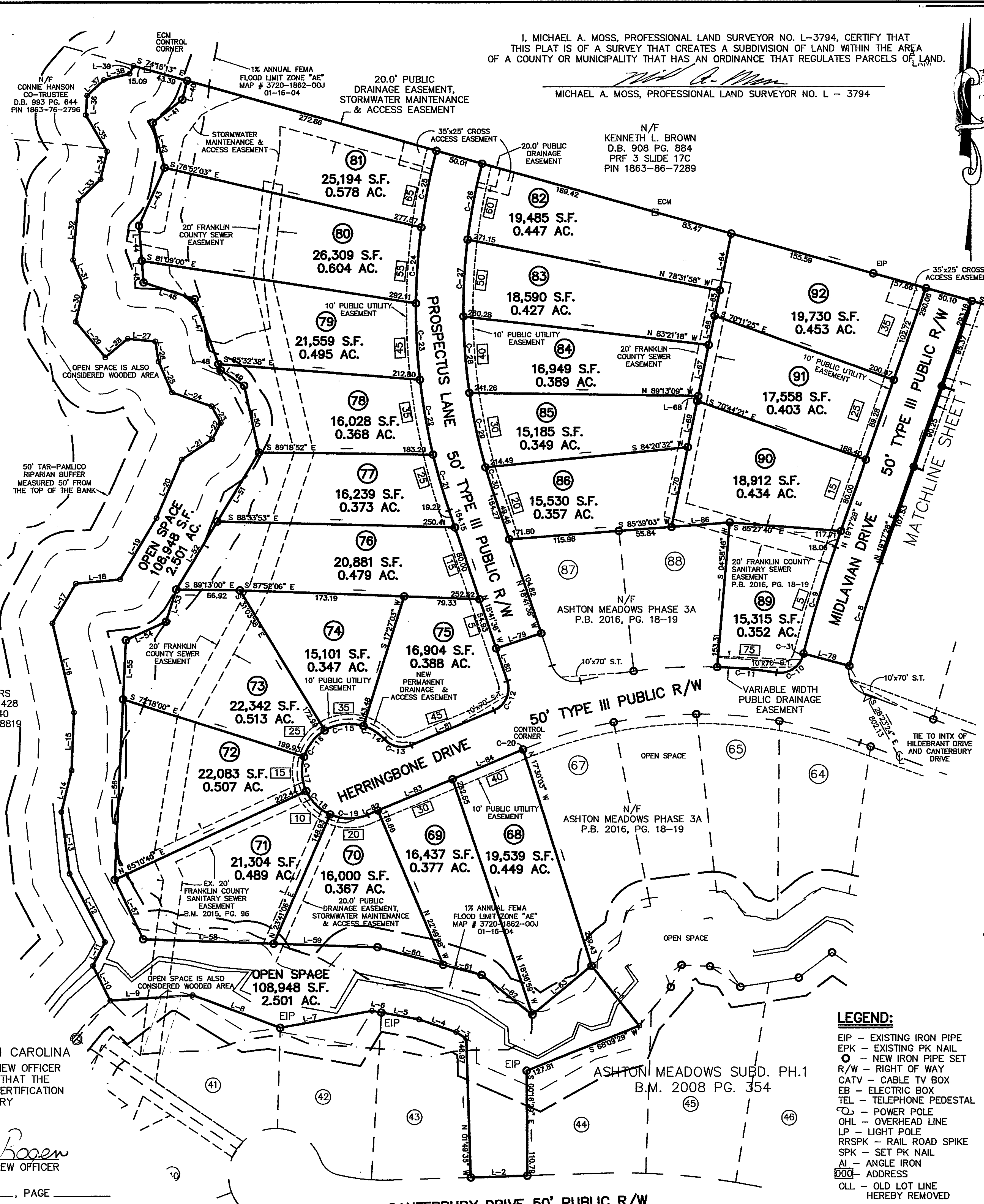
*Michael A. Moss*  
 PROFESSIONAL LAND SURVEYOR (L-3794)



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



VICINITY MAP



NOTES:  
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 - SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.  
 - PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.  
 - SEE SHEET 1 OF 2 FOR NCDOT SIGN OFF & ALL OTHER GOVERNMENTAL SIGN OFF'S & SIGNATURES.  
 - SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES

