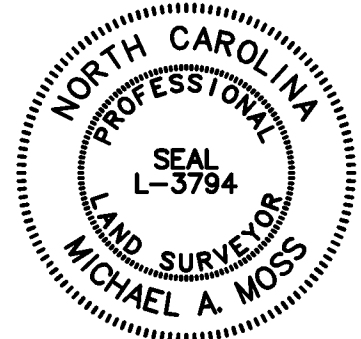


I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL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



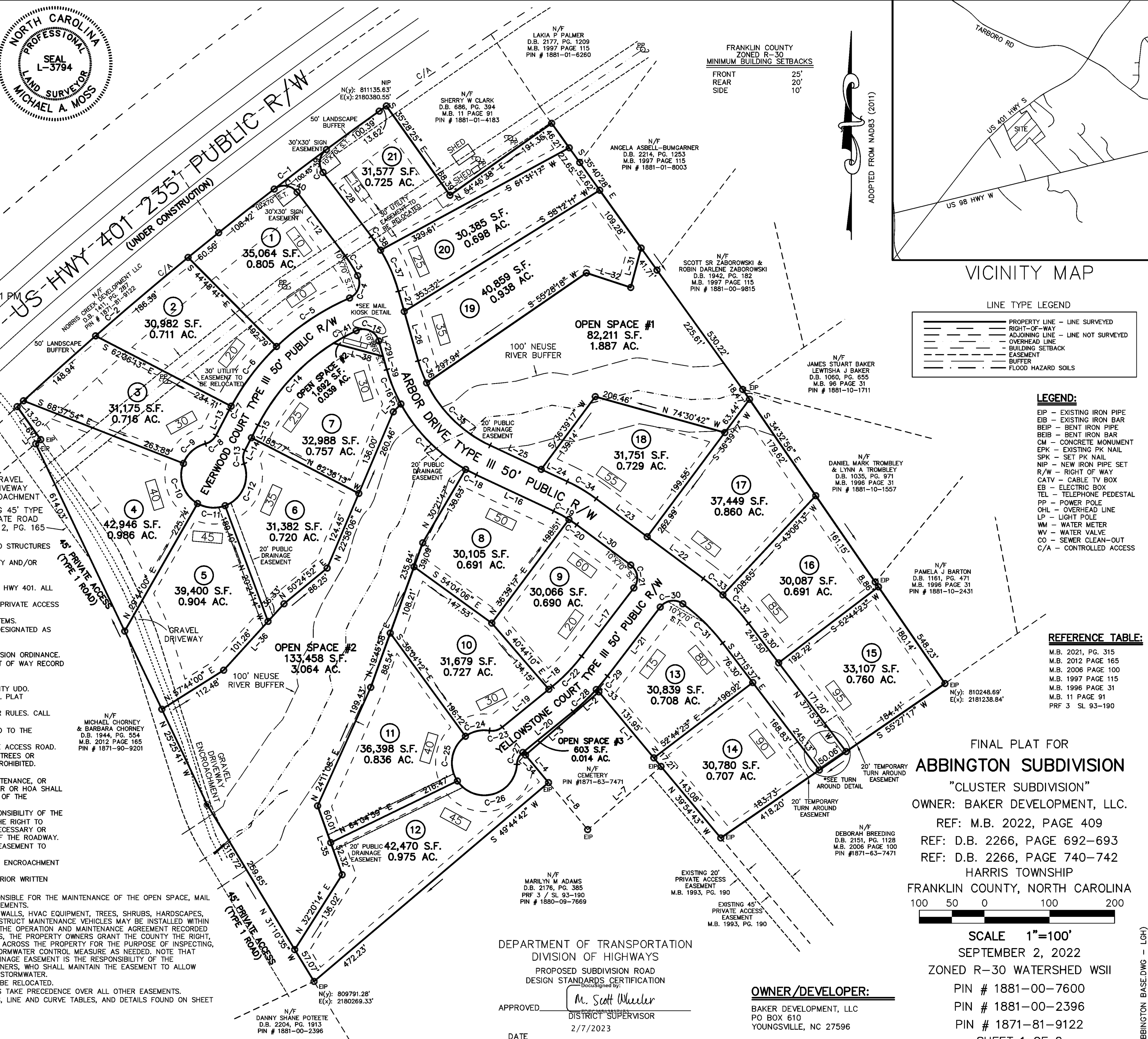
THIS 31st DAY OF JANUARY A.D. 2023.

DocuSigned 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.

