Docusign Envelope ID: BA651BEA-10F0-4723-A50B-828D1D3100D7

BK 2025 PG 357 - 357 (1) DOC# 10105008
This Document eRecorded: 09/29/2025 04:45:34 PM
Fee: $21.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

I, L. JORDAN PARKER, JR. 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

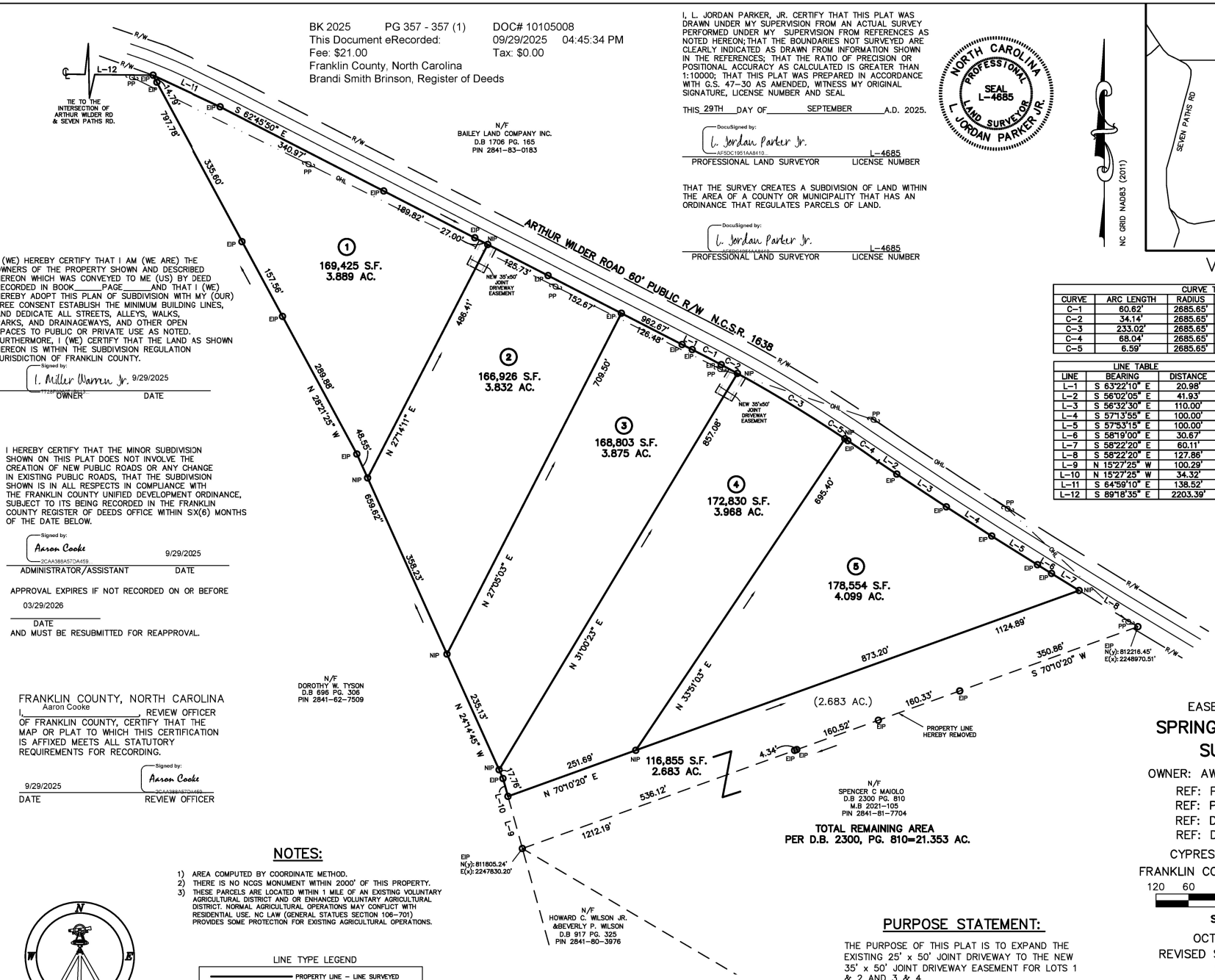
THIS 29TH DAY OF SEPTEMBER A.D. 2025.