**OWNER/DEVELOPER:**  
 CROSSWIND DEVELOPMENT, INC  
 2550 CAPITAL DRIVE, SUITE 105  
 CREEDMOOR, NC 27522

**FINAL PLAT FOR  
 ASHTON MEADOWS PHASE 3B**

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 FRANKLIN COUNTY, NORTH CAROLINA



SCALE 1"=80'

MARCH 8, 2017  
 ZONED R-15  
 PIN # 1863-85-2175  
 SHEET 2 OF 2

**LEGEND:**  
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 EPK - EXISTING PK NAIL  
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 RRSPPK - RAIL ROAD SPIKE  
 SPK - SET PK NAIL  
 AI - ANGLE IRON  
 ○ - ADDRESS  
 OLL - OLD LOT LINE  
 HEREBY REMOVED

- REFERENCE :
- M.B. 2016, PG. 18-19
  - M.B. 1995, PG. 390
  - M.B. 2002, PG. 32
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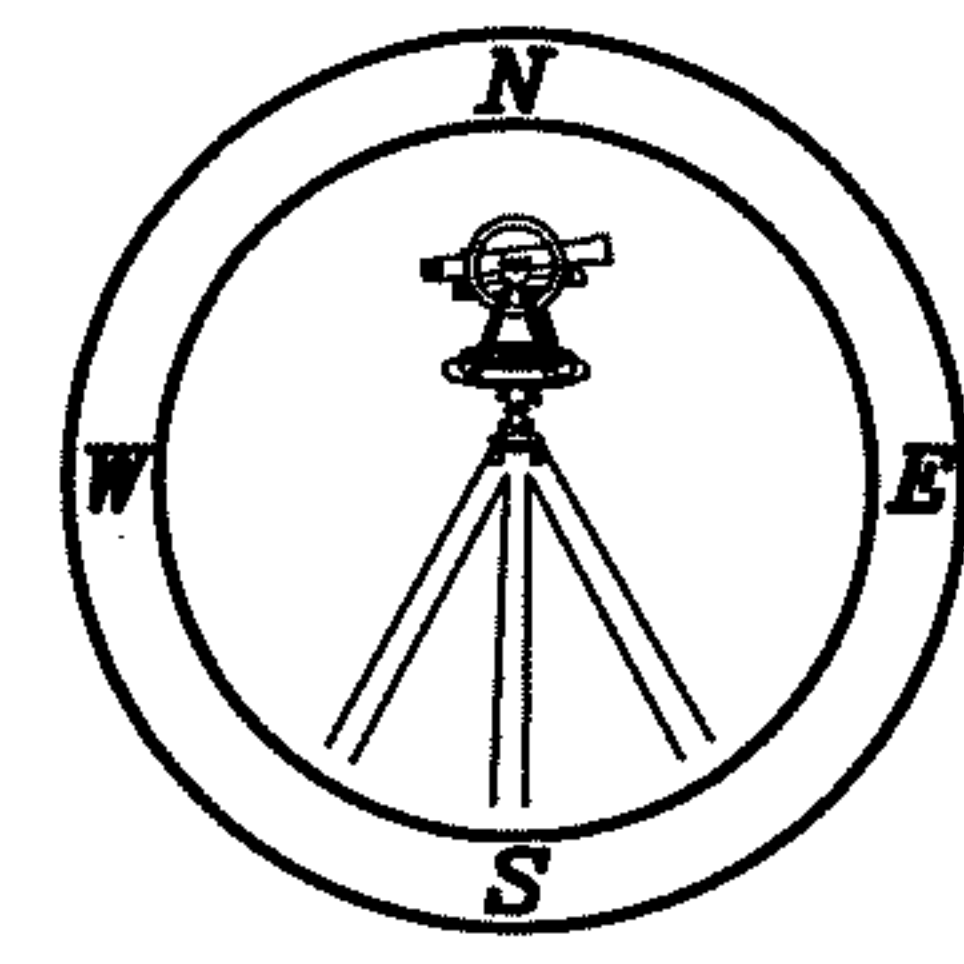
**MINIMUM BUILDING SETBACKS**

FRONT	30'
REAR	25'
SIDE	10'

**LINE TYPE LEGEND**

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

FRANKLIN COUNTY, NORTH CAROLINA  
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DATE 9-12-17  
 REVIEW OFFICER *Jason F. Rogers*

