BK 2024 PG 21 - 24 (4) This Document eRecorded: Fee: \$84.00

Franklin County, North Carolina

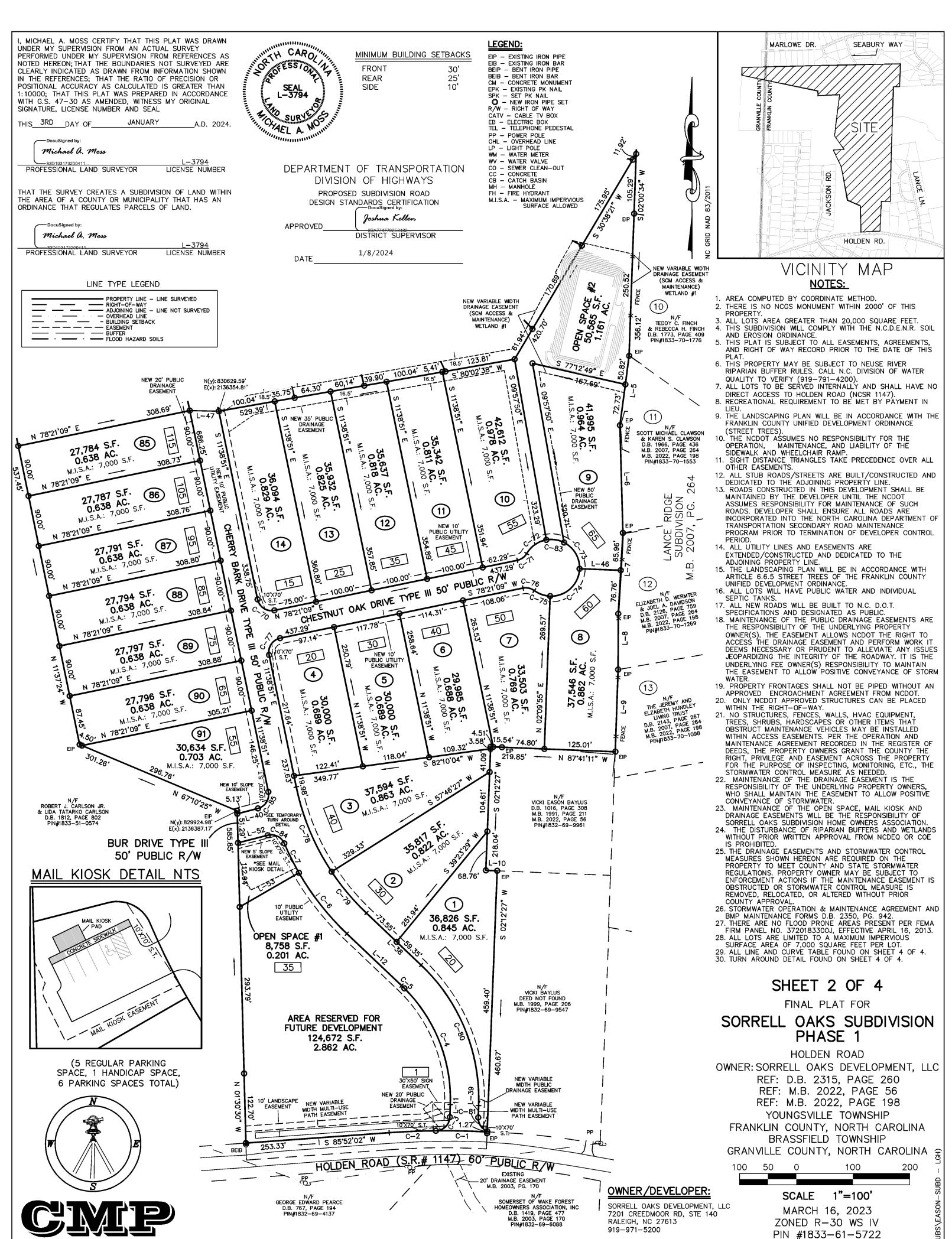
Brandi Smith Brinson, Register of Deeds

DOC# 10083600 01/19/2024 09:04:11 AM Tax: \$0.00

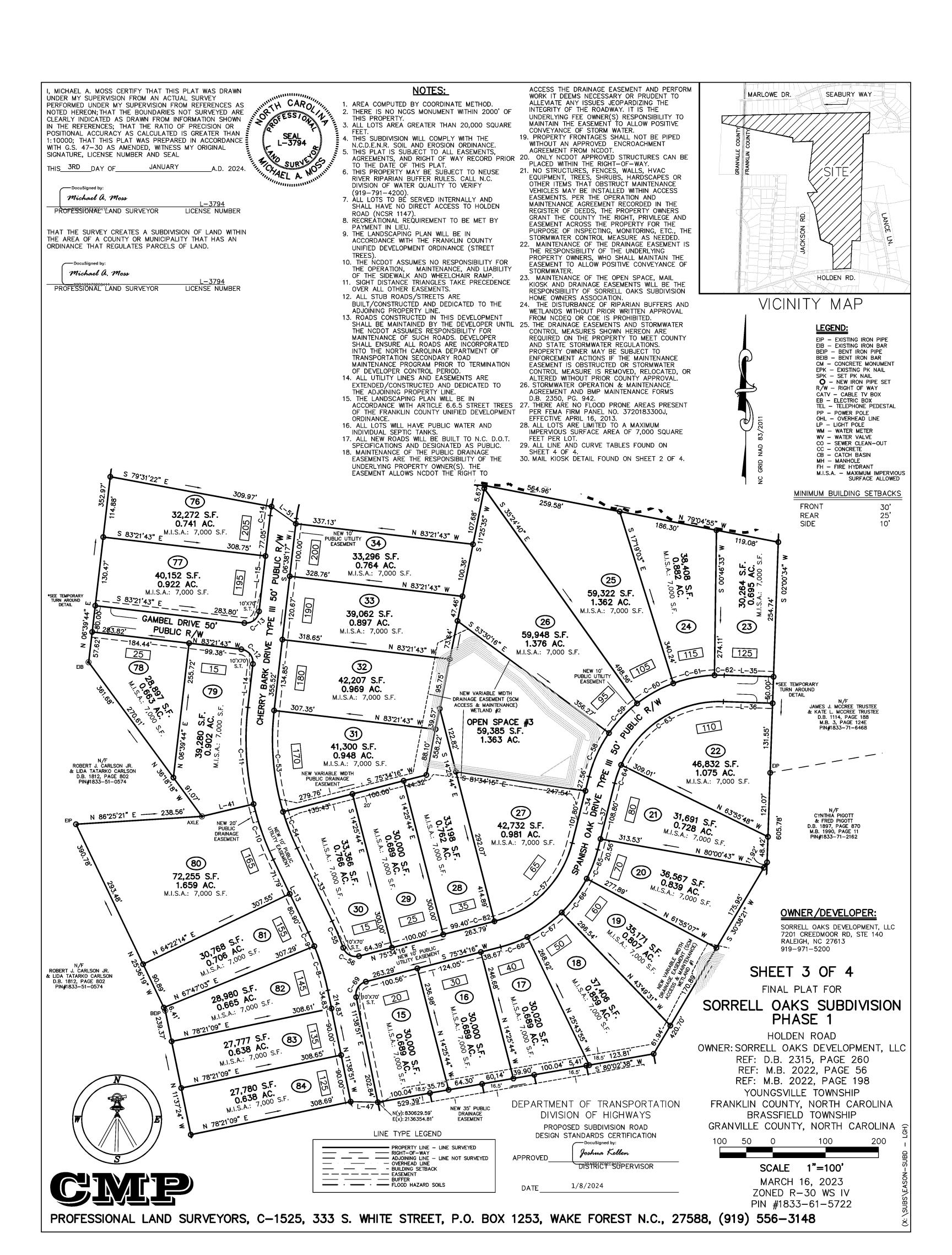
Submitted electronically by "Cawthorne, Moss & Panciera, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN THE CAROL I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) MARLOWE DR. SEABURY WAY UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN AND DESCIBED HEREON WHICH WAS PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE _, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE IN THE REFERENCES; THAT THE RATIO OF PRECISION OR MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN WALKS, PARKS, DRAINAGEWAYS, AND OTHER OPEN SPACES TO 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION SIGNATURE, LICENSE NUMBER AND SEAL SURY SURY NOS REGULATION JURISDICTION OF FRANKLIN COUNTY. THIS 3RD DAY OF **JANUARY** _A.D. 2024. WARL A. WIN 1/8/2024 Jeff Grote OWNER(S DATE Michael a. Moss SITE DATA L-3794 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER TOTAL AREA = 49.030 AC. (TO BE SUBDIVIDED) I HEREBY CERTIFY THAT STREETS, UTILITIES, AND OTHER LESS R/W =5.317 AC. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE 2.725 AC. THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN LESS OPEN SPACE = MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE ORDINANCE THAT REGULATES PARCELS OF LAND. NET AREA = 40.988 AC. SUBDIVISION ENTITLED SORRELL OAKS SUBDIVISION OR THAT A TOTAL LOTS = SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT