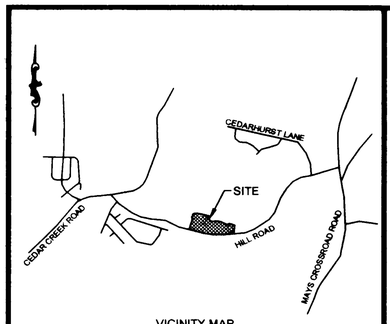
ASHTON MEADOWS SUBDIVISION

FRANKLIN COUNTY, NORTH CAROLINA

PHASE TWO



VICINITY MAP
(NOT TO SCALE)

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

6-30-11 — DATE — DISTRICT ENGINEER

All roads in this subdivision are hereby declared public and shall be maintained by the North Carolina Department of Transportation. The maintenance of all streets and roads in this subdivision shall be the responsibility of the owner(s)/developer(s) and it shall be their responsibility to bring the roads up to the standards of the North Carolina Department of Transportation Division of Highways before any public streets or roads on this plat are included at any time after the approval of this plat, into the North Carolina State Road System.

OWNER/DEVELOPER:

SATTERWHITE CONSTRUCTION INC
5933 Farm Well Road, Raleigh, N.C. 27610
Phone: (919) 266-0033
Fax: (919) 261-8224
Email: satterwhiteconstructioninc@gmail.com

CIVIL ENGINEER/SURVEYOR:

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

"I, JOHN A. EDWARDS JR., P.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book N/A page N/A etc.)(other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A; that the ratio of precision as calculated is 1: 20,000; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 10th day of May, A.D., 2011.

Seal or Stamp — Surveyor — L-2776 License Number

NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS, JR.

NOTES:

1. NO NCGS MONUMENT FOUND WITHIN 2000' OF PROPERTY.
2. ALL DISTANCES ARE HORIZONTAL GROUND.
3. ALL DIMENSIONS ARE IN FEET.
4. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
5. BASIS OF BEARINGS FROM MB 2008, PG 354, FRANKLIN COUNTY REGISTRY.
6. IRON PIPES SET AT ALL CORNERS.

I, John A. Edwards Jr., P.L.S., do hereby certify that the location of the subject property has been checked against area maps & information provided by the Federal Emergency Management Agency (F.E.M.A.) for the National Flood Insurance Program and that the property ☒ is ☐ is not located in an area designated as having special flood hazards. A portion of the property is located in Zone "AE" as defined by F.I.R.M Community Panel Number 3720186200J with an effective date of January 18, 2005.

Name of Surveyor
L-2776
License Number
May 10, 2011
Date

NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS, JR.

SITE DATA

ZONING.....R-15
AREA IN LOTS.....13.41 AC.
OPEN SPACE AREA.....6.21 AC.

FRONT SETBACK.....30'
FRONT SETBACK.....30'
REAR SETBACK.....25'
SIDE SIDEBACK.....10'
CORNER SIDE.....20'

REFERENCE: MB 2008, PG 354
FRANKLIN COUNTY REGISTRY

PIN: 1863-85-2017
1863-94-0836

Doc ID: 004638120002 Type: CRP
Recorded: 06/30/2011 at 04:23:38 PM
Fee Amt: $42.00 Page 1 of 2
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 2011 PG 122-123

By: Betty Shannington Deputy

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 1380 PAGE 0480 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 LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

