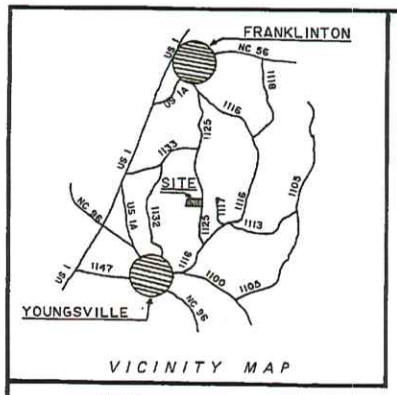


VICINITY MAP

LEGEND

- Lines Surveyed
- Lines Not Surveyed
- EIP — Existing Iron Pipe Control Corner
- ECM — Existing Concrete Monument
- NIP — New Iron Pipe
- PKN — P K Nail
- DMD — Double Meridian Distance
- R/W — Right of Way
- DB — Deed Book
- CM — Concrete Monument
- ELS — Existing Lightwood Stake
- CP — Computed Point

NORTH CAROLINA
FRANKLIN COUNTY

I, JAMES O. MURPHY certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book ____ page ____) (other ____); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____ page ____; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 24 day of APRIL, A.D., 2000

Seal or Stamp

James O. Murphy
Surveyor

PE 4884, PLS L-2253
Registration Number

I CERTIFY THAT "EAGLE STONE RIDGE" AS SHOWN HEREON MEETS THE CONSTRUCTION STANDARDS FOR TYPE III ROAD AS SET FORTH IN THE FRANKLIN COUNTY SUBDIVISION ORDINANCE.

James O. Murphy 4-24-2000
JAMES O. MURPHY, PE 4884, PLS L-2253 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-2253 LAND SURVEYOR JAMES O. MURPHY

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION.

APPROVED _____
DISTRICT ENGINEER

DATE 4/25/00

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

I, Howard L. Carden Review Officer of FRANKLIN COUNTY certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Howard L. Carden
Review Officer

4-27-2000
Date

RECORDED IN BOOK 2000 - 147
Recorded in Book of Maps ____ Vol. ____ Pg. ____

Kay S Hunt
Register of Deeds
Franklin County

Filed Date April 27, 2000
Time 11:35 a.m.
Book 2000
PAGE 147

NOTES:

THE PROPERTY SHOWN HEREON IS SUBJECT TO NCDOT R/W ALONG SR 1125.

ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.

THERE ARE NO KNOWN NCGS CONTROL MONUMENTS WITHIN NORMAL TIE DISTANCES.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD PRIOR TO THE DATE OF THIS PLAT.

IRON STAKES ARE SET ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.

10' X 70' SIGHT DISTANCES ARE RESERVED AT ALL INTERSECTIONS.

10' SLOPE/UTILITY EASEMENT IS RESERVED WITHIN ALL LOTS WHERE THEY ABUT ROAD RIGHT OF WAY.

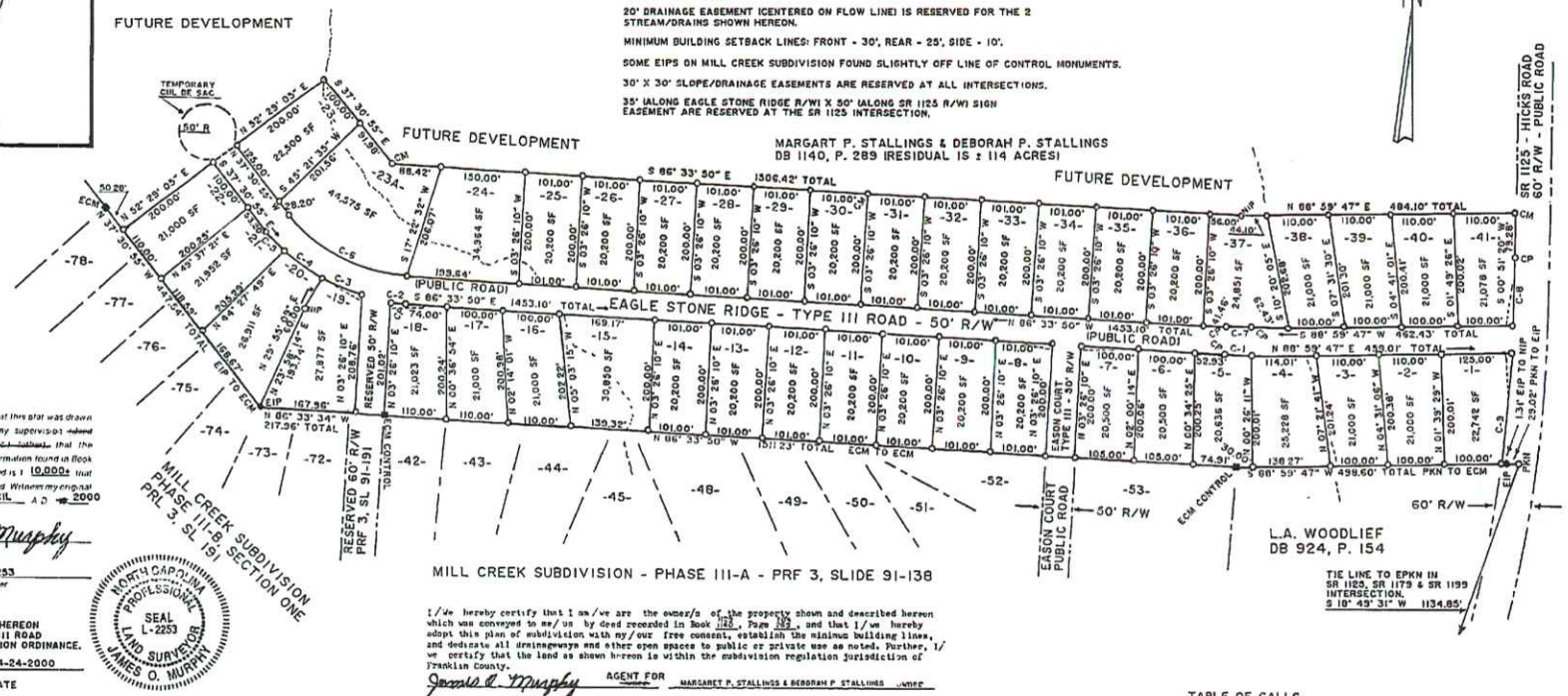
20' DRAINAGE EASEMENT (CENTERED ON FLOW LINE) IS RESERVED FOR THE 2 STREAM/DRAINS SHOWN HEREON.