DocuSigned by: 0.819 AC. AVERAGE LOT SIZE = OF \$ 441,145.05 HAVE BEEN POSTED WITH FRANKLIN COUNTY GRID Michael a. Moss TO ENSURE THE INSTALLATION THEREOF. TOTAL ROAD LENGTH 4549 HOLDEN RD. L-3794 RESIDENTIAL SINGLE PROPOSED USE -PROFESSIONAL LAND SURVEYOR LICENSE NUMBER FAMILY SUBDIVISION VICINITY MAP ARDMORE COURT 1/18/2024 lason Rogers 28) ADMMSTRATOR /ASSISTANT 50' PUBLIC R/W 29 <u>LEGEND:</u> N/F GREG M. WEINHEIMER EIP - EXISTING IRON PIPE EIB - EXISTING IRON BAR & ELIZABETH WEINHEIMER D.B. 1119, PAGE 404 / PIN#1833-33-4153 PUBLIC BEIP - BENT IRON PIPE PUBLIC R/W MARLOWE (S.R.# 1933) BEIB - BENT IRON BAR GRIFFIS COURT CM - CONCRETE MONUMENT EPK - EXISTING PK NAIL 264 | 263 | 262 | 261 | 50' PUBLIC RI/W SPK - SET PK NAIL 239 世 四豆 WOODCROFT SUBDIVISION PHASE 1 M.B. 1999, PAGE 35 O - NEW IRON PIPE SET (241) WOODCROFT ESTATES SUBDIVISION M.B. 2007, PAGE 69 R/W - RIGHT OF WAY 경멸 240 (139) CATV - CABLE TV BOX WOODCROFT ESTATES SUBDIVISION (249) EB - ELECTRIC BOX (250) (142)(140) (141)(255) TEL - TELEPHONE PEDESTAL PP - POWER POLE OHL - OVERHEAD LINE (34) (138) LP - LIGHT POLE WM - WATER METER - WATER VALVE CO - SEWER CLEAN-OUT CC - CONCRETE (137)(35) MH - MANHOLE AREA RESERVED FOR FH - FIRE HYDRANT M.I.S.A. - MAXIMUM IMPERVIOUS SURFACE ALLOWED **FUTURE DEVELOPMENT** (136)2,591,554 S.F. N/F HARRY & LINDA 59.494 AC. N/F KENNEDY & KAREN ONORI D.B. 1444, PAGE 267 PIN#1833-32-5639 MINIMUM BUILDING SETBACKS N/F SAINTSBURY, LLC D.B. 2130, PAGE 605 PRF. 3, SLIDE 92–203 PIN#1833–73–6573 N/F ROBERT J. CARLSON JR. & LIDA TATARKO CARLSON D.B. 1812, PAGE 802 30' REAR 25' SIDE 