SATTERWHITE CONSTRUCTION INC
OWNER
PRESIDENT — (PRES) — 6-30-11 DATE

LINE TABLE		
LINE	LENGTH	BEARING
L1	62.66	S87°14'33"W
L2	47.55	S87°14'33"W
L3	35.87	S87°14'33"W
L4	64.30	S87°14'33"W
L5	21.57	S87°14'33"W
L6	35.85	S87°14'33"W
L7	42.72	S87°56'54"W
L8	51.76	S87°56'54"W
L9	48.30	S89°56'16"W
L10	44.04	S89°56'16"W
L11	71.48	N85°45'25"W
L12	24.07	N85°45'25"W
L13	93.37	N81°54'12"W
L14	10.10	N79°11'52"W
L15	86.54	N79°11'52"W
L16	35.31	N78°35'16"W
L17	69.00	N78°35'16"W
L18	42.21	N05°36'50"E
L19	58.93	N18°30'07"E
L20	41.64	N18°46'19"E
L21	36.27	N18°46'19"E
L22	67.49	N20°53'35"E
L23	30.90	N20°53'35"E
L24	18.69	N05°08'29"E
L25	43.73	N25°58'22"E
L26	42.10	N00°36'19"W
L27	29.27	N20°47'56"W
L28	8.29	N09°52'21"E
L29	21.34	S86°57'08"E
L30	10.00	N21°40'09"E
L31	26.64	N21°40'09"E
L32	42.70	N21°40'09"E
L33	34.54	N29°10'23"W
L34	44.13	N55°01'25"E
L35	35.81	N00°08'18"E
L36	108.70	N78°27'58"W
L37	214.80	N80°45'00"W
L38	125.28	N81°13'05"W
L39	29.97	N81°13'05"W
L40	49.94	S02°29'02"E
L41	111.36	S02°29'02"E
L42	18.85	S52°19'53"E
L43	92.19	S64°40'07"E
L44	16.43	S64°40'07"E
L45	62.78	N85°15'12"E
L46	28.33	N85°15'12"E
L47	29.66	N74°45'21"E
L48	41.29	S75°44'40"E
L49	96.50	N77°15'19"E
L50	6.73	N64°17'56"W
L51	110.46	N64°17'56"W
L52	223.59	N64°17'56"W
L53	59.59	N64°38'25"W
L54	46.04	N64°38'25"W
L55	29.01	S39°50'29"E
L56	29.01	S39°50'29"E
L57	14.68	N50°09'31"E
L58	14.68	N50°09'31"E
L59	9.71	N64°38'25"W
L60	95.92	N64°38'25"W
L61	88.15	N86°20'34"W
L62	100.15	N86°20'34"W
L63	100.15	N86°20'34"W
L64	100.15	N86°20'34"W
L65	84.52	N86°20'34"W
L66	18.63	S02°45'27"E
L67	18.63	N02°45'27"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD DIRECTION
C1	1050.00	59.98	59.97	S09°49'44"W
C2	25.00	37.29	33.93	N50°55'29"E
C3	450.00	119.98	119.63	S78°42'16"E
C4	450.00	50.47	50.44	S67°51'11"E
C5	450.00	60.06	60.01	S60°49'01"E
C6	450.00	121.25	120.88	S49°16'30"E
C7	450.00	13.47	13.47	S40°41'55"E
C8	25.00	21.03	20.41	S15°44'48"E
C9	50.00	45.83	44.25	N17°54'48"W
C10	50.00	52.22	49.88	N74°05'32"W
C11	50.00	51.82	49.53	S46°18'04"W
C12	50.00	91.32	79.15	S35°42'35"E
C13	25.00	21.03	20.41	N63°56'11"W
C14	500.00	51.40	51.37	S42°47'10"E
C15	25.00	36.89	33.63	N03°27'49"W
C16	176.88	35.06	35.00	N44°28'52"E
C17	25.00	21.03	20.41	N74°15'12"E
C18	50.00	18.48	18.37	S87°45'45"W
C19	50.00	88.81	77.59	S26°17'30"W
C20	50.00	51.34	49.12	S54°00'36"E
C21	50.00	52.03	49.71	N66°45'48"E
C22	50.00	30.53	30.06	N19°27'41"E
C23	25.00	21.03	20.41	S26°03'49"W
C24	226.88	44.96	44.89	N44°28'52"E
C25	25.00	36.89	33.63	S81°04'17"W
C26	500.00	69.63	69.58	S60°39'03"E
C27	500.00	85.10	85.00	S69°30'59"E
C28	500.00	92.34	92.21	S79°40'59"E
C29	500.00	11.95	11.95	S85°39'30"E
C30	25.00	38.92	35.11	N41°44'33"W
C31	1050.00	102.90	102.86	S00°03'01"W
C32	1000.00	91.42	91.39	S00°08'18"E
C33	1000.00	107.58	107.53	S05°33'45"W
C34	1000.00	107.58	107.53	S11°43'34"W

☑ This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels;

☐ This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;

☐ This survey is of an existing parcel or parcels of land;

☐ This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

STATE OF NORTH CAROLINA FRANKLIN COUNTY

FILED FOR REGISTRATION AT _____ M

_____ 2011 IN THE REGISTER OF DEEDS OFFICE

RECORDED IN BOOK _____ PAGE _____

_____ BY _____

REGISTER OF DEEDS

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

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

Donna Wood — 6-30-11
REVIEW OFFICER — DATE

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

Donna Wood — 6-30-11
SUBDIVISION ADMINISTRATOR — DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 12-30-11 (DATE) AND MUST BE RESUBMITTED FOR REAPPROVAL.

