DocuSign Envelope ID: F506B3B9-B7C2-4511-A683-79480CB024D5

BK 2024 PG 61 - 62 (2) DOC# 10084448
This Document eRecorded: 02/15/2024 11:45:04 AM
Fee: $42.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

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 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 12th DAY OF FEBRUARY A.D. 2024.

DocuSigned by: Michael A. Moss
83D1031732004111
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.

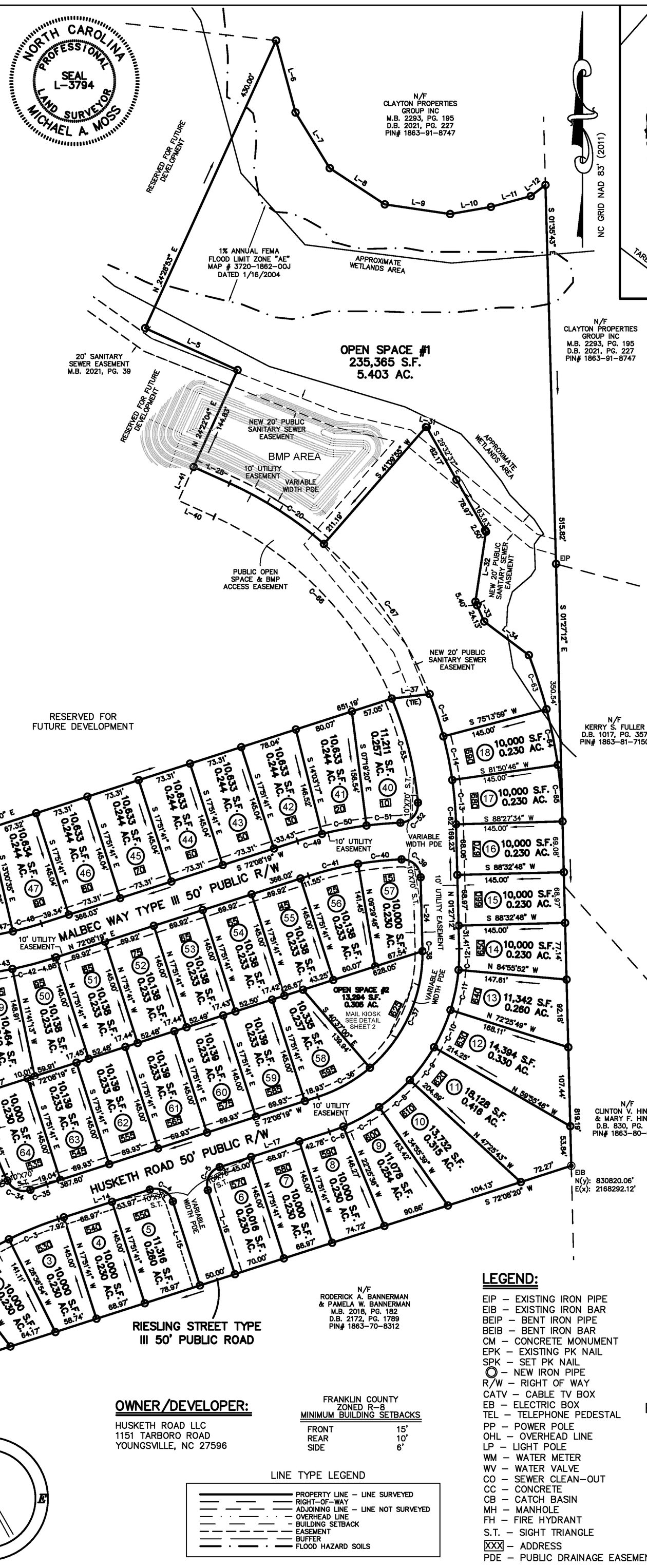
DocuSigned by: Michael A. Moss
83D1031732004111
PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