10' N/F JACK AND SHIRLEY GREEN, LLC D.B. 1328, PAGE 906 M.B. 3, PAGE 92-203 WORK IT DEEMS NECESSARY OR PRUDENT TO **NOTES:** ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE 1. AREA COMPUTED BY COORDINATE METHOD. UNDERLYING FEE OWNER(S) RESPONSIBILITY TO 2. THERE IS NO NCGS MONUMENT WITHIN 2000' OF MAINTAIN THE EASEMENT TO ALLOW POSITIVE THIS PROPERTY. DEPARTMENT OF TRANSPORTATION CONVEYANCE OF STORM WATER. 3. ALL LOTS AREA GREATER THAN 20,000 SQUARE 19. PROPERTY FRONTAGES SHALL NOT BE PIPED DIVISION OF HIGHWAYS WITHOUT AN APPROVED ENCROACHMENT THIS SUBDIVISION WILL COMPLY WITH THE AGREEMENT FROM NCDOT. PROPOSED SUBDIVISION ROAD N.C.D.E.N.R. SOIL AND EROSION ORDINANCE. 20. ONLY NCDOT APPROVED STRUCTURES CAN BE THIS PLAT IS SUBJECT TO ALL EASEMENTS, DESIGN STANDARDS CERTIFICATION PLACED WITHIN THE RIGHT-OF-WAY. AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR 21. NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE TO THE DATE OF THIS PLAT. Joshua Kellen 6. THIS PROPERTY MAY BE SUBJECT TO NEUSE **APPROVED** RIVER RIPARIAN BUFFER RULES. VEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. PER THE OPERATION AND (76) DISTRICT SUPERVISOR DIVISION OF WATER QUALITY TO VERIFY GAMBEL DRIVE (919 - 791 - 4200)TYPE III 50' 34) 7. ALL LOTS TO BE SERVED INTERNALLY AND SHALL HAVE NO DIRECT ACCESS TO HOLDEN MAINTENANCE AGREEMENT RECORDED IN THE 77 1/8/2024 PUBLIC R/W REGISTER OF DEEDS, THE PROPERTY OWNERS DATE (24) **(25)** GRANT THE COUNTY THE RIGHT, PRIVILEGE AND 23 (33) ROAD (NCSR 1147). EASEMENT ACROSS THE PROPERTY FOR THE 8. RECREATIONAL REQUIREMENT TO BE MET BY 26 PURPOSE OF INSPECTING, MONITORING, ETC., THE PAYMENT IN LIEU. STORMWATER CONTROL MEASURE AS NEEDED. 