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 HERON; 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 28TH DAY OF JANUARY A.D. 2021.

PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

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

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.

PROFESSIONAL LAND SURVEYOR — L–3794 LICENSE NUMBER

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

OWNER(S) — DATE 1-29-2021

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 FOREST GROVE SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ 11,687.50 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

ADMINISTRATOR /ASSISTANT — DATE 2-17-21

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 PETITIONNG 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

DISTRICT ENGINEER — 2/10/2021

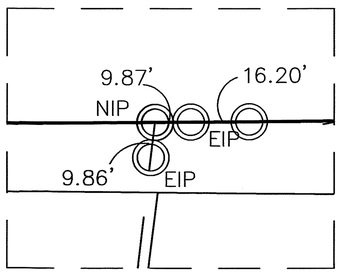
ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT–OF–WAY

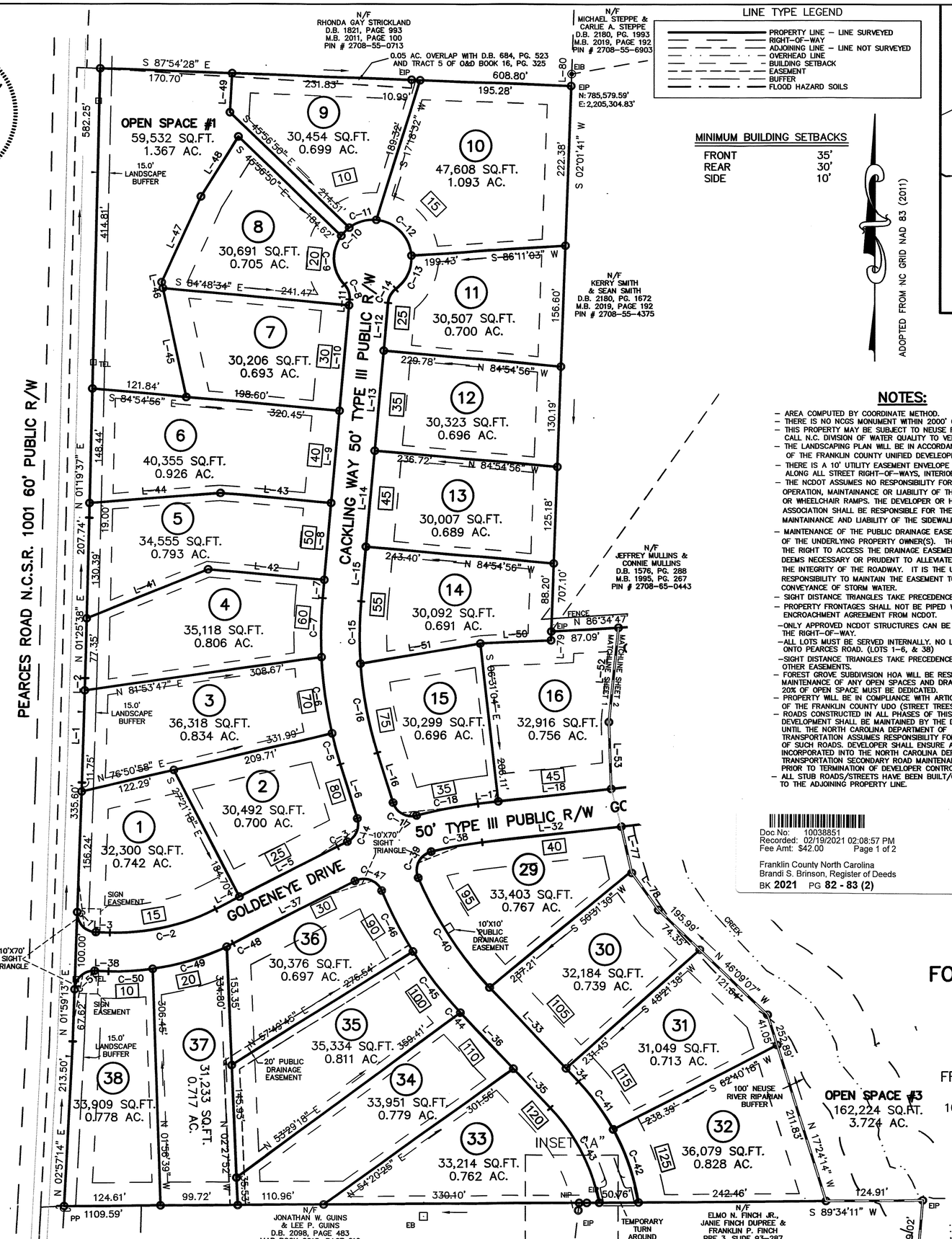
FRANKLIN COUNTY, NORTH CAROLINA
I, Jason Rogers REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUITEMENTS FOR RECORDING.