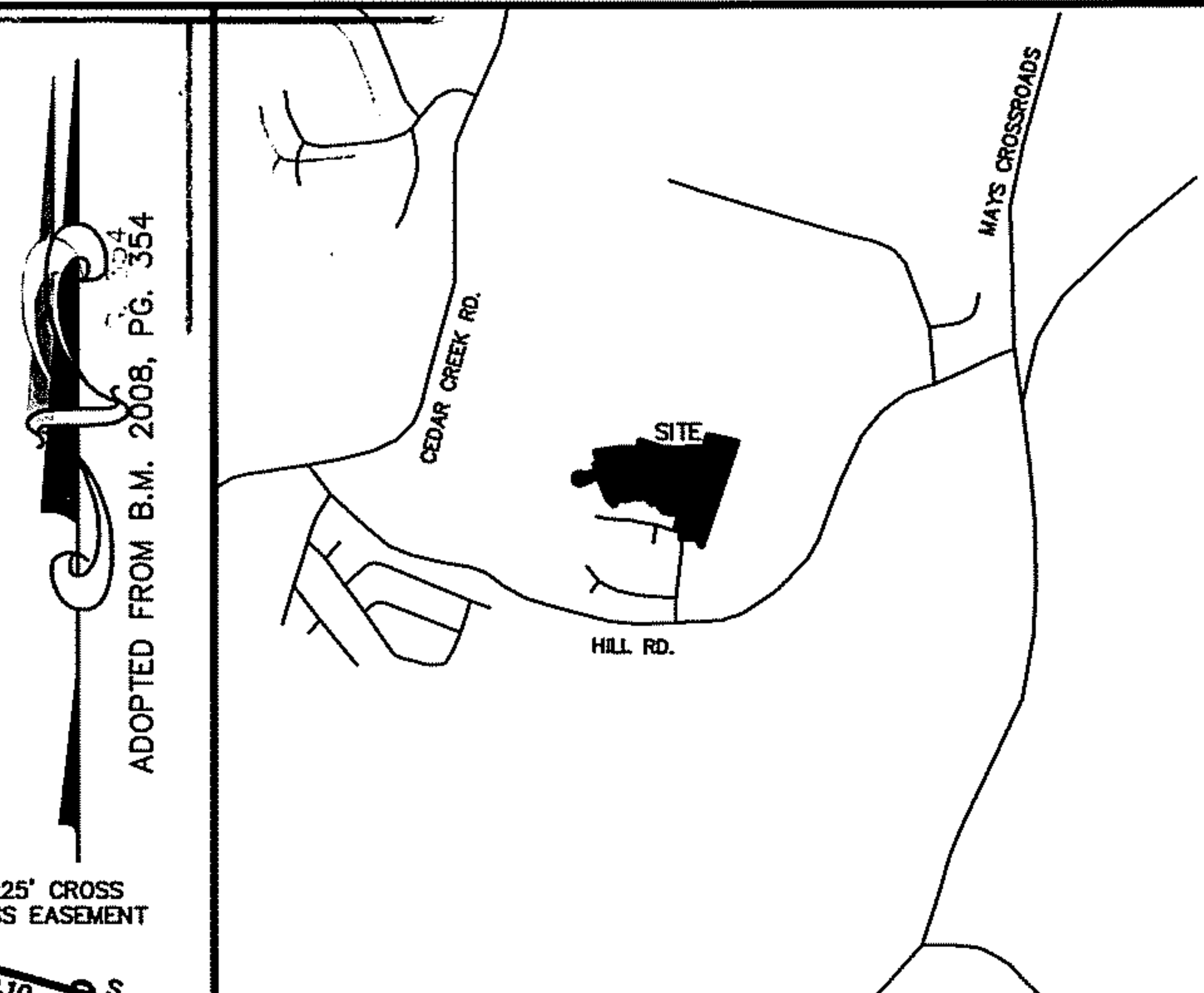
RECORDED IN MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

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VICINITY MAP

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 SHALL BE ESTABLISHED OUTSIDE OF THE NCDOT RIGHT OF WAY FOR ACCESS TO THE BMP'S. NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP'S.  
 - THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE 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 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 SHALL TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.  
 - PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.  
 - SEE SHEET 1 OF 2 FOR NCDOT SIGN OFF & ALL OTHER GOVERNMENTAL SIGN OFF'S & SIGNATURES.  
 - SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES

**OWNER/DEVELOPER:**  
 CROSSWIND DEVELOPMENT, INC  
 2550 CAPITAL DRIVE, SUITE 105  
 CREEDMOOR, NC 27522

**FINAL PLAT FOR  
 ASHTON MEADOWS PHASE 3B**

OWNER: CROSSWIND DEVELOPMENT, INC  
 REF: D.B. 2018, PG. 926  
 REF: P.B. 2016, PG. 18-19  
 REF: P.B. 2016, PG. 18-19  
 YOUNGVILLE TOWNSHIP  
 FRANKLIN COUNTY, NORTH CAROLINA



SCALE 1"=80'

MARCH 8, 2017  
 ZONED R-15  
 PIN # 1863-85-2175  
 SHEET 2 OF 2

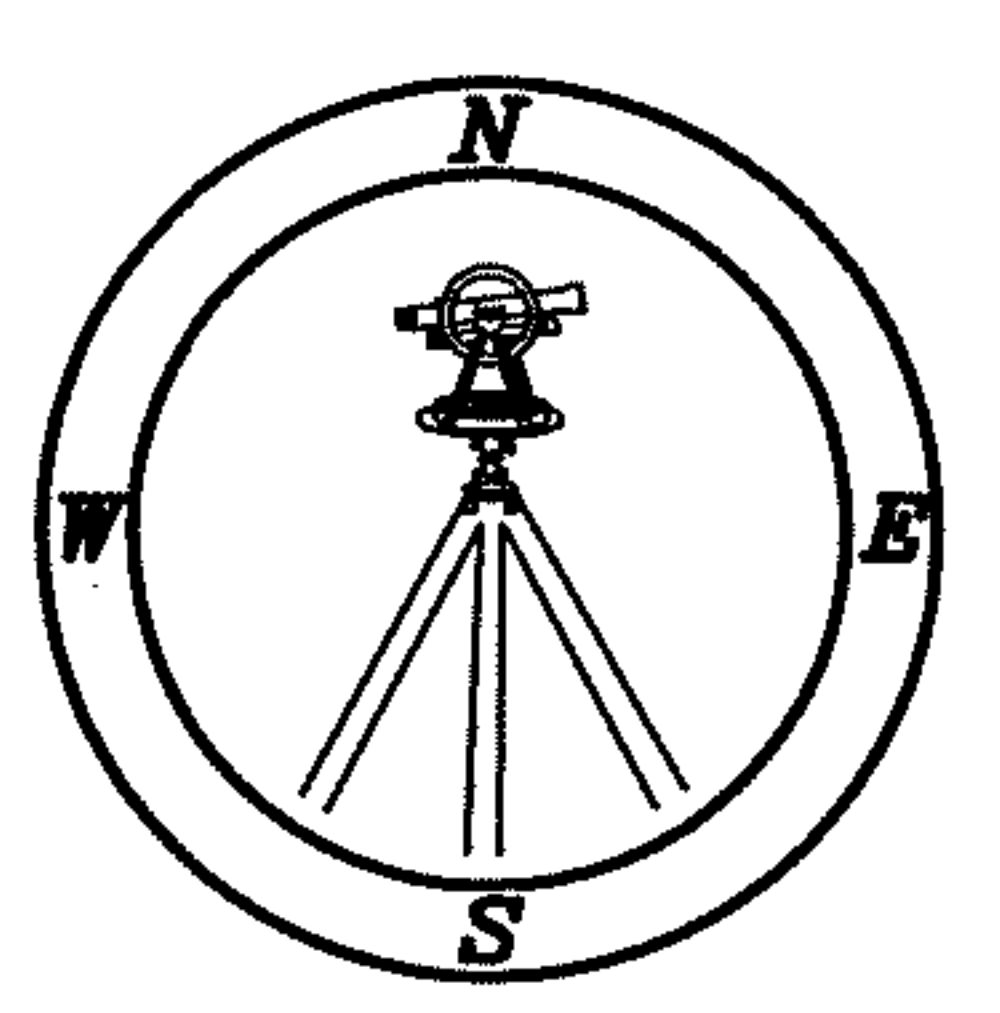
- REFERENCE :
- M.B. 2016, PG. 18-19
  - M.B. 1995, PG. 390
  - M.B. 2002, PG. 32
  - M.B. 2006, PG 342
  - M.B. 2008, PG 172
  - M.B. 2010, PG 178
  - PRF 3 SLIDE 17C

**MINIMUM BUILDING SETBACKS**

FRONT	30'
REAR	25'
SIDE	10'

**LINE TYPE LEGEND**

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



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.

9-12-17 *Jason F. Rogers*  
 DATE REVIEW OFFICER

RECORDED IN MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