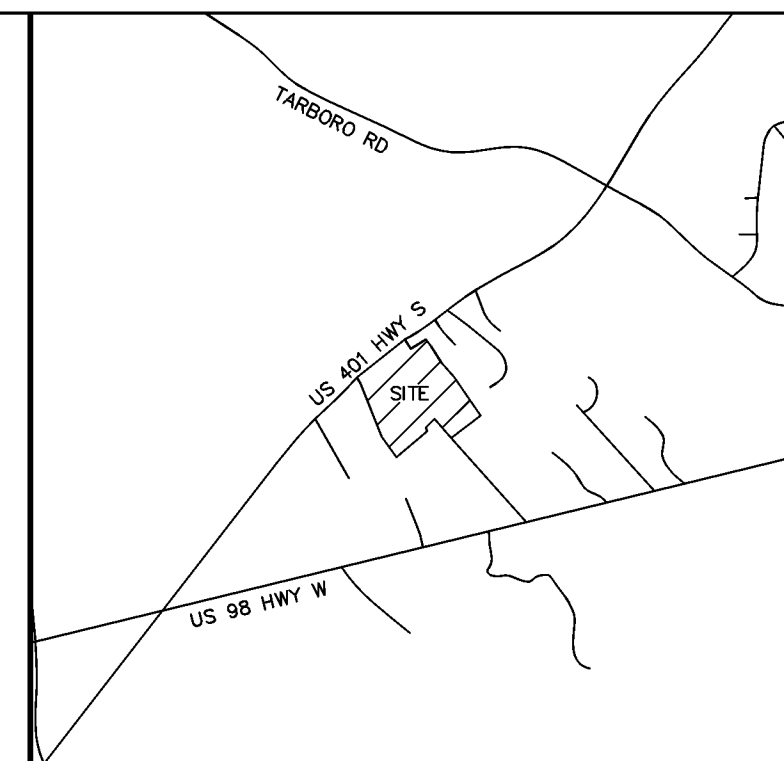
DocuSigned by: Michael A. Moss L-3794 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

BK 2023 PG 39 - 40 (2) DOC# 10071769
This Document eRecorded: 02/08/2023 03:52:41 PM
Fee: \$42.00 Tax: \$0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds



FRANKLIN COUNTY ZONED R-30 MINIMUM BUILDING SETBACKS

FRONT	25'
REAR	20'
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

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
C/A	- CONTROLLED ACCESS

REFERENCE TABLE:

M.B. 2021, PG. 315
M.B. 2012 PAGE 165
M.B. 2006 PAGE 100
M.B. 1997 PAGE 115
M.B. 1996 PAGE 31
M.B. 11 PAGE 91
PRF 3 SL 93-190

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
- 3) APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- 4) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 5) LOTS 1, 2, 3, 4 AND 21 SHALL NOT HAVE DIRECT ACCESS ONTO US HWY 401. ALL LOTS MUST BE SERVED INTERNALLY.
- 6) LOT 14 SHALL NOT HAVE DIRECT ACCESS TO EXISTING 20' AND 45' PRIVATE ACCESS EASEMENT RECORDED IN M.B. 1993, PG. 190.
- 7) ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
- 8) ALL NEW ROADS WILL BE BUILT TO N.C.D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 9) ALL LOTS AREA GREATER THAN 30,000 SQUARE FEET.
- 10) THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
- 11) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
- 12) RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
- 13) IN ACCORDANCE WITH ARTICLE 6.5 LANDSCAPING OF FRANKLIN COUNTY UDO. LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAT APPROVAL.
- 14) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 15) ALL STUB ROADS/STREETS ARE BUILT/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
- 16) LOTS 4, 5, AND 12 SHALL NOT HAVE ACCESS TO 45' TYPE I PRIVATE ACCESS ROAD.
- 17) THE 50' LANDSCAPING BUFFER IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNERS; BUILDING OF STRUCTURES ARE HEREOF PROHIBITED. [ARTICLE 7.8.A]
- 18) THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOA SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALKS AND WHEELCHAIR RAMPS.
- 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 OWNER(S) RESPONSIBILITY TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- 20) PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM THE NCDOT.
- 21) THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
- 22) THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK, AND DRAINAGE EASEMENTS.
- 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 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.
- 24) 30' UTILITY EASEMENT TO BE RELOCATED.
- 25) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
- 26) ALL OTHER CERTIFICATIONS, LINE AND CURVE TABLES, AND DETAILS FOUND ON SHEET 2 OF 2.

