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 17TH DAY OF FEBRUARY, 2020.

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

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

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 ____ 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.

EAGLE PEARCE LLC BY: MICHAEL A. MOSS, MANAGER — 2-17-2020

OWNER(S) DATE

I CERTIFY THAT THE PLAT SHOWN HEREON 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

2-27-20 — JOHN T. ROGERS, WATERSHED ADMINISTRATOR

DATE

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

M. Shelton 2/25/2020
DISTRICT ENGINEER

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

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 EAGLE CHASE SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $47,000.00 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF

JOHN T. ROGERS — 2-27-20

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.

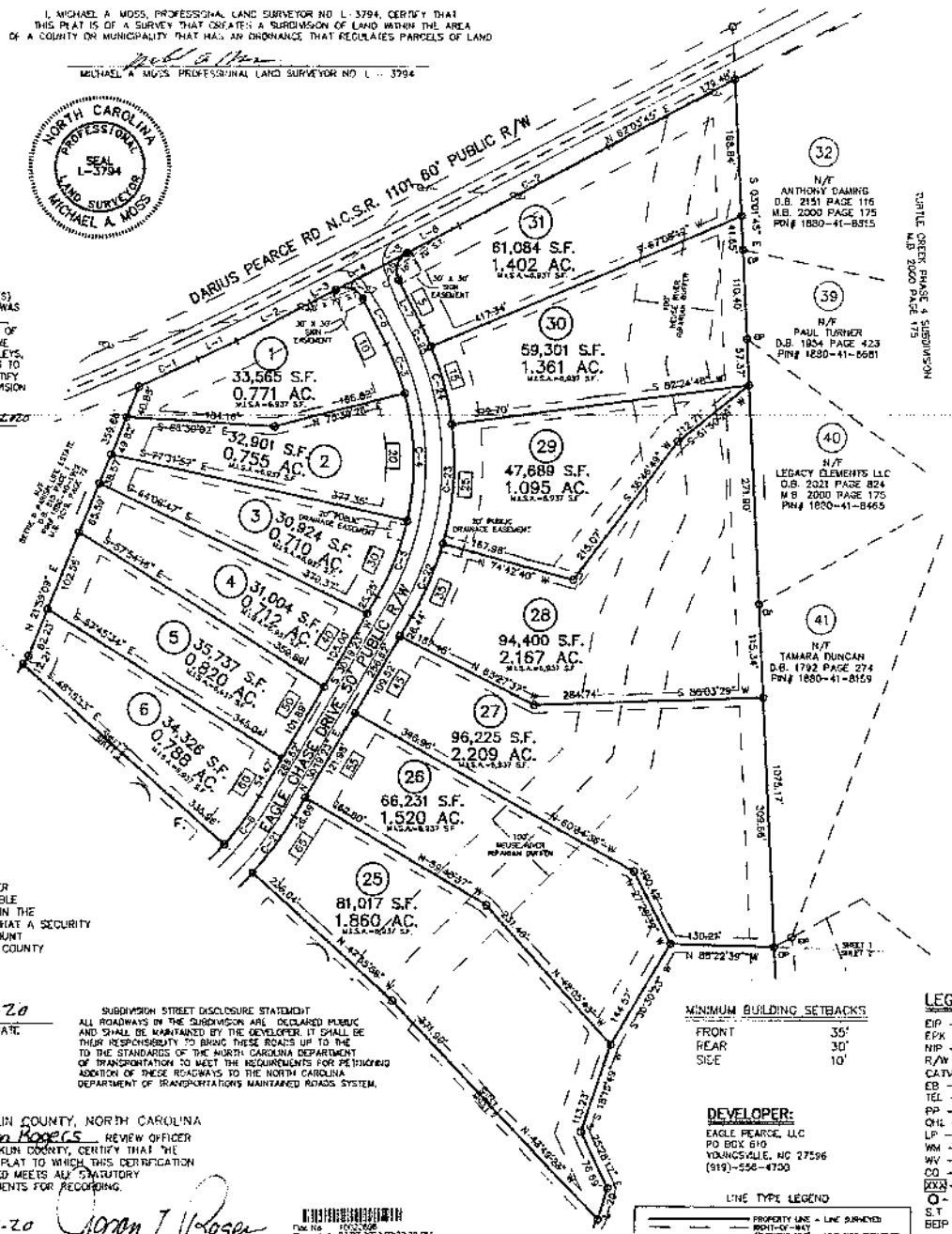
FRANKLIN COUNTY, NORTH CAROLINA
I, JOSON ROGERS REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