DATE 2-17-21 — REVIEW OFFICER

RECORDED IN MAP BOOK, 2020_____

INSET "A"





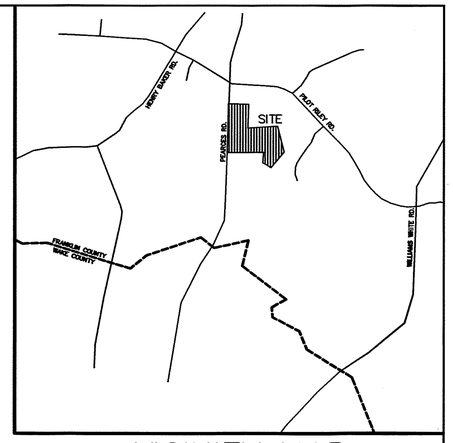
LINE TYPE LEGEND

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

MINIMUM BUILDING SETBACKS

FRONT	35'
REAR	30'
SIDE	10'

ADOPTED FROM NC GRID NAD 83 (2011)



VICINITY MAP

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).
- THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 14 LANDSCAPING OF THE FRANKLIN COUNTY UNIFIED DEVELEOPMENT ORDINANCE.
- THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT–OF–WAYS, INTERIOR OF LOTS.
- THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTAINANCE AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMPS.
- 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 PREFORM 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 OTHRE EASEMENTS.
- PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
- ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT–OF–WAY.
- ALL LOTS MUST BE SERVED INTERNALLY. NO LOTS SHALL HAVE DIRECT ACCESS ONTO PEARCES ROAD. (LOTS 1–6, & 38)
- SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
- FOREST GROVE SUBDIVISION HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ANY OPEN SPACES AND DRAINAGE EASEMENTS. 20% OF OPEN SPACE MUST BE DEDICATED.
- 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.
- ALL STUB ROADS/STREETS HAVE BEEN BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.

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
- 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
- [XXX] – ADDRESS
- O – NEW IRON PIPE
- S.T. – SIGHT TRIANGLE

Doc No: 10038851
Recorded: 02/19/2021 02:08:57 PM
Fee Amt: $42.00 Page 1 of 2
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2021 PG 82 - 83 (2)

DEVELOPER:

PEARCES ROAD, LLC
1151 TARBORO RD
YOUNGSVILLE, NC, 27596
(919) 669–5933

FINAL PLAT FOR

FOREST GROVE SUBDIVISION

"CLUSTER SUBDIVISION"
OWNER: PEARCES ROAD, LLC
REF: D.B. 2192, PAGE 1561
DUNN TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

MAY 28, 2020
ZONED R–40
PIN #2708–54–4620
SHEET 1 OF 2

(PEARCE–CYRUS.DWG – JW)

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 PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERON; 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