FINAL PLAT FOR
ABBINGTON SUBDIVISION
"CLUSTER SUBDIVISION"
OWNER: BAKER DEVELOPMENT, LLC.
REF: M.B. 2022, PAGE 409
REF: D.B. 2266, PAGE 692-693
REF: D.B. 2266, PAGE 740-742
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

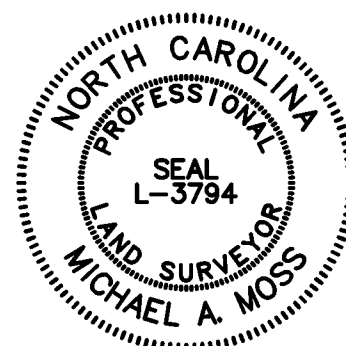
SCALE 1"=100'
SEPTEMBER 2, 2022
ZONED R-30 WATERSHED WSII
PIN # 1881-00-7600
PIN # 1881-00-2396
PIN # 1871-81-9122
SHEET 1 OF 2

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
APPROVED: M. Scott Wheeler
DISTRICT SUPERVISOR
DATE: 2/7/2023

OWNER/DEVELOPER:
BAKER DEVELOPMENT, LLC
PO BOX 610
YOUNGVILLE, NC 27596



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 31st DAY OF JANUARY A.D. 2023.

DocuSigned 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.

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... 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, 1/31/2023, 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 ABBINGTON SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$44,666.88 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

DocuSigned by: Jason Rogers, 2/8/2023, 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 APPROVED M. Scott Wheeler DISTRICT SUPERVISOR DATE 2/7/2023

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.

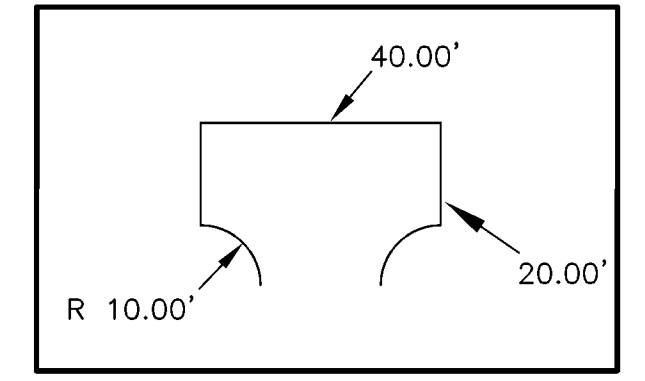
NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTIONS MAY APPLY. Jason Rogers WATERSHED ADMINISTRATOR DATE 2/8/2023

FRANKLIN COUNTY, NORTH CAROLINA Jason Rogers REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. Jason Rogers REVIEW OFFICER DATE 2/8/2023

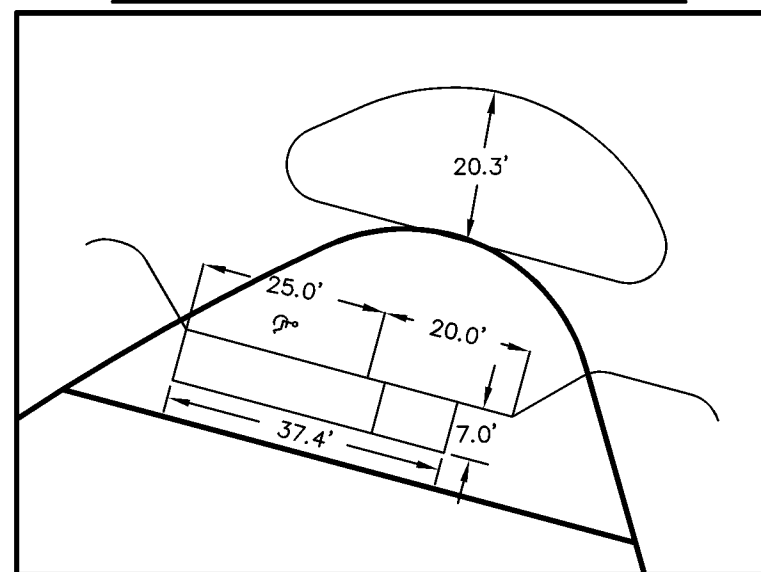
Table with 5 columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING. Lists curves C-1 through C-41 with their respective measurements.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L-1 through L-39 with their respective bearings and distances.