2-27-20 — JOHN T. ROGERS

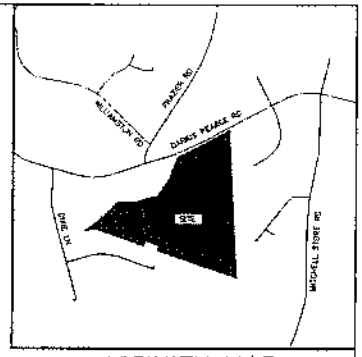
DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2019 ____

Doc. No. 2020-000
Recorded 03/27/2020 02:32:33 PM
Fee Amt. $63.00 Page 1 of 3
Franklin County North Carolina
Brenda S. Davis Register of Deeds
BK 2020 PG 61 - 63 (3)



ADOPTED FROM NC GRID NAD 83(2011)



VICINITY MAP

NOTES:

- AREA COMPUTED BY COORDINATE METHOD
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919) 791-4200.
- 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 RAMP.
- THIS PROPERTY IS LOCATED WITHIN WSII WATERSHED DISTRICT.
- ALL STUB ROADS SHALL BE BUILT TO THE ADJOINING PROPERTY LINE.
- LOTS 1 & 31 TO BE SERVED INTERNALLY AND HAVE NO DIRECT ACCESS TO DARIUS PEARCE RD N.C.S.R. 1101
- SEE SHEET 2 OF 3 FOR MAIL KIOSK DETAIL.
- SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES.
- SEE SHEET 1 OF 3 FOR OWNERS SIGNATURE.
- SEE SHEET 1 OF 3 FOR ALL GOVERNMENTAL SIGNATURES.
- EAGLE CHASE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ANY OPEN SPACES.
- PROPERTY WILL BE IN COMPLIANCE WITH ARTICLE 14 OF THE FRANKLIN COUNTY UDO (STREET TREES).
- ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION 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.
- 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 TAKE PRECEDENCE OVER ALL OTHER EASEMENT
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MINIMUM BUILDING SETBACKS

FRONT	35'
REAR	30'
SIDE	10'

DEVELOPER:
EAGLE PEARCE, LLC
PO BOX 610
YOUNGSVILLE, NC 27596
(919)-556-4730

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
EPK - EXISTING 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
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WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
XXX - ADDRESS
O - NEW IRON PIPE
S.T. - SIGHT TRIANGLE
BEIP - BENT EXISTING IRON PIPE

FINAL PLAT FOR
EAGLE CHASE SUBDIVISION
(CLUSTER SUBDIVISION)
OWNER: EAGLE PEARCE LLC
REF: D.B. 2173, PAGE 1804
REF: M.B. 2019, PAGE 72
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

DECEMBER 21, 2018
ZONED: R 40/WS II WATERSHED
PIN# 1880-40-1902
SHEET 1 OF 3

CMP

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, 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 17TH DAY OF FEBRUARY, 2020

PROFESSIONAL LAND SURVEYOR (L-3794)

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

CURVE TABLE								
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	80.13'	2223.94'	80.12'	N 64°39'23" E
C-2	207.62'	13176.93'	207.61'	N 62°06'52" E
C-3	85.14'	325.00'	85.03'	S 21°22'28" E
C-4	159.40'	325.00'	157.80'	S 01°34'59" E
C-5	101.28'	325.00'	100.82'	S 21°23'43" W
C-6	74.77'	375.00'	74.64'	S 36°02'05" W
C-7	125.58'	375.00'	124.98'	S 51°28'24" W
C-8	147.86'	225.00'	146.10'	S 76°20'18" W
C-9	32.12'	225.00'	32.10'	N 84°54'37" W
C-10	21.03'	25.00'	20.41'	N 57°08'08" W
C-11	61.45'	50.00'	57.85'	N 66°34'51" W
C-12	48.21'	50.00'	46.00'	S 48°18'20" W
C-13	31.34'	50.00'	30.83'	S 02°26'31" W
C-14	91.94'	50.00'	79.52'	S 68°11'26" E
C-15	7.76'	50.00'	7.73'	N 54°41'25" E
C-16	21.03'	25.00'	20.41'	N 74°20'29" E
C-17	100.40'	325.00'	100.00'	N 62°08'03" E
C-18	70.06'	325.00'	69.92'	N 67°08'32" E
C-19	37.55'	425.00'	37.54'	N 58°24'08" E
C-20	102.39'	425.00'	102.14'	N 48°56'10" E
C-21	87.12'	425.00'	86.97'	N 36°11'44" E
C-22	98.40'	375.00'	98.12'	N 22°48'22" E
C-23	149.73'	375.00'	148.73'	N 03°41'04" E
C-24	99.88'	375.00'	99.59'	N 15°37'30" W
C-25	27.84'	375.00'	27.83'	N 24°58'23" W
C-26	38.95'	25.00'	35.13'	N 17°31'21" E
C-27	39.38'	25.00'	35.43'	N 72°14'33" W
C-28	42.27'	325.00'	42.24'	S 85°17'24" E