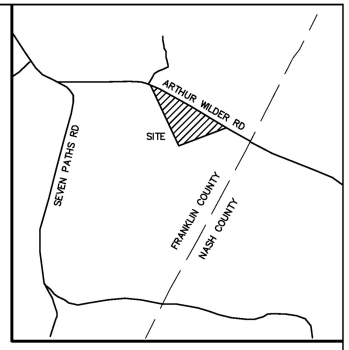
DocuSigned by: L. Jordan Parker Jr. AF5DC1951AA8410...
PROFESSIONAL LAND SURVEYOR L-4685 LICENSE NUMBER

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: L. Jordan Parker Jr. AF5DC1951AA8410...
PROFESSIONAL LAND SURVEYOR L-4685 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-4685 L. JORDAN PARKER JR. LAND SURVEYOR




VICINITY MAP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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, AND DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

Signed by: L. Miller Warren Jr. 9/29/2025
OWNER DATE

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC ROADS OR ANY CHANGE IN EXISTING PUBLIC ROADS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE, SUBJECT TO ITS BEING RECORDED IN THE FRANKLIN COUNTY REGISTER OF DEEDS OFFICE WITHIN SIX(6) MONTHS OF THE DATE BELOW.

Signed by: Aaron Cooke 2CAA388A57DA459... 9/29/2025
ADMINISTRATOR/ASSISTANT DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 03/29/2026
DATE
AND MUST BE RESUBMITTED FOR REAPPROVAL.

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

9/29/2025 Signed by: Aaron Cooke 2CAA388A57DA459...
DATE REVIEW OFFICER

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING |
| C-1 | 60.62' | 2685.65' | 60.62' | S 62°34'15" E |
| C-2 | 34.14' | 2685.65' | 34.14' | S 61°33'36" E |
| C-3 | 233.02' | 2685.65' | 232.94' | S 58°42'37" E |
| C-4 | 68.04' | 2685.65' | 68.04' | S 55°21'30" E |
| C-5 | 6.59' | 2685.65' | 6.59' | S 56°09'16" E |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L-1 | S 63°22'10" E | 20.98' |
| L-2 | S 56°02'05" E | 41.93' |
| L-3 | S 56°32'30" E | 110.00' |
| L-4 | S 57°13'55" E | 100.00' |
| L-5 | S 57°53'15" E | 100.00' |
| L-6 | S 58°19'00" E | 30.67' |
| L-7 | S 58°22'20" E | 60.11' |
| L-8 | S 58°22'20" E | 127.86' |
| L-9 | N 15°27'25" W | 100.29' |
| L-10 | N 15°27'25" W | 34.32' |
| L-11 | S 64°59'10" E | 138.52' |
| L-12 | S 89°18'35" E | 2203.39' |

**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
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
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT

## NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) THESE PARCELS ARE LOCATED WITHIN 1 MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT AND OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

LINE TYPE LEGEND

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

## PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO EXPAND THE EXISTING 25' x 50' JOINT DRIVEWAY TO THE NEW 35' x 50' JOINT DRIVEWAY EASEMENT FOR LOTS 1 & 2 AND 3 & 4.

EASEMENT PLAT FOR
# SPRING HILL ESTATES SUBDIVISION

OWNER: AWNC DEVELOPMENT, LLC
REF: P.B. 2023, PG. 317
REF: P.B. 2023, PG. 330
REF: D.B. 2324, PG. 500
REF: D.B. 2300, PG. 810

CYPRESS CREEK TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

120 60 0 120 240
SCALE 1"=120'

OCTOBER 27, 2023
REVISED SEPTEMBER 23, 2025
ZONED AR
PIN # 2841-72-4888
PIN # 2841-72-7558
PIN # 2841-72-9441
PIN # 2841-82-1219
PIN # 2841-82-4247

(SPRING HILL ESTATES - JW)

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

Submitted electronically by "Cawthorne, Moss & Pancera, pc" in compliance with North Carolina General Statutes and the terms of the submitter agreement with the Franklin County Register of Deeds.