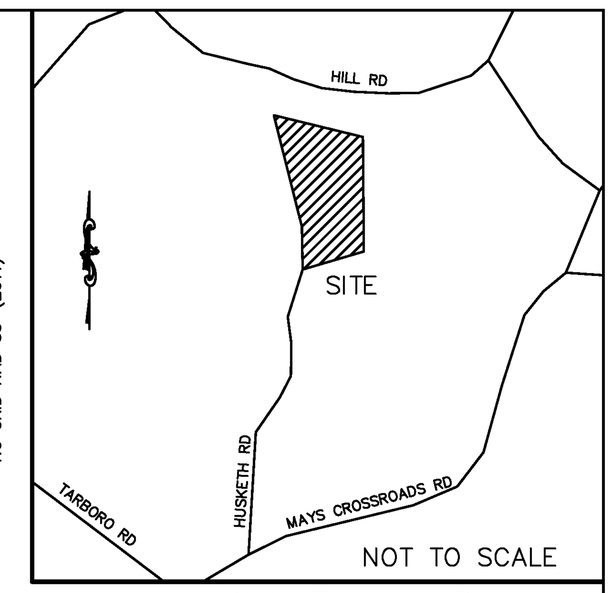
NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

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

APPROVED DocuSigned by: Joshua Kellen
3BA17A1788E0189...
DISTRICT SUPERVISOR

DATE 2/14/2024





VICINITY MAP

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) NORTH ARROW OBTAINED VIA NC-VRS.
3) ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
4) ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.
5) ALL LOTS WILL BE SERVED BY COUNTY WATER AND SEWER.
6) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
7) ALL NEW ROADS WILL BE BUILT TO N.C.D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
8) THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
9) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
10) RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
11) IN ACCORDANCE WITH ARTICLE 6.5 LANDSCAPING OF FRANKLIN COUNTY UDO. LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAT APPROVAL.
12) THIS PROPERTY MAY BE SUBJECT TO TAR-PAMLICO RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
13) ALL STUB ROADS/STREETS ARE BUILT/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
14) HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE, MAIL KIOSK, AND DRAINAGE EASEMENTS.
15) THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
16) 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 MEASURE AS NEEDED. NOTE THAT MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
17) THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.5.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
18) ALL UTILITY EASEMENTS ARE HEREBY EXTENDED/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
19) THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURE DISTRICT OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.
20) THE DRAINAGE EASEMENTS 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.
21) STORMWATER OPERATIONS & MAINTENANCE LEGAL AGREEMENT AND BMP MAINTENANCE FORMS RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS IN DEED BOOK 2352, PAGE 2077.
22) STRUCTURES, FENCES, HARDSCAPES, AND LANDSCAPING ARE PROHIBITED WITHIN ALL PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
23) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
24) MAINTANENCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE 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 RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
25) PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.
26) ALL OTHER CERTIFICATIONS, LINE TABLES, CURVE TABLES, AND DETAILS FOUND ON SHEET 2 OF 2.

OWNER/DEVELOPER:

HUSKETH ROAD LLC
1151 TARBORO ROAD
YOUNGSVILLE, NC 27596

FRANKLIN COUNTY ZONED R-8 MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'

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
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
◎ - NEW IRON PIPE
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
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT
S.T. - SIGHT TRIANGLE
XXX - ADDRESS
PDE - PUBLIC DRAINAGE EASEMENT

FINAL PLAT FOR

BARTLETT MANOR SUBDIVISION PHASE 1-A

"CLUSTER SUBDIVISION"
OWNER: HUSKETH ROAD, LLC
REF: D.B. 2240, PAGE 1107
REF: M.B. 2021, PAGE 39
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

SEPTEMBER 12, 2022
ZONED FCO R-8
PIN #1863-71-8311
SHEET 1 OF 2

(HUSKETH RD-CYRUS.DWG - LGH)

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

DocuSign Envelope ID: F5663B9-B7C2-4571-A623-79480CB024D5

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 12th DAY OF FEBRUARY A.D. 2024.

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83D193173200411...
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DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED DocuSigned by: Joshua Kellen
DISTRICT SUPERVISOR

DATE 2/14/2024

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.

DocuSigned by: David Cyrus David Cyrus Husketh Road LLC 2/13/2024
OWNER(S) DATE

IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED BARTLETT MANOR PHASE 1A OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ 139,640.88 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

DocuSigned by: Jason Rogers 2/15/2024
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 PETITIONNG ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE BARTLETT MANOR SUBDIVISION, PHASE 1-A, AS SET FORTH BY THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

DocuSigned by: Christopher Doherty 2/14/2024
PUBLIC UTILITIES DIRECTOR DATE

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

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.