LINE TYPE LEGEND

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

MINIMUM BUILDING SETBACKS

FRONT	35'
REAR	30'
SIDE	10'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 64°31'48" E	52.99'
L-2	N 62°53'22" E	103.19'
L-3	N 62°37'52" E	35.45'
L-4	N 62°37'52" E	68.98'
L-5	N 62°09'40" E	30.82'
L-6	N 62°09'40" E	72.13'
L-7	N 27°08'59" W	64.11'
L-8	S 27°08'59" E	63.41'
L-9	N 81°33'50" W	96.09'
L-10	N 81°33'50" W	36.85'
L-11	S 81°33'50" E	74.93'
L-12	S 81°33'50" E	57.81'
L-13	S 47°08'34" E	12.76'
L-14	S 68°46'03" E	32.66'
L-15	N 60°56'00" E	12.32'
L-16	N 60°56'00" E	6.81'
L-17	N 08°38'04" E	32.68'
L-18	N 08°51'25" W	12.93'
L-19	N 19°04'11" W	10.39'
L-20	S 18°41'42" W	40.23'
L-21	N 28°42'27" W	45.52'
L-22	S 28°47'15" E	113.57'
L-23	N 49°48'53" W	82.49'

MAIL KIOSK DETAIL

N.T.S

MAIL KIOSK

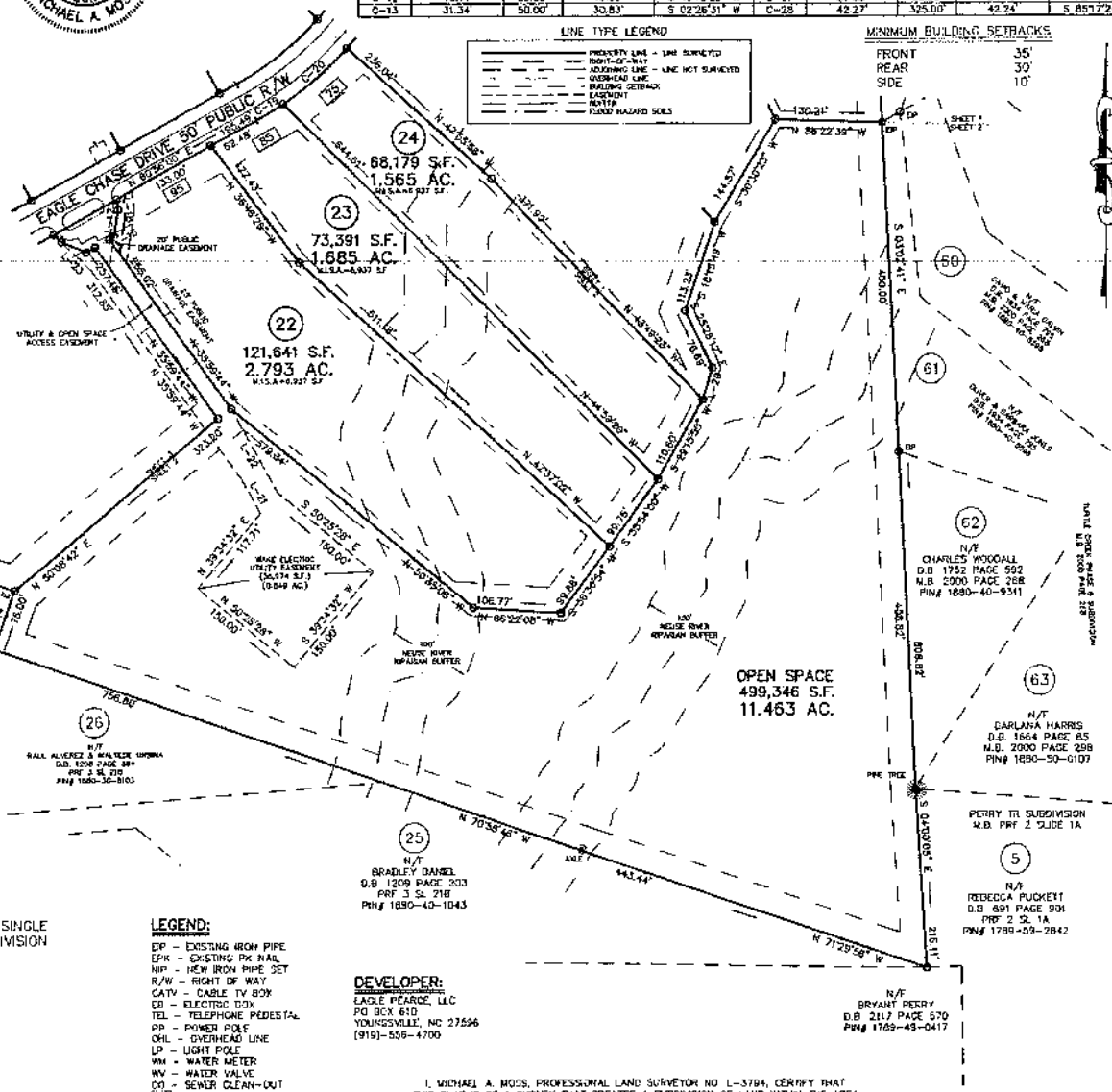
TWO PARKING SPACES (1 REGULAR, 1 HANDICAP)

