Michael A. Moss

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

PROFESSIONAL LAND SURVEYOR

LICENSE NUMBER

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCIBED HÉREON 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.

DATE

NTS - NOT TO SCALE S.T. - SIGHT TRIANGLE 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 MAISON RIDGE OR THAT A

SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT TO ENSURE THE INSTALLATION THEREOF.

12/11/2023 ADMINISTRATOR /ASSISTANT

DEPARTMENT OF TRANSPORTATION

DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION

DISTRICT SUPERVISOR

12/8/2023

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.

LINE TYPE LEGEND

DJOINING LINE - LINE NOT SURVEYED

DISTANCE **BEARING** L-30 S 05'25'41" W L-2 N 47'38'42" W L-31 S 05'25'41" W L-3 N 47'38'42" W L-32 N 05°25'41" L-33 N 05°25'41" L-5 N 89°23'48" W | L-34 | S 41°44'54" W L-35 N 88'56'29" W L-6 N 89°23'48" W 124.71 S 89°23'48" L-36 N 88'56'29" W 135.04 S 89°23'48" L-10 N 47'38'42" W L-39 N 41'44'54" L-40 N 41'44'54" E L-41 N 47'38'42" W S 47'38'42" L-12 S 47'38'42" E L-42 N 47'38'42" W L-13 N 42°21'18" E 186.22' L-43 S 41°57'52" W L-14 S 88°31'57" E 120.85' | L-44 | S 83°47'50" E L-15 N 88'31'57" W L-45 N 85'57'56" W L-16 S 42°21'18" W L-46 S 85*57*56* L-17 S 42'21'18" W | L-47 | S 41°57'52" W L-18 S 47'38'42" E L-19 | S 47'38'42" E | L-49 | S 83°47'50" E 24.83 L-21 S 85'57'56" E L-51 N 41'57'52" 19.63 L-22 N 85'57'56" W | L-52 | S 22'43'59" L-23 | S 41°57'52" W | L-53 | N 75°34'11" W L-24 S 47'38'42" E | L-54 | N 28°35'59" W | 25.17 L-25 | S 47'38'42" E L-55 N 28'35'59" W 241.34 | L-56 | S 80°56'11" L L-26 N 41'44'54" E L-27 | N 41°44'54" E L-28 | S 41'44'54" W

94.64 86.59 L-29 S 05°25'41" W 40.07' L-59 N 41°34'26" E

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE MAISON RIDGE, AS SET FORTH BY THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

CURVE TABLE

25.00'

25.00'

275.00

25.00'

25.00

1025.00

1025.00

1025.00

975.00

975.00

975.00

975.00

975.00

975.00

25.00

255.00

255.00

LINE TABLE

C-10

C-13

C-17

C - 18

C - 23

C-24

C-25

C-27

C-28

C - 33

C - 34

C - 37

C-42

C - 43

C-45

C-48

C-49

C - 53

193.11

MINIMUM BUILDING SETBACKS

EIP - EXISTING IRON PIPE

EIB - EXISTING IRON BAR

BEIP - BENT IRON PIPE

BEIB — BENT IRON BAR

SPK - SET PK NAIL

CM - CONCRETE MONUMENT

NIP - NEW IRON PIPE SET

R/W - RIGHT OF WAY

CATV - CABLE TV BOX

PP - POWER POLE

WM - WATER METER

WV - WATER VALVE

CC - CONCRETE CB - CATCH BASIN

FH - FIRE HYDRANT

MH - MANHOLE

DATE

GV - GAS VALVE

CO - SEWER CLEAN-OUT

FOM - FIBER-OPTIC MARKER

PDE - PUBLIC DRAINAGE EASEMENT

LP - LIGHT POLE

OHL - OVERHEAD LINE

LEGEND:

CHORD LENGTH

329.31

35.23

35.36

100.35

115.41

224.79

35.36

33.48

117.61

126.64

430.13

25.75

152.84

114.05

192.79

155.20

54.92

426.28

285.43'