9. THE LANDSCAPING PLAN WILL BE IN 78 32 22. MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING ACCORDANCE WITH THE FRANKLIN COUNTY 79 UNIFIED DEVELOPMENT ORDINANCE (STREET PROPERTY OWNERS, WHO SHALL MAINTAIN THE OPEN SPACE #3 EASEMENT TO ALLOW POSITIVE CONVEYANCE OF **31** 10. THE NCDOT ASSUMES NO RESPONSIBILITY FOR 22 STORMWATER. THE OPERATION, MAINTENANCE, AND LIABILITY 23. MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE OF THE SIDEWALK AND WHEELCHAIR RAMP. 11. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE 21) RESPONSIBILITY OF SORRELL OAKS SUBDIVISION 27 OVER ALL OTHER EASEMENTS. HOME OWNERS ASSOCIATION. 30|29| (28)12. ALL STUB ROADS/STREETS ARE 24. THE DISTURBANCE OF RIPARIAN BUFFERS AND 80 BUILT/CONSTRUCTED AND DEDICATED TO THE WETLANDS WITHOUT PRIOR WRITTEN APPROVAL ADJOINING PROPERTY LINE. FROM NCDEQ OR COE IS PROHIBITED. 13. ROADS CONSTRUCTED IN THIS DEVELOPMENT 25. THE DRAINAGE EASEMENTS AND STORMWATER (19) SHALL BE MAINTAINED BY THE DEVELOPER UNTIL CONTROL MEASURES SHOWN HEREON ARE **(81)** N/F TEDDY C. FINCH & REBECCA H. FINCH D.B. 1773, PAGE 409 PIN#1833-70-1776 THE NCDOT ASSUMES RESPONSIBILITY FOR REQUIRED ON THE PROPERTY TO MEET COUNTY (18) MAINTENANCE OF SUCH ROADS, DEVELOPER AND STATE STORMWATER REGULATIONS. 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.
26. STORMWATER OPERATION & MAINTENANCE
ACREEMENT AND RMP MAINTENANCE FORMS **(82)** SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD 17 **(16)** (15) **(83)** MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.