2/15/2024 DocuSigned by: Jason Rogers
DATE REVIEW OFFICER

RECORDED IN MAP BOOK 2024, PG. _____

LINE TABLE		
LINE	BEARING	DISTANCE
L-5	N 65°35'11" W	138.04'
L-6	S 15°04'59" E	101.41'
L-7	S 31°34'41" E	88.85'
L-8	S 56°40'44" E	89.76'
L-9	S 81°33'24" E	89.86'
L-10	N 80°04'26" E	56.40'
L-11	N 74°55'53" E	56.10'
L-12	N 52°48'55" E	25.10'
L-13	N 30°20'32" E	124.24'
L-14	N 72°08'19" E	130.85'
L-15	S 17°51'41" E	120.00'
L-16	N 17°51'41" W	120.00'
L-17	N 72°08'19" E	156.74'
L-24	S 01°27'12" E	98.42'
L-25	N 81°17'20" E	12.56'
L-27	S 81°17'20" W	13.09'
L-28	N 65°37'56" W	53.66'
L-29	S 25°40'46" E	8.57'
L-30	S 25°40'46" E	8.57'
L-31	S 77°15'01" E	1.02'
L-32	S 08°36'28" W	96.15'
L-33	S 23°50'10" E	29.53'
L-34	S 52°56'05" E	76.14'
L-36	N 78°00'40" E	50.10'
L-37	N 83°10'39" E	51.87'
L-38	S 10°59'32" W	4939.01'
L-39	S 30°20'32" W	53.70'
L-40	N 65°37'56" W	45.29'
L-41	N 24°22'04" E	50.00'
L-42	N 15°34'19" W	17.32'

FRANKLIN COUNTY
ZONED R-8
MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	10'
SIDE	6'

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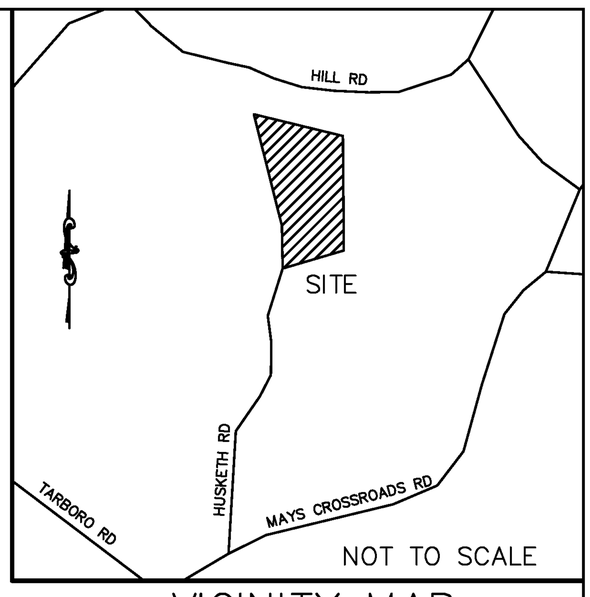
24) PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	151.63'	475.00'	150.99'	N 43°47'01" E
C-2	86.69'	475.00'	86.57'	N 58°09'25" E
C-3	72.57'	475.00'	72.50'	N 67°45'42" E
C-4	39.27'	25.00'	35.36'	S 62°51'41" E
C-5	39.27'	25.00'	35.36'	N 27°08'19" E
C-6	20.32'	255.00'	20.31'	N 69°51'21" E
C-7	55.64'	255.00'	55.53'	N 61°19'22" E
C-8	55.64'	255.00'	55.53'	N 48°49'19" E
C-9	55.64'	255.00'	55.53'	N 36°19'16" E
C-10	55.64'	255.00'	55.53'	N 23°49'13" E
C-11	55.64'	255.00'	55.53'	N 11°19'09" E
C-12	29.03'	255.00'	29.01'	N 01°48'28" E
C-13	60.60'	525.00'	60.56'	N 04°50'50" W
C-14	60.60'	525.00'	60.56'	N 11°27'37" W
C-15	60.60'	525.00'	60.56'	N 18°04'25" W
C-20	153.28'	525.00'	152.73'	N 57°16'06" W
C-27	3.50'	475.01'	3.50'	S 15°21'38" E
C-28	53.38'	475.01'	53.35'	S 11°55'49" E
C-29	10.10'	325.00'	10.10'	S 09°36'05" E
C-30	62.05'	325.00'	61.96'	S 15°57'39" E
C-31	24.10'	325.00'	24.10'	S 23°33'17" E
C-32	36.99'	25.00'	33.71'	S 16°42'46" W
C-33	173.68'	524.12'	172.89'	S 49°37'14" W
C-34	36.99'	25.00'	33.71'	S 68°04'17" E
C-35	23.84'	525.00'	23.84'	N 70°50'15" E
C-36	81.42'	205.00'	80.88'	N 60°45'39" E
C-37	179.70'	205.00'	174.01'	N 24°16'13" E
C-38	2.18'	205.00'	2.18'	N 01°08'53" W
C-39	39.65'	25.00'	35.62'	N 46°53'27" W
C-40	59.43'	475.00'	59.39'	S 84°05'15" W
C-41	69.35'	475.00'	69.28'	S 76°19'15" W
C-42	56.58'	525.00'	56.55'	S 75°13'33" W
C-43	27.27'	525.00'	27.26'	S 79°48'04" W
C-44	39.27'	25.00'	35.36'	S 36°17'20" W
C-45	81.44'	275.00'	81.14'	S 17°11'43" E
C-46	38.18'	25.00'	34.57'	S 54°57'56" E
C-47	35.67'	475.01'	35.66'	N 79°08'16" E
C-48	40.19'	475.01'	40.18'	N 74°33'45" E
C-49	34.91'	525.01'	34.90'	N 74°02'36" E
C-50	61.69'	525.01'	61.65'	N 79°18'51" E
C-51	46.24'	525.01'	46.23'	N 85°12'12" E
C-52	40.58'	25.00'	36.27'	N 41°13'35" E
C-53	146.61'	475.01'	146.03'	N 14°06'55" W
C-61	39.88'	525.01'	39.87'	S 13°23'45" E
C-63	77.33'	670.00'	77.29'	S 18°04'25" E
C-64	77.33'	670.00'	77.29'	S 11°27'37" E
C-65	77.33'	670.24'	77.29'	S 04°50'52" E
C-66	353.82'	474.78'	345.69'	N 44°17'18" W
C-67	252.21'	525.00'	249.79'	S 35°08'32" E