87.71

46.79

CHORD BEARING

N 88*57'07

N 77'35'35"

N 57°07'31"

S 87'21'18"

S 47°22'17'

S 6176'06"

S 80°22'35" W

N 02'38'42" W

N 72'38'32" W

N 3812'09"

N 89'09'42"

S 32°58'29"

N 87'21'18" E

N 4317'27" E

N 47'30'56"

N 54°20'46"

N 62'33'57"

N 79°21'20"

N 8917'20" V

S 85°27'33" W

S 69°24'49" W

S 60°23'12" W

S 43°58'08" W

N 50°52'34"

N 87°03'06"

N 16'45'04"

S 69'46'52"

S 66'44'45" W

S 04°57'50" W

S 26'32'53" E

S 19'34'10"

S 10°34'13"

S 85°21'57" W

S 77°32'44" W

S 76°51'55" W

N 24°51'33" W

N 66°28'45"

N 02°50'25"

CURVE

C-56

C-57

C-59

C-60

C-61

C-62

C-63

C-64

C-67

C - 72

C - 73

C-74

C-75

C-76

C-77

C-79

C-80

C-82

C - 83

C-84

C-85

C-87

C-89

C-90

C-92

C-93

C-94

C-97

C-99

C-100

C-102

C-104

C-106

C-107

Christopher Hohert PUBLIC UTILITIES DIRECTOR

12/11/2023 DATE

NOTE: STRUCTURES, FENCES, HARDSCAPES, AND LANDSCAPING ARE PROHIBITED WITHIN ALL PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.

N 46'34'14" W C-108 122.87 1222.35' TREE, CT1 OR TYPICAL 100 LF PLANTING SECTION PROP. EVERGREEN PROP. EVERGREEN SHRUB, S1 OR S2 TREE, UT3 (TYP.) NOTE: SECTION INCLUDES 1 CANOPY TREE, EVERGREEN TREE, 3 UNDERSTORY TREES, AND 12 SHRUBS PER 100 LF -50' RIGHT OF WAY--20' PAVEMENT SHOULDER

CT2 (TYP.) SITE DATA 54.928 AC. TOTAL AREA = (TO BE SUBDIVIDED) LESS R/W =LESS OPEN SPACE = 37.760 AC. NET AREA = TOTAL LOTS = AVERAGE LOT SIZE = TOTAL ROAD LENGTH RESIDENTIAL SINGLE FAMILY SUBDIVISION

CURVE TABLE

205.00

25.00'

1025.00

1025.00

1025.00

1025.00

1025.00

1025.00

1025.00

975.00

975.00'

840.27

579.59

579.59

1073.66

1073.66

1073.66

588.92

588.92

863.66

863.66

890.27

890.27

890.27

1222.35

98.66

210.48

146.71

121.52

96.92

123.65

135.05

133.76

133.08

132.67

134.13

132.88

390.54

179.84

250.03

120.27

147.95

124.26

49.88

114.71

75.35'

99.42

239.89

98.54

52.43'

74.71

94.74

20.73

113.49

| CHORD LENGTH | CHORD BEARING

42.43

210.11

146.58

121.45'

96.88

123.58

134.95

133.65

132.57

134.03

132.78

35.48

179.49

249.56

99.33'

179.93

124.02'

49.88'

114.66

75.32'

238.23

98.43

52.42'

99.11

94.25

94.69

113.45

122.82'

N 30°25'32" E

N 08°21'34" W

N 8011'58" W

S 47'37'52" W

S 56°37'33" W

S 60°34'34" W

S 65'30'54" W

S 73°00'43" W

S 79°07'01" W

S 8576'54" W

S 89°53'54" W

N 89°57'21" E

N 84'53'05" E

N 76°59'11" E

N 69°08'46" E

N 61°20'15" E

N 53°29'54" E

N 45'39'10" E

N 02'56'54" W

S 87°09'35" W

S 57°05'31" W

S 77'35'14" W

S 88'53'44" W

S 88⁴5'43" E

N 85'31'22" E

N 77'35'45" E

N 48'06'23" E

N 6310'40"