14. ALL UTILITY LINES AND EASEMENTS ARE N/F SCOTT MICHAEL CLAWSON 84) & KAREN S. CLAWSON D.B. 1966, PAGE 436 EXTENDED/CONSTRUCTED AND DEDICATED TO AGREEMENT AND BMP MAINTENANCE FORMS 85 M.B. 2007, PAGE 264 M.B. 2022, PAGE 198 (10) THE ADJOINING PROPERTY LINE. D.B. 2350, PG. 942. 9 11) 14 13 12 N/F
ELIZABETH D. DAVIDSON
& JOEL A. DAVIDSON
& JOEL A. DAVIDSON
D.B. 2126, PAGE 264
CHESTNUT OAKMB. 2007, PAGE 198
COURT TYPE III M.B. 2022, PAGE 198
50' PUBLIC
R/W 27. THERE ARE NO FLOOD PRONE AREAS PRESENT 15. THE LANDSCAPING PLAN WILL BE IN (86) PER FEMA FIRM PANEL NO. 3720183300J, ACCORDANCE WITH ARTICLE 6.6.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT EFFECTIVE APRIL 16, 2013. 28. ALL LOTS ARE LIMITED TO A MAXIMUM **(87)** 16. ALL LOTS WILL HAVE PUBLIC WATER AND IMPERVIOUS SURFACE AREA OF 7,000 SQUARE INDIVIDUAL SEPTIC TANKS. N/F AND
THE JEREMY LIVING TRUST
ELZABETH HUNDLEY LIVING TRUST
D.B. 2143, PAGE 264
M.B. 2007, PAGE 264
M.B. 2022, PAGE 198
M.B. 2022, PAGE 198
PIN#1833-70-1098 (88) 17. ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. 29. ALL LINE AND CURVE TABLES FOUND ON SPECIFICATIONS AND DESIGNATED AS PUBLIC. SHEET 4 OF 4. **OWNER/DEVELOPER:** (89) 30. MAIL KIOSK DETAIL FOUND ON SHEET 2 OF 4. 18. MAINTENANCE OF THE PUBLIC DRAINAGE \bigcirc (8) EASEMENTS ARE THE RESPONSIBILITY OF THE 31. TURN AROUND DETAIL FOUND ON SHEET 4 OF SORRELL OAKS DEVELOPMENT, LLC **(6) (5)** UNDERLYING PROPERTY OWNER(S). THE 90) 4 7201 CREEDMOOR RD, STE 140 EASEMENT ALLOWS NCDOT THE RIGHT TO RALEIGH, NC 27613 ACCESS THE DRAINAGE EASEMENT AND PERFORM 91) 919-971-5200 N/F VICKI EASON BAYLUS D.B. 1016, PAGE 308 M.B. 1991, PAGE 211 3 SHEET 1 OF 4 FRANKLIN COUNTY, NORTH CAROLINA
Jason Rogers
PEVIEW OFFICER CERTIFICATE OF PUBLIC UTILITIES BUR DRIVE 2 _, REVIEW OFFICER TYPE III 50' FINAL PLAT FOR ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO OF FRANKLIN COUNTY, CERTIFY THAT THE SERVE____SOFFEIT OAKS Ph 1 ____SUBDIVISION AS SET FORTH BY THE FRANKLIN COUNTY PUBLIC UTILITIES PUBLIC R/W MAP OR PLAT TO WHICH THIS CERTIFICATION SORRELL OAKS SUBDIVISION 1 IS AFFIXED MEETS ALL STATUTORY DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR PEN SPACE 🚜 REQUIREMENTS FOR RECORDING. PHASE 1 THE PURPOSE OF RECORDING THE SUBDIVISION MAP. N/F ROBERT J. CARLSON JR. & LIDA TATARKO CARLSON D.B. 1812, PAGE 802 1/18/2024 Jason Rogers HOLDEN ROAD Christopher Dolunty 1/18/2024 REVIEW OFFICER DATE OWNER: SORRELL OAKS DEVELOPMENT, LLC PUBLIC UTILITIES DIRECTOR DATE REF: D.B. 2315, PAGE 260 RECORDED IN MAP BOOK 2024, PG... ===== NOTE: STRUCTURES, FENCES, HARDSCAPES, AND REF: M.B. 2022, PAGE 56 LANDSCAPING ARE PROHIBITED WITHIN ALL PUBLIC REF: M.B. 2022, PAGE 198 UTILITY, DRAINAGE AND ACCESS EASEMENTS. YOUNGSVILLE TOWNSHIP HOLDEN ROAD (S.R.# 1147) FRANKLIN COUNTY, NORTH CAROLINA 60' PUBLIC R/W BRASSFIELD TOWNSHIP GRANVILLE COUNTY, NORTH CAROLINA SUBDIVISION STREET DISCLOSURE STATEMENT ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE 300 150 600 LINE TYPE LEGEND THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT PROPERTY LINE - LINE SURVEYED OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONING RIGHT—OF—WAY ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA - ADJOINING LINE - LINE NOT SURVEYED SCALE 1"=300' - OVERHEAD LINE
- BUILDING SETBACK DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM. MARCH 16, 2023 — — — — EASEMENT BUFFER --- · --- FLOOD HAZARD SOILS ZONED R-30 WS IV