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	20.996 AC.
LESS R/W =	3.092 AC.
NET AREA =	17.904 AC.
TOTAL LOTS =	49
AVERAGE LOT SIZE =	0.365 AC.
OPEN SPACE REQUIRED (20%) =	4.199 SC.
OPEN SPACE PROVIDED =	5.403 AC.
TOTAL ROAD LENGTH	2725'
PROPOSED USE -	RESIDENTIAL SINGLE FAMILY SUBDIVISION



VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
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CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
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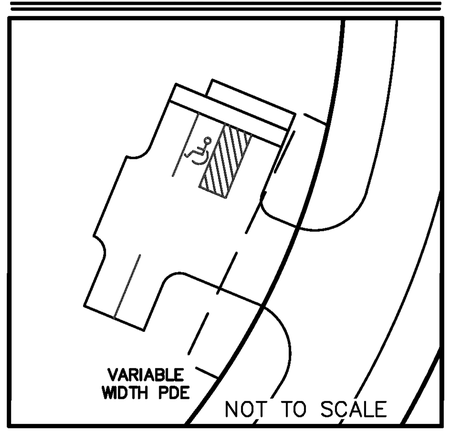
PDE - PUBLIC DRAINAGE EASEMENT

NC GRID NAD 83' (2011)

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

MAIL KIOSK DETAIL



(4 REGULAR PARKING SPACE, 1 HANDICAP SPACE, 5 PARKING SPACES TOTAL)

OWNER/DEVELOPER:

HUSKETH ROAD LLC
1151 TARBORO ROAD
YOUNGSVILLE, NC 27596

FINAL PLAT FOR

BARTLETT MANOR SUBDIVISION PHASE 1-A

"CLUSTER SUBDIVISION"
OWNER: HUSKETH ROAD, LLC
REF: D.B. 2240, PAGE 1107
REF: M.B. 2021, PAGE 39
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

SEPTEMBER 12, 2022
ZONED FCO R-8
PIN #1863-71-8311
SHEET 2 OF 2

(HUSKETH RD-CYRUS.DWG - LGH)

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