MINIMUM BUILDING SETBACK LINES: FRONT - 30', REAR - 25', SIDE - 10'.

SOME EIPS ON MILL CREEK SUBDIVISION FOUND SLIGHTLY OFF LINE OF CONTROL MONUMENTS.

30' X 30' SLOPE/DRAINAGE EASEMENTS ARE RESERVED AT ALL INTERSECTIONS.

35' (ALONG EAGLE STONE RIDGE R/W) X 50' (ALONG SR 1125 R/W) SIGN EASEMENT ARE RESERVED AT THE SR 1125 INTERSECTION.



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 1140, Page 289, and that I/we hereby adopt this plan of subdivision with my/our free consent, establish the minimum building lines, and dedicate all 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.

James O. Murphy AGENT FOR MARGARET P. STALLINGS & DEBORAH P. STALLINGS owner
4-24-2000 Date _____ Date

I HEREBY CERTIFY THAT THE SUBDIVISION AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE FRANKLIN COUNTY SUBDIVISION REGULATIONS.

4-27-00 Harry A. Wallace
DATE CHAIRMAN, FRANKLIN COUNTY PLANNING BOARD

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE _____ AND MUST BE SUBMITTED FOR REAPPROVAL.

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 "PIGEON POINT - PHASE I & II" OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ -0- HAS BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

4-27-00 Ralph Willoughby
DATE SUBDIVISION ADMINISTRATOR

TABLE OF CALLS

LINE	RADIUS	ARC	CHORD
C-1	625.00'	48.43'	S 88° 47' 02" E 48.42'
C-2	335.00'	26.17'	S 84° 19' 33" E 26.16'
C-3	335.00'	78.03'	S 66° 43' 12" E 77.85'
C-4	335.00'	85.04'	S 52° 48' 31" E 84.81'
C-5	335.00'	46.90'	S 41° 31' 33" E 46.86'
C-6	285.00'	243.96'	N 62° 02' 22" W 236.60'
C-7	575.00'	44.56'	N 88° 47' 02" W 44.54'
C-8	2804.54'	120.86'	S 01° 09' 40" W 120.85'
C-9	2804.54'	201.33'	S 03° 26' 34" W 201.25'

RESTRICTIVE COVENANTS/ROAD MAINTENANCE AGREEMENT RECORDED IN DB 1173, P 385

I CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

James O. Murphy 4-24-2000
JAMES O. MURPHY, PE 4884, PLS L-2253 DATE

PIGEON POINT - PHASE I & II

REVISIONS	PROPERTY OF				
	MARGARET P. STALLINGS & DEBORAH P. STALLINGS				
	ALL OF DB 1129, P. 704 AND PORTION OF DB 1140, P. 289				
75' 0 150' SCALE	TOWNSHIP: YOUNGSVILLE	COUNTY: FRANKLIN	DATE: 4-12-00	SURVEYED BY: JOM	FIELD BOOK #50, P. 01
	STATE: NORTH CAROLINA		SCALE: 1" = 150'	DRAWN BY: JRV	DRAWING NO.
	ZONE: AR	TAX MAP: D-5 PARCEL: 1 & 1B	CHECKED & CLOSURE BY: JOM		99 - 37

150' 75' 00' 150' 300' 450'
SCALE IN FEET

SURVEYED BY: JAMES O. MURPHY, PE 4884, PLS L-2253
P.O. BOX 220, YOUNGSVILLE, N.C. - TELE 919-556-2058

4-27-00