N 4311'36"

N 47°35'06" E

N 58"5'26" E

N 63°38'01"

N 69"14'50"

N 75°43'26" E

N 83³08" E

S 89°24'30" E

S 82°21'55" W

S 65°54'08" W

S 56°04'46" W

S 47°53'36" W

S 42°38'04" W

S 49°22'03" W

S 43°52'01" W

S 56°26'54" W

S 63'21'09" W

S 69°29'05" W

S 72°06'18" W

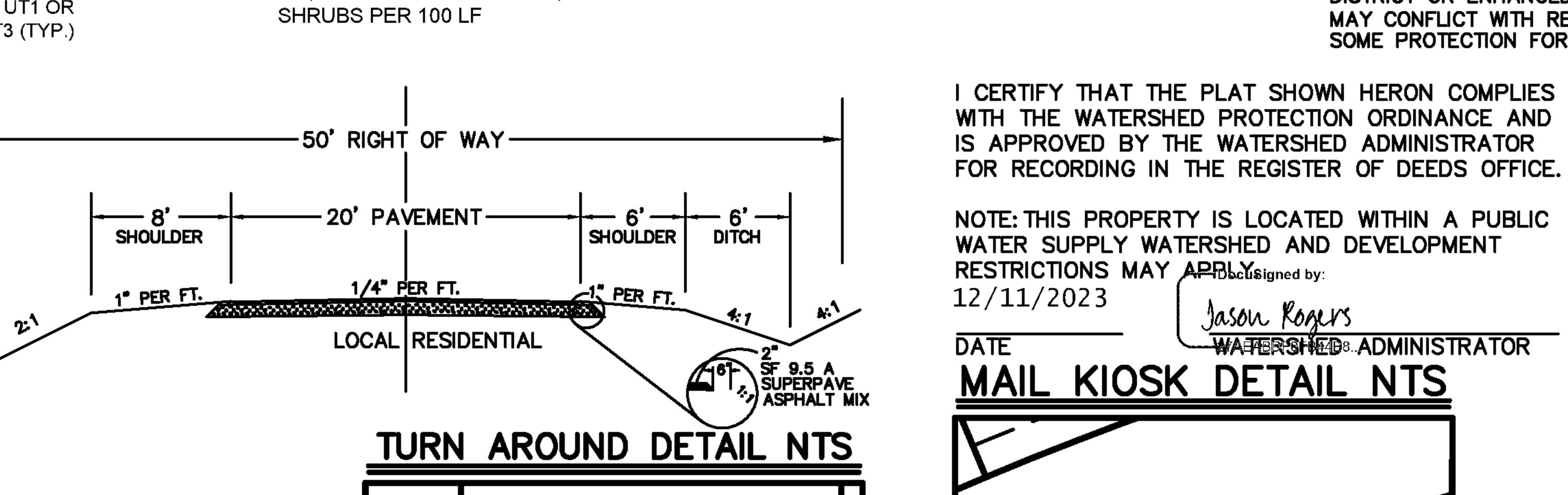
S 75'46'53" W

S 81"5'40" W

S 83"7'26" W

S 86°26'11" W

N 88°01'27" W



L KIOSK DETAIL NTS

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

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/6/23	REVISED SCM ACCESS AND MAINTENANCE EASEMENTS
1	12/8/23	REVISED SCM ACCESS AND MAINTENANCE EASEMENTS

CLUBHOUSE DRIVE NC HWY 96

THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.

4. THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT. 6. THIS PROPERTY MAY BE SUBJECT TO TAR-PAMLICO RIVER RIPARIAN BUFFER RULES. CALL N.C.