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



_A.D. 2024.

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 3RD DAY OF JANUARY

> -DocuSigned by Michael a. Moss

L-3794 83D193173200411 PROFESSIONAL LAND SURVEYOR

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 PROFESSIONALOUMAND SURVEYOR LICENSE NUMBER

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION Joshua Kellen

APPROVED DISTRICT⁴50P性常VISOR

1/8/2024 DATE





PROP. CANOPY

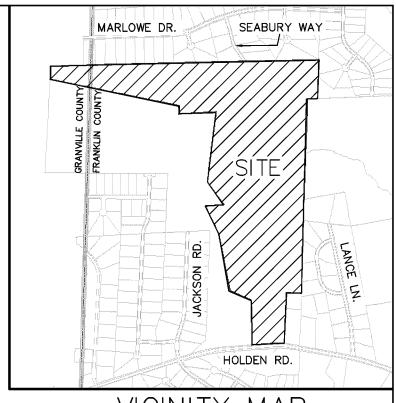
S 81°31'44" E

N 63'40'53" W

N 31°58'50" E

(TYP.)

TREE, CT1 OR CT2



VICINITY MAP

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
O - 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

CB - CATCH BASIN FH - FIRE HYDRANT

SURFACE ALLOWED

CC - CONCRETE MH - MANHOLE

M.I.S.A. - MAXIMUM IMPERVIOUS

NOTES:

- 1. AREA COMPUTED BY COORDINATE METHOD. 2. THERE IS NO NCGS MONUMENT WITHIN 2000' OF
- THIS PROPERTY. 3. ALL LOTS AREA GREATER THAN 20,000 SQUARE
- 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 NEUSE 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 HOLDEN
- ROAD (NCSR 1147). 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
- 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/STREETS ARE
- BUILT/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE. 13. ROADS CONSTRUCTED IN 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.
- 14. ALL UTILITY LINES AND EASEMENTS ARE EXTENDED/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE. 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 PUBLIC WATER AND INDIVIDUAL SEPTIC TANKS.

UNDERLYING PROPERTY OWNER(S). THE

R10'

R10'

EASEMENT ALLOWS NCDOT THE RIGHT TO

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

20.0"

TURN AROUND DETAIL

NOT TO SCALE

R10'

R10'

- 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

PROP.