RECORDED IN MAP BOOK 2011, PAGE _____ FRANKLIN COUNTY REGISTRY

DATE	REVISION	BY

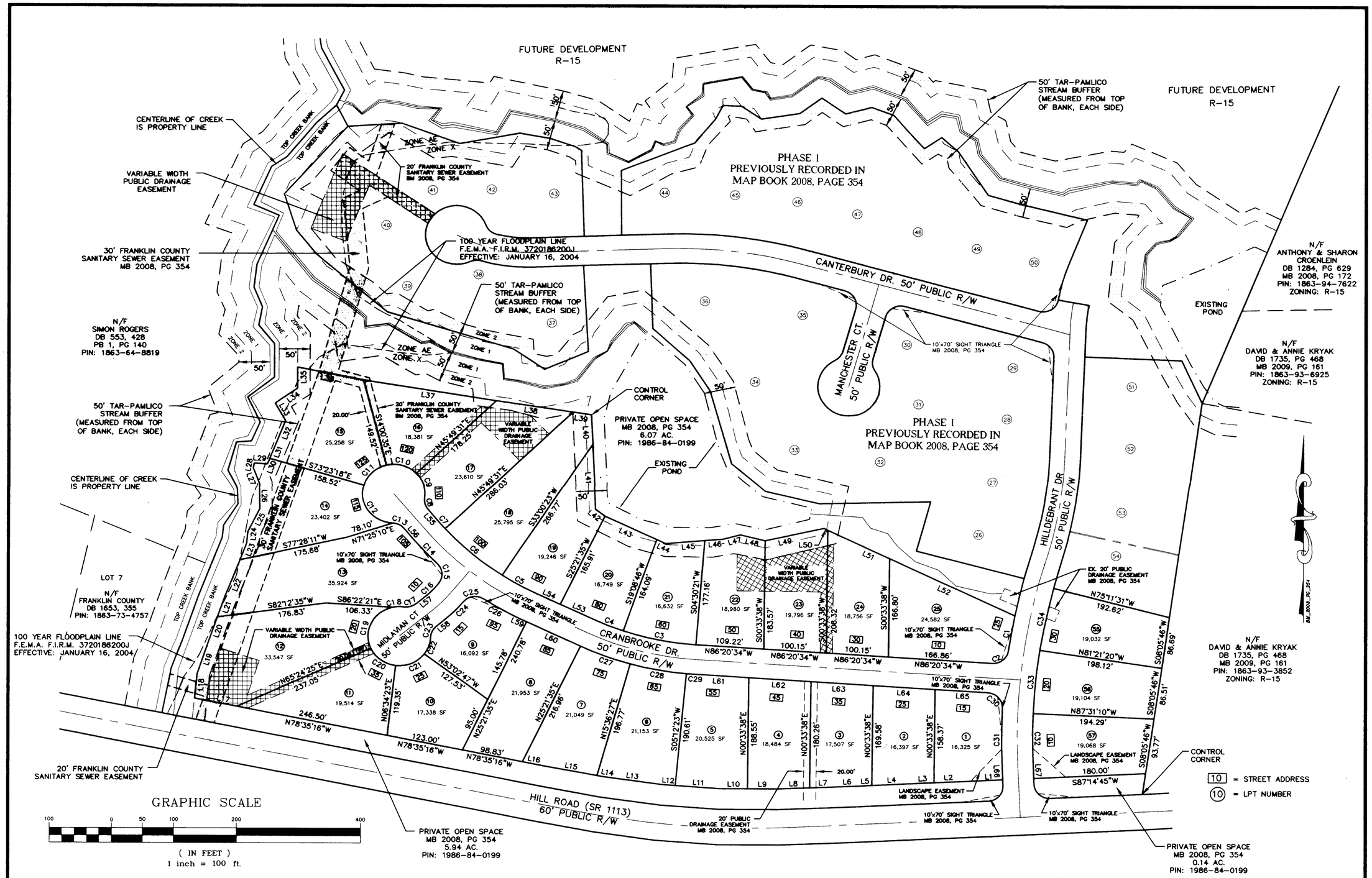
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SCALE: NTS	DATE: 5-10-2011
FLD. BK. & PAGE:	DRAWN BY: CLP
FILE NO:	CHECKED BY: JAE, JR.