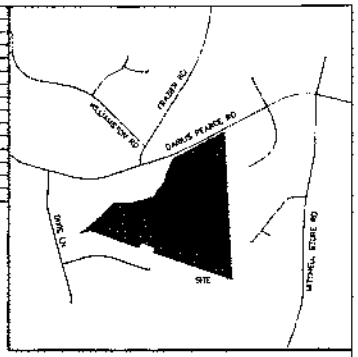
IMPERVIOUS SURFACE CHART

TOTAL AREA:	2,139,362 S.F.
ALLOWED IMPERVIOUS:	256,723 S.F.
ROAD PAVEMENT:	39,788 S.F.
IMPERVIOUS IN MAIL KIOSK	1,868 S.F.
TOTAL REMAINING IMPERVIOUS	215,067 S.F.
IMPERVIOUS PER LOT:	6,937 S.F.

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	49.113 AC.
LESS R/W =	2.152 AC
OPEN SPACE REQUIRED:	9.823 AC.
OPEN SPACE PROVIDED:	11.463 AC.
NET AREA =	35.498 AC.
TOTAL LOTS =	31
AVERAGE LOT SIZE =	1.15 AC
TOTAL ROAD LENGTH	1788'
PROPOSED USE =	RESIDENTIAL SINGLE FAMILY SUBDIVISION





VICINITY MAP

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LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
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S.T. - SIGHT TRIANGLE
BEIP - BENT EXISTING IRON PIPE

DEVELOPER:

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PO BOX 610
YOUNGSVILLE, NC 27596
(919)-556-4700

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

FINAL PLAT FOR

EAGLE CHASE SUBDIVISION

(CLUSTER SUBDIVISION)
OWNER: EAGLE PEARCE LLC
REF: D.B. 2173, PAGE 1804
REF: M.B. 2019, PAGE 72
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