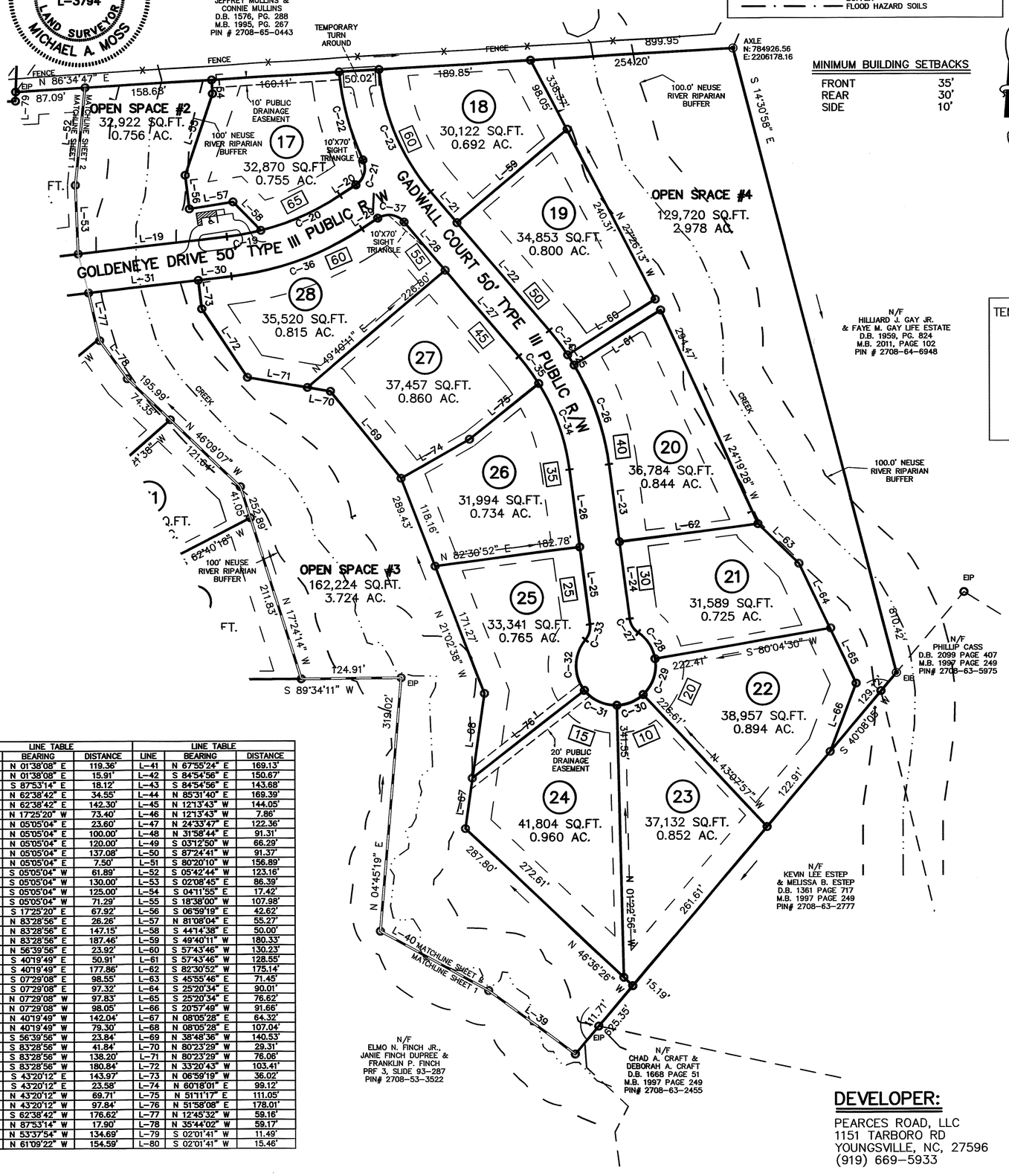
THIS 28TH DAY OF JANUARY A.D. 2021.

PROFESSIONAL LAND SURVEYOR — L-3794 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.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

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



LINE TYPE LEGEND

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- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

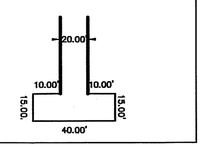
MINIMUM BUILDING SETBACKS

FRONT	35'
REAR	30'
SIDE	10'

ADOPTED FROM NC GRID NAD 83 (2011)

VICINITY MAP

TEMPORARY TURN-AROUND DETAIL



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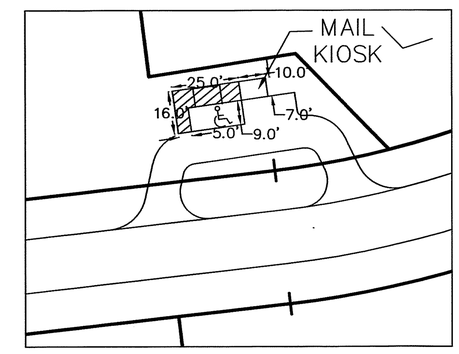