DIVISION OF WATER QUALITY TO VERIFY (919-791-4200). 7. ALL LOTS TO BE SERVED INTERNALLY AND SHALL HAVE NO DIRECT ACCESS TO NC HWY 96. 8. RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU. 9. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE(STREET TREES).

10.THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP.

11. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS. 12.ALL STUB ROADS ARE BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE. 13.ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE

DEVELOPER UNTIL THE NCDOT 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. 4.ALL UTILITY LINES AND EASEMENTS ARE EXTENDED/CONSTRUCTED TO THE ADJOINING PROPERTY

15.THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.6.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE. 16.ALL LOTS WILL HAVE COUNTY WATER AND INDIVIDUAL SEPTIC TANKS.

17.ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC. 18.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 19.PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.

20. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY. 21.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

22. MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF

23. MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE **NEW LIBERTY** HOME OWNERS ASSOCIATION.
24. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED. 25. STORMWATER OPERATION AND MAINTENANCE AGREEMENT D.B. 2351, PG. 1380.

26. THE DRAINAGE EASEMENTS MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY T 27. THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT ENFORCEMENT ACTIONS IF THE MAINTENANCE EASEMENT IS OBSTRUCTED OR STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL. 28. THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURA

DISTRICT OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUTES SEC. 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

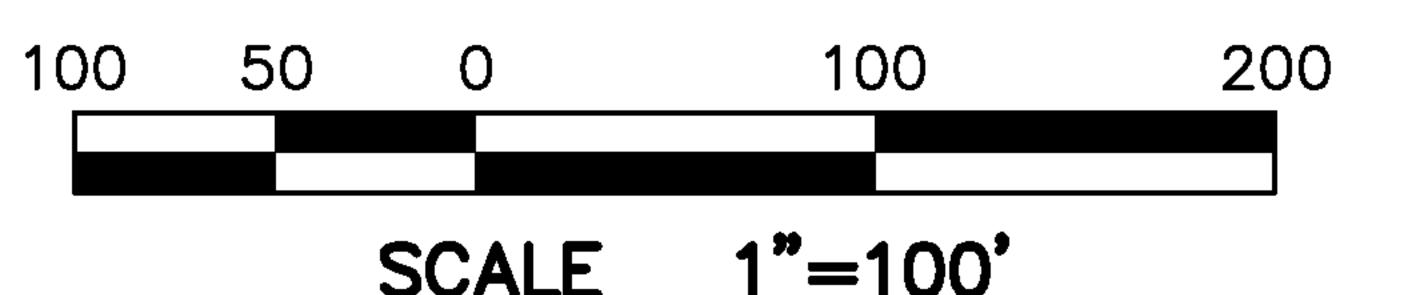
> DOC# 10082471 This Document eRecorded: 12/11/2023 03:20:30 PM Tax: \$0.00 Fee: \$63.00 Franklin County, North Carolina Brandi Smith Brinson, Register of Deeds

> > FINAL PLAT FOR

MAISON RIDGE

OWNER: LIBERTY LUCKY SEVEN, LLC REF: D.B. 2267, PAGE 414 REF: M.B. 11, PAGE 82

YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY, NORTH CAROLINA



1"=100' SCALE AUGUST 28, 2023

REVISED DECEMBER 6, 2023 REVISED DECEMBER 8, 2023 ZONED R-30 CLUSTER PIN #1844-03-4758

SHEET 1 OF 3

RECORDED IN MAP BOOK 2023, PG_____

FRANKLIN COUNTY, NORTH CAROLINA

OF FRANKLIN COUNTY, CERTIFY THAT THE

IS AFFIXED MEETS ALL STATUTORY

REQUIREMENTS FOR RECORDING.

12/11/2023

MAP OR PLAT TO WHICH THIS CERTIFICATION

, REVIEW OFFICER

REVIEW OFFICER

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