TURNAROUND DETAIL NTS



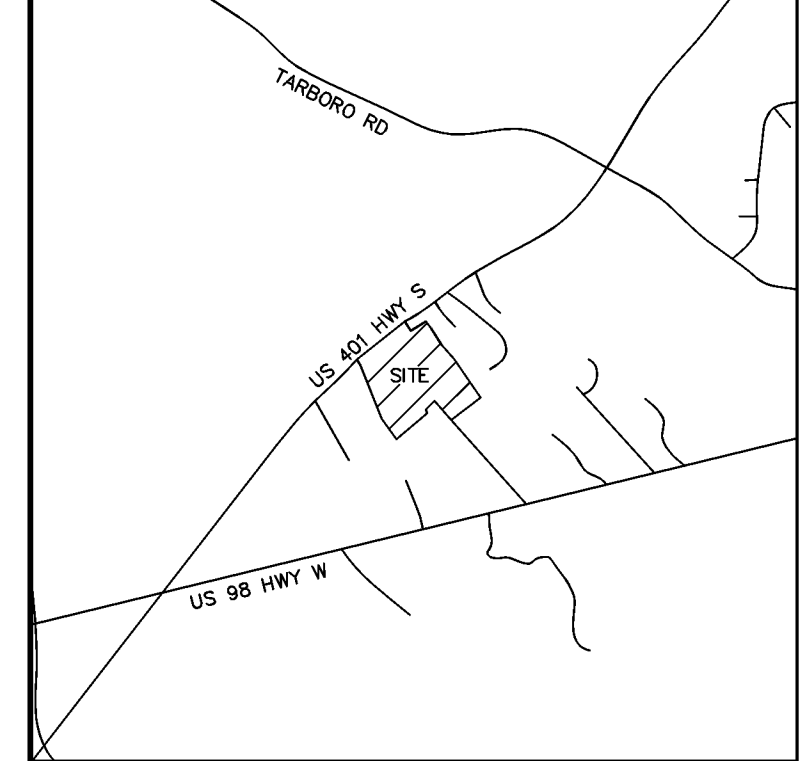
MAIL KIOSK DETAIL NTS



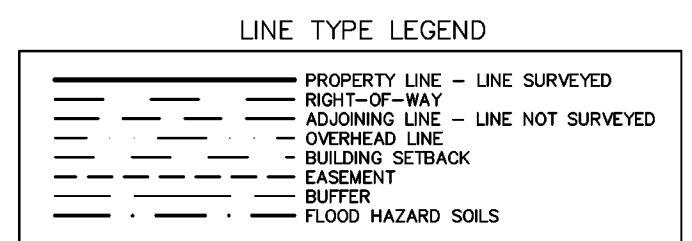
(1 REGULAR PARKING SPACE, 1 HANDICAP SPACE, 2 PARKING SPACES TOTAL)

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD. 2) ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY. 3) APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE. 4) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY. 5) LOTS 1, 2, 3, 4 AND 21 SHALL NOT HAVE DIRECT ACCESS ONTO US HWY 401. ALL LOTS MUST BE SERVED INTERNALLY. 6) LOT 14 SHALL NOT HAVE DIRECT ACCESS TO EXISTING 20' AND 45' PRIVATE ACCESS EASEMENT RECORDED IN M.B. 1993, PG. 190. 7) ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS. 8) ALL NEW ROADS WILL BE BUILT TO N.C.D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC. 9) ALL LOTS AREA GREATER THAN 30,000 SQUARE FEET. 10) THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE. 11) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT. 12) RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU. 13) IN ACCORDANCE WITH ARTICLE 6.5 LANDSCAPING OF FRANKLIN COUNTY UDO. LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAT APPROVAL. 14) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200). 15) ALL STUB ROADS/STREETS ARE BUILT/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE. 16) LOTS 4, 5, AND 12 SHALL NOT HAVE ACCESS TO 45' TYPE I PRIVATE ACCESS ROAD. 17) THE 50' LANDSCAPING BUFFER IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNERS; BUILDING OF STRUCTURES ARE HERON PROHIBITED. [ARTICLE 7.8.A] 18) THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOA SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALKS AND WHEELCHAIR RAMPS. 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 OWNER(S) RESPONSIBILITY TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER. 20) PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM THE NCDOT. 21) THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDOT OR COE IS PROHIBITED. 22) THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK, AND DRAINAGE EASEMENTS. 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 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. 24) 30' UTILITY EASEMENT TO BE RELOCATED. 25) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.



VICINITY MAP



- LEGEND: FRANKLIN COUNTY ZONED R-30 MINIMUM BUILDING SETBACKS: FRONT 25', REAR 20', SIDE 10'. 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, C/A - CONTROLLED ACCESS. M.B. 2021, PG. 315, M.B. 2012 PAGE 165, M.B. 2006 PAGE 100, M.B. 1997 PAGE 115, M.B. 1996 PAGE 31, M.B. 11 PAGE 91, PRF 3 SL 93-190.

REFERENCE TABLE:

OWNER/DEVELOPER:

BAKER DEVELOPMENT, LLC PO BOX 610 YOUNGSVILLE, NC 27596

FINAL PLAT FOR ABBINGTON SUBDIVISION

"CLUSTER SUBDIVISION" OWNER: BAKER DEVELOPMENT, LLC.

REF: M.B. 2022, PAGE 409 REF: D.B. 2266, PAGE 692-693 REF: D.B. 2266, PAGE 740-742 HARRIS TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA



SCALE 1"=100'

SEPTEMBER 2, 2022

ZONED R-30 WATERSHED WSII

PIN # 1881-00-7600

PIN # 1881-00-2396

PIN # 1871-81-9122

SHEET 2 OF 2