(TYP.)

UNDERSTORY

ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY.

TREE, UT1 OR UT3

- 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 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. 22. MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
- MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF SORRELL OAKS SUBDIVISION HOME OWNERS ASSOCIATION.
- THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
- 25. THE DRAINAGE EASEMENTS AND STORMWATER CONTROL 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.
 26. STORMWATER OPERATION & MAINTENANCE
 AGREEMENT AND BMP MAINTENANCE FORMS
 D.B. 2350, PG. 942.
 27. THERE ARE NO FLOOD PRONE AREAS PRESENT
 PER FEMA FIRM PANEL NO. 3720183300J,
 EFFECTIVE APRIL 16. 2013. AND STATE STORMWATER REGULATIONS.
- EFFECTIVE APRIL 16, 2013. 28. ALL LOTS ARE LIMITED TO A MAXIMUM
- IMPERVIOUS SURFACE AREA OF 7,000 SQUARE 29. MAIL KIOSK DETAIL FOUND ON SHEET 2 OF 4.

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	90.43'	1347.20'	90.42'	N 88'42'43" W
C-2	82.24'	1347.20'	82.23'	S 87'36'58" W
C-3	38.10'	25.00'	34.52'	N 45°42'11" E
C-4	226.59'	275.00'	220.23'	N 21°33'48" W
C-5	6.94'	275.00'	6.94'	N 45°53'27" W
C-6	137.13'	475.00'	136.66'	N 3813'02" W
C-7	57.83'	475.00'	57.79'	N 26°27'31" W
C-8	87.61'	475.00'	87.49'	N 16°55'54" W
C-9	28.30'	475.00'	28.30'	N 23°55'21" W
C-10	111.78'	525.00'	111.57'	N 19'31'48" W
C-11	183.89'	525.00'	182.95'	N 03°23'46" W
C-12	39.27	25.00'	35.36'	N 38°21'43" W
C-13	39.27'	25.00'	35.36'	N 51°38'17" E
C-53	193.68'	475.00'	192.34'	S 05°02'34" E
C-54	73.83'	475.00'	73.76'	S 21"10'36" E
C-55	54.84'	525.00'	54.81'	S 22°38'14" E
C-56	36.99'	25.00'	33.71'	S 62°02'13" E
C-57	218.78'	205.00'	208.55'	N 44°49'46" E
C-58	91.34'	255.00'	90.85'	N 24°31'01" E
C-59	77.46'	255.00'	77.16'	N 43°28'49" E
C-60	78.52'	255.00'	78.21'	N 61°00'12" E
C-61	79.78'	255.00'	79.45'	N 78°47'13" E
C-62	18.53'	255.00'	18.52'	N 89'49'52" E
C-63	241.09'	205.00'	227.43'	S 5813'16" W
C-64	36.76'	205.00'	36.71'	S 19°23'34" W
C-65	59.03'	255.00'	58.90'	S 20°53'14" W
C-66	79.80'	255.00'	79.48'	S 36'29'03" W
C-67	80.12'	255.00'	79.79'	S 54°27'03" W
C-68	53.94'	255.00'	53.84'	S 69'30'41" W
C-69	38.06'	25.00'	34.49'	S 31*57'42" W
C-70	39.27'	25.00'	35.36'	S 56°38'51" E
C-71	21.03'	25.00'	20.41'	N 5415'28" E
C-72	43.52'	50.00'	42.16'	N 55°05'58" E
C-73	56.80'	50.00'	53.80'	S 30°32'50" E
C-74	78.68'	50.00'	70.81'	S 47°04'56" W
C-75	30.00'	50.00'	29.55'	N 70'38'47" W
C-76	21.03'	25.00'	20.41'	N 77'33'10" W
C-77	39.27	25.00'	35.36'	S 33°21'09" W
C-78	162.90'	425.00'	161.91'	S 22*37'42" E
C-79	95.53'	425.00'	95.33'	S 40°02'54" E
C-80	275.93'	325.00'	267.72'	S 2216'52" E
C-81	30.68'	25.00'	28.79'	S 33°07'03" E