MAIL KIOSK DETAIL
SCALE 1"=40'

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

FINAL PLAT FOR

FOREST GROVE SUBDIVISION

"CLUSTER SUBDIVISION"
OWNER: PEARCES ROAD, LLC
REF: D.B. 2192, PAGE 1561
DUNN TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

MAY 28, 2020
ZONED R-40
PIN #2708-54-4620
SHEET 2 OF 2

(PEARCE-CYRUS.DWG - JW)

DEVELOPER:

PEARCES ROAD, LLC
1151 TARBORO RD
YOUNGSVILLE, NC, 27596
(919) 669-5933

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	39.22'	25.00'	35.32'	S 42°57'00" E
C-2	141.44'	275.00'	139.88'	N 77°22'44" E
C-3	14.38'	525.00'	14.38'	N 63°25'47" E
C-4	35.62'	25.00'	32.68'	N 23°23'46" E
C-5	41.38'	555.00'	41.37'	N 15°17'11" W
C-6	100.14'	555.00'	100.00'	N 07°58'54" W
C-7	76.50'	555.00'	76.44'	N 01°08'09" E
C-8	21.03'	25.00'	20.41'	N 19°00'37" W
C-9	68.50'	50.00'	63.27'	N 03°51'23" W
C-10	15.06'	50.00'	15.00'	N 44°01'10" E
C-11	37.27'	50.00'	36.42'	N 74°00'08" E
C-12	70.53'	50.00'	64.83'	S 44°13'44" E
C-13	49.82'	50.00'	47.78'	S 24°43'45" W
C-14	21.03'	25.00'	20.41'	S 29°10'45" W
C-15	80.74'	505.00'	80.66'	S 00°30'15" W
C-16	117.63'	505.00'	117.36'	S 10°44'57" E
C-17	38.36'	25.00'	34.71'	S 61°22'49" E
C-18	80.82'	525.00'	80.74'	N 79°04'19" E
C-19	43.36'	325.00'	43.33'	N 79°39'36" E
C-20	108.75'	325.00'	108.24'	N 66°15'06" E
C-21	35.69'	25.00'	32.73'	N 15°46'19" E
C-22	115.10'	325.00'	114.50'	N 14°58'32" W
C-23	169.16'	275.00'	166.50'	S 22°42'30" E
C-24	38.22'	325.00'	38.20'	S 36°57'42" E
C-25	15.00'	325.00'	15.00'	S 32°16'14" E
C-26	133.09'	325.00'	132.16'	S 19°13'01" E
C-27	21.03'	25.00'	20.41'	S 31°34'50" E
C-28	39.92'	50.00'	38.87'	S 32°48'01" E
C-29	49.56'	50.00'	47.56'	S 18°28'16" W
C-30	36.43'	50.00'	35.63'	S 67°44'33" W
C-31	46.56'	50.00'	44.89'	N 64°42'24" W
C-32	68.71'	50.00'	63.43'	N 01°20'11" E
C-33	21.03'	25.00'	20.41'	N 16°36'33" E
C-34	115.38'	275.00'	114.53'	N 19°30'18" W
C-35	42.27'	275.00'	42.22'	N 35°55'38" W
C-36	175.52'	375.00'	173.92'	S 70°04'26" W
C-37	36.22'	25.00'	33.13'	N 81°49'57" W
C-38	67.18'	475.00'	67.12'	S 79°25'51" W
C-39	42.85'	25.00'	37.79'	S 26°16'52" W
C-40	170.11'	475.00'	169.21'	S 33°04'37" E
C-41	76.77'	300.00'	76.56'	S 36°00'19" E
C-42	100.48'	300.00'	100.01'	S 19°04'44" E
C-43	139.72'	250.00'	137.91'	N 27°19'33" W
C-44	2.16'	525.00'	2.16'	N 43°13'08" W
C-45	100.15'	525.00'	100.00'	N 37°38'09" W
C-46	88.73'	525.00'	88.63'	N 27°19'45" W
C-47	41.39'	25.00'	36.82'	N 69°55'16" W
C-48	9.54'	325.00'	9.54'	S 63°29'09" W
C-49	100.40'	325.00'	100.00'	S 73°10'37" W
C-50	57.21'	325.00'	57.14'	S 87°04'11" W
C-51	39.33'	25.00'	35.39'	S 47°02'59" W