ASHTON MEADOWS SUBDIVISION
PHASE TWO
YOUNGSVILLE TOWNSHIP — FRANKLIN COUNTY — NORTH CAROLINA
FINAL PLAT

SHEET 1 OF 2

Book 2011 page 122 6-30-11 Sheet 1 of 2



RECORDED IN MAP BOOK 2011, PAGE _____ FRANKLIN COUNTY REGISTRY

STORMWATER B.M.P. DEVICES SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

DATE	REVISION	BY

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Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
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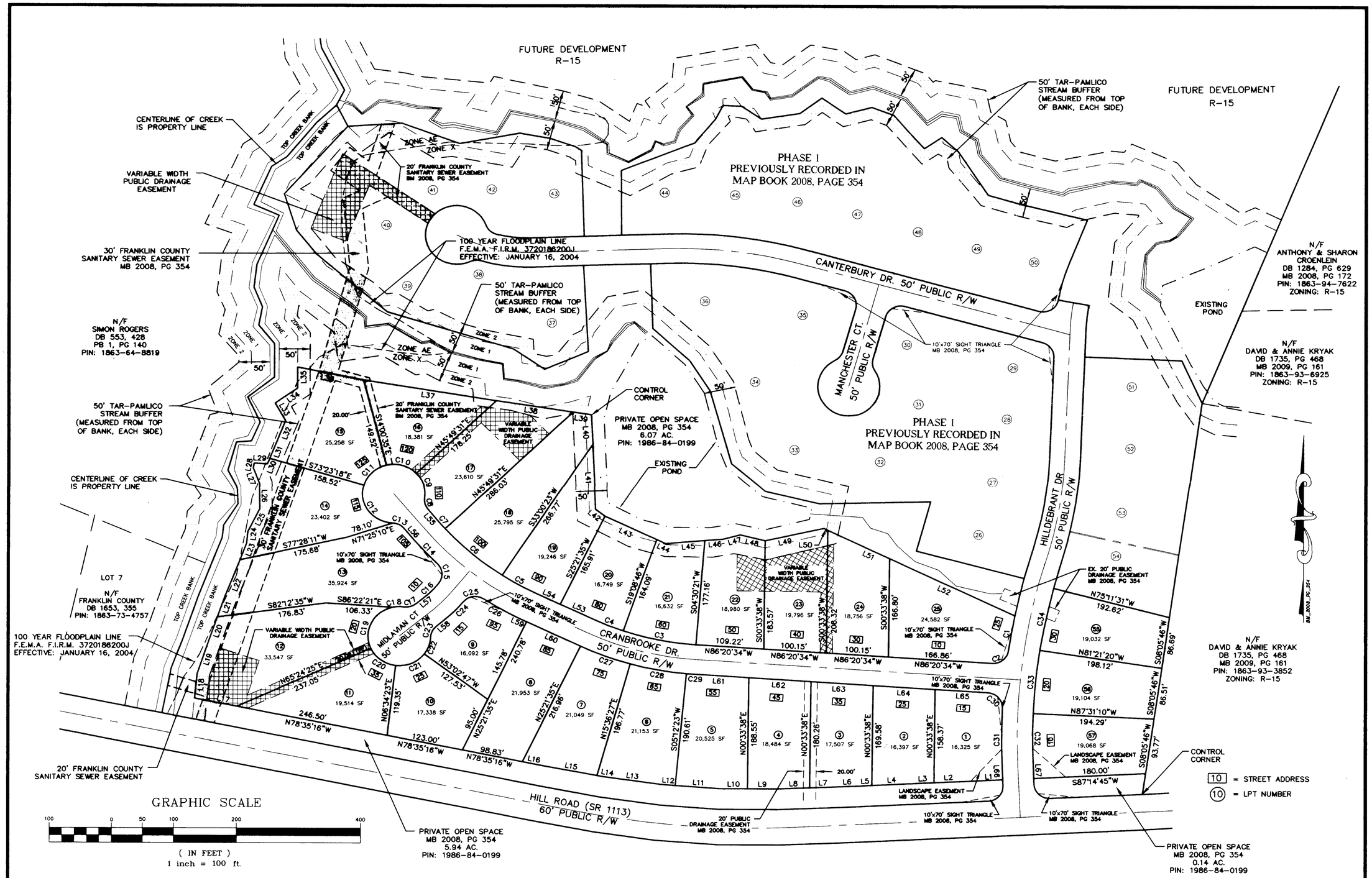
ASHTON MEADOWS SUBDIVISION
PHASE TWO

YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY NORTH CAROLINA

FINAL PLAT

SHEET 2 OF 2

Book 2011 page 123 6-30-11 Sheet 2 of 2



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ASHTON MEADOWS SUBDIVISION
PHASE TWO

YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY NORTH CAROLINA

FINAL PLAT

SHEET 2 OF 2

Book 2011 page 123 6-30-11 Sheet 2 of 2