CURVE TABLE

	LINE TABLE				
LINE	BEARING	DISTANCE			
L-5	S 07°31'31" W	123.55'			
L-6	S 01'34'40" E	189.81'			
L-7	S 0317'52" W	142.67			
L-8	S 00°08'40" W	98.55'			
L-9	S 02'00'34" W	144.99'			
L-10	S 87°47'33" E	20.00'			
L-11	N 02°02'29" E	22.17'			
L-12	N 46'29'16" W	132.95'			
L-13	N 25*37'46" W	152.69'			
L-14	N 06°38'17" E	82.74'			
L-15	N 06'38'17" E	182.52'			
L-33	S 25'37'46" E	152.69'			
L-34	N 14°15'20" E	129.36'			
L-35	S 88°05'15" E	93.23'			
L-36	N 88°05'15" W	93.14'			
L-37	S 1415'20" W	129.36'			
L-38	S 46°29'16" E	132.90'			
L-39	S 02°02'29" W	21.14'			
L-40	N 75°36'30" E	37.71'			
L-41	N 76°33'02" E	100.43			
L-46	N 87°59'02" W	72.66'			
L-47	S 88°51'57" E	51.27'			
L-51	S 54°53'04" E	56.23'			
L-52	S 75'36'30" W	54.09'			
L-53	N 60°03'13" E	120.49'			

MINIMUM	BUILDING	SETBACKS
FRONT		30'
REAR		25'

SIDE

LINE TYPE LEGEND

10'

PROPERTY LINE - LINE SURVEYED
ADJOINING LINE - LINE NOT SURVEYED
— OVERHEAD LINE
BUILDING SETBACK
— — — — — EASEMENT
BUFFER
· FLOOD HAZARD SOILS

OWNER/DEVELOPER:

SORRELL OAKS DEVELOPMENT, LLC 7201 CREEDMOOR RD, STE 140 RALEIGH, NC 27613 919-971-5200

SHEET 4 OF 4

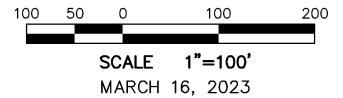
FINAL PLAT FOR

SORRELL OAKS SUBDIVISION PHASE 1

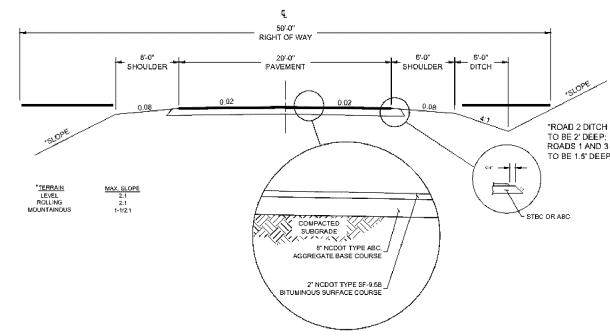
HOLDEN ROAD

OWNER: SORRELL OAKS DEVELOPMENT, LLC REF: D.B. 2315, PAGE 260 REF: M.B. 2022, PAGE 56 REF: M.B. 2022, PAGE 198

YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY, NORTH CAROLINA BRASSFIELD TOWNSHIP GRANVILLE COUNTY, NORTH CAROLINA



ZONED R-30 WS IV PIN #1833-61-5722



C-83

C-84

C-85

32.18'

35.53

38.07

50.00

25.00

25.00'

31.62

32.61

34.50

TYPICAL 100 LF PLANTING SECTION SCALE: 1" = 20'

PROP. EVERGREEN

TREE, UT3 (TYP.)

NOTE: SECTION INCLUDES 1 CANOPY TREE, 1

EVERGREEN TREE, 3 UNDERSTORY TREES, AND 12

SHRUBS PER 100 LF

PROP. EVERGREEN

SHRUB. S1 OR S2

(TYP.)

NCDOT RESIDENTIAL COLLECTOR ROAD CROSS-SECTION