DECEMBER 21, 2018
ZONED: R 40/WS II WATERSHED
PIN# 1880-40-1902
SHEET 2 OF 3

CMP

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

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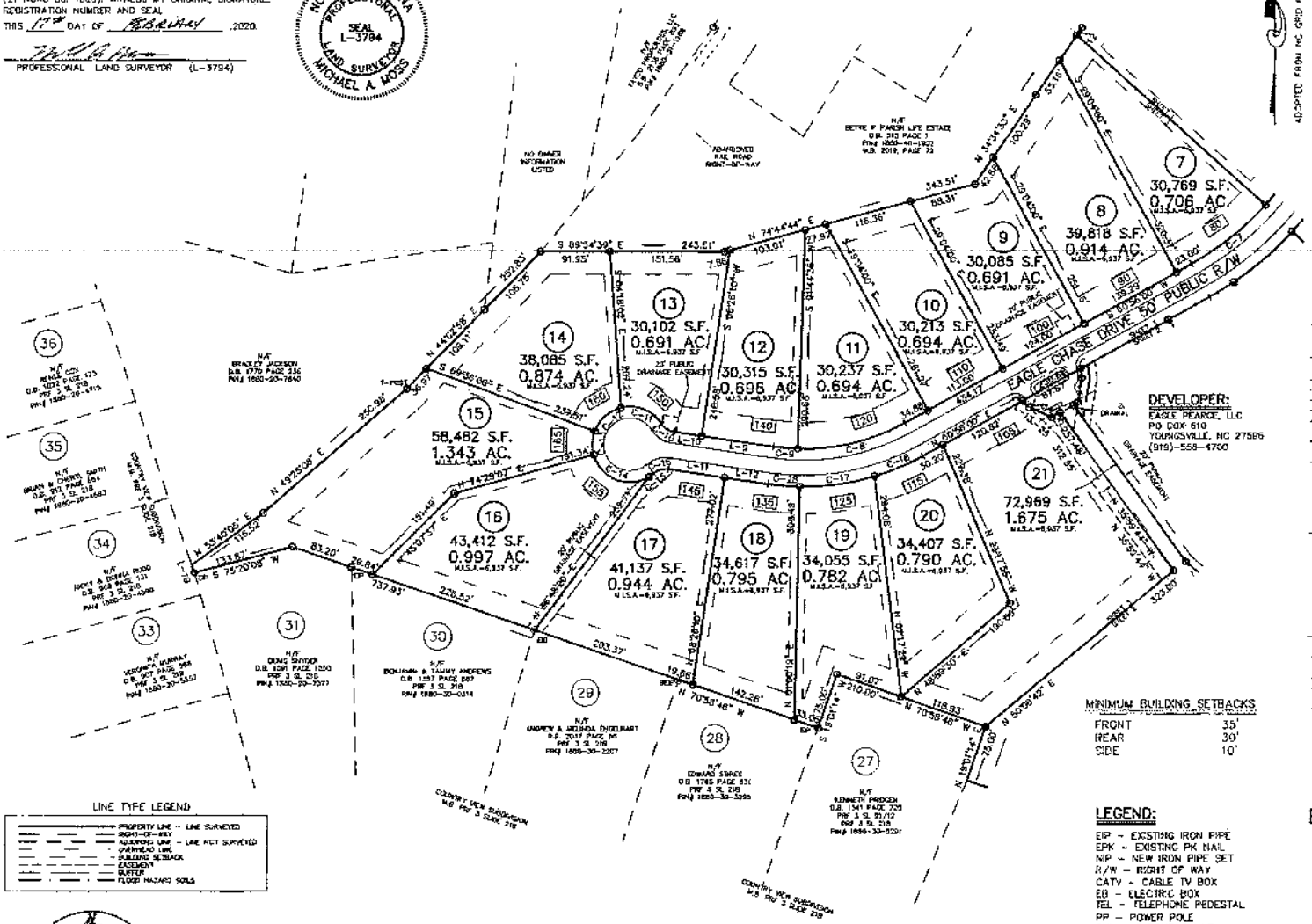
THIS 17th DAY OF FEBRUARY, 2020.

PROFESSIONAL LAND SURVEYOR (L-3794)

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS



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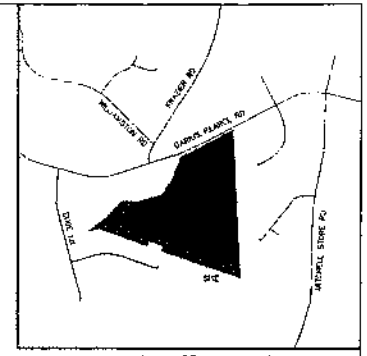

VICINITY MAP

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FINAL PLAT FOR

EAGLE CHASE SUBDIVISION

(CLUSTER SUBDIVISION)

OWNER: EAGLE PEARCE LLC

REF: D.B. 2173, PAGE 1804

REF: M.B. 2019, PAGE 72

HARRIS TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

DECEMBER 21, 2018

ZONED: R 40/WS II

PIN# 1880-40-1902

SHEET 3 OF 3

CMP

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