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N 01°38'08" E	119.36'	L-41	N 67°55'24" E	169.13'
L-2	N 01°38'08" E	15.91'	L-42	S 84°54'56" E	150.67'
L-3	S 87°53'14" E	18.12'	L-43	S 84°54'56" E	143.68'
L-4	N 62°38'42" E	34.55'	L-44	N 85°31'40" E	169.39'
L-5	N 62°38'42" E	142.30'	L-45	N 12°13'43" W	144.05'
L-6	N 17°25'20" W	73.40'	L-46	N 12°13'43" W	7.86'
L-7	N 05°05'04" E	23.60'	L-47	N 24°33'47" E	122.36'
L-8	N 05°05'04" E	100.00'	L-48	N 31°58'44" E	91.31'
L-9	N 05°05'04" E	120.00'	L-49	S 03°12'50" W	66.29'
L-10	N 05°05'04" E	137.08'	L-50	S 87°24'41" W	91.37'
L-11	N 05°05'04" E	7.50'	L-51	S 80°20'10" W	156.89'
L-12	S 05°05'04" W	61.89'	L-52	S 05°42'44" W	123.16'
L-13	S 05°05'04" W	130.00'	L-53	S 02°08'45" E	86.39'
L-14	S 05°05'04" W	125.00'	L-54	S 04°11'55" E	17.42'
L-15	S 05°05'04" W	71.29'	L-55	S 18°38'00" W	107.98'
L-16	S 17°25'20" E	67.92'	L-56	S 06°59'19" E	42.62'
L-17	N 83°28'56" E	26.26'	L-57	N 81°08'04" E	55.27'
L-18	N 83°28'56" E	147.15'	L-58	S 44°14'38" E	50.00'
L-19	N 83°28'56" E	187.46'	L-59	S 49°40'11" W	180.33'
L-20	N 56°39'56" E	23.92'	L-60	S 57°43'46" W	130.23'
L-21	S 40°19'49" E	50.91'	L-61	S 57°43'46" W	128.55'
L-22	S 40°19'49" E	177.86'	L-62	S 82°30'52" W	175.14'
L-23	S 07°29'08" E	98.55'	L-63	S 45°55'46" E	71.45'
L-24	S 07°29'08" E	97.32'	L-64	S 25°20'34" E	90.01'
L-25	N 07°29'08" W	97.83'	L-65	S 25°20'34" E	76.62'
L-26	N 07°29'08" W	98.05'	L-66	S 20°57'49" W	91.66'
L-27	N 40°19'49" W	142.04'	L-67	N 08°05'28" E	64.32'
L-28	N 40°19'49" W	79.30'	L-68	N 08°05'28" E	107.04'
L-29	S 56°39'56" W	23.84'	L-69	N 38°48'36" W	140.53'
L-30	S 83°28'56" W	41.84'	L-70	N 80°23'29" W	29.31'
L-31	S 83°28'56" W	138.20'	L-71	N 80°23'29" W	76.06'
L-32	S 83°28'56" W	180.84'	L-72	N 33°20'43" W	103.41'
L-33	S 43°20'12" E	143.97'	L-73	N 06°59'19" W	36.02'
L-34	S 43°20'12" E	23.58'	L-74	N 60°18'01" E	99.12'
L-35	N 43°20'12" W	69.71'	L-75	N 51°11'17" E	111.05'
L-36	N 43°20'12" W	97.84'	L-76	N 51°58'08" E	178.01'
L-37	S 62°38'42" W	176.62'	L-77	N 12°48'32" W	59.16'
L-38	N 87°53'14" W	17.90'	L-78	N 35°44'02" W	59.17'
L-39	N 53°37'54" W	134.69'	L-79	S 02°01'41" W	11.49'
L-40	N 61°09'22" W	154.59'	L-80	S 02°01'41" W	15.46'

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