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 6TH DAY OF DECEMBER ,2016.

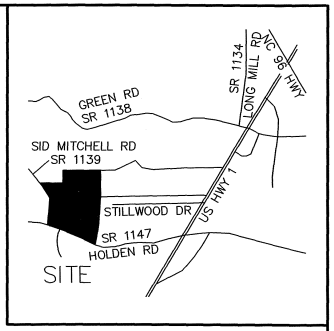
PROFESSIONAL LAND SURVEYOR (L–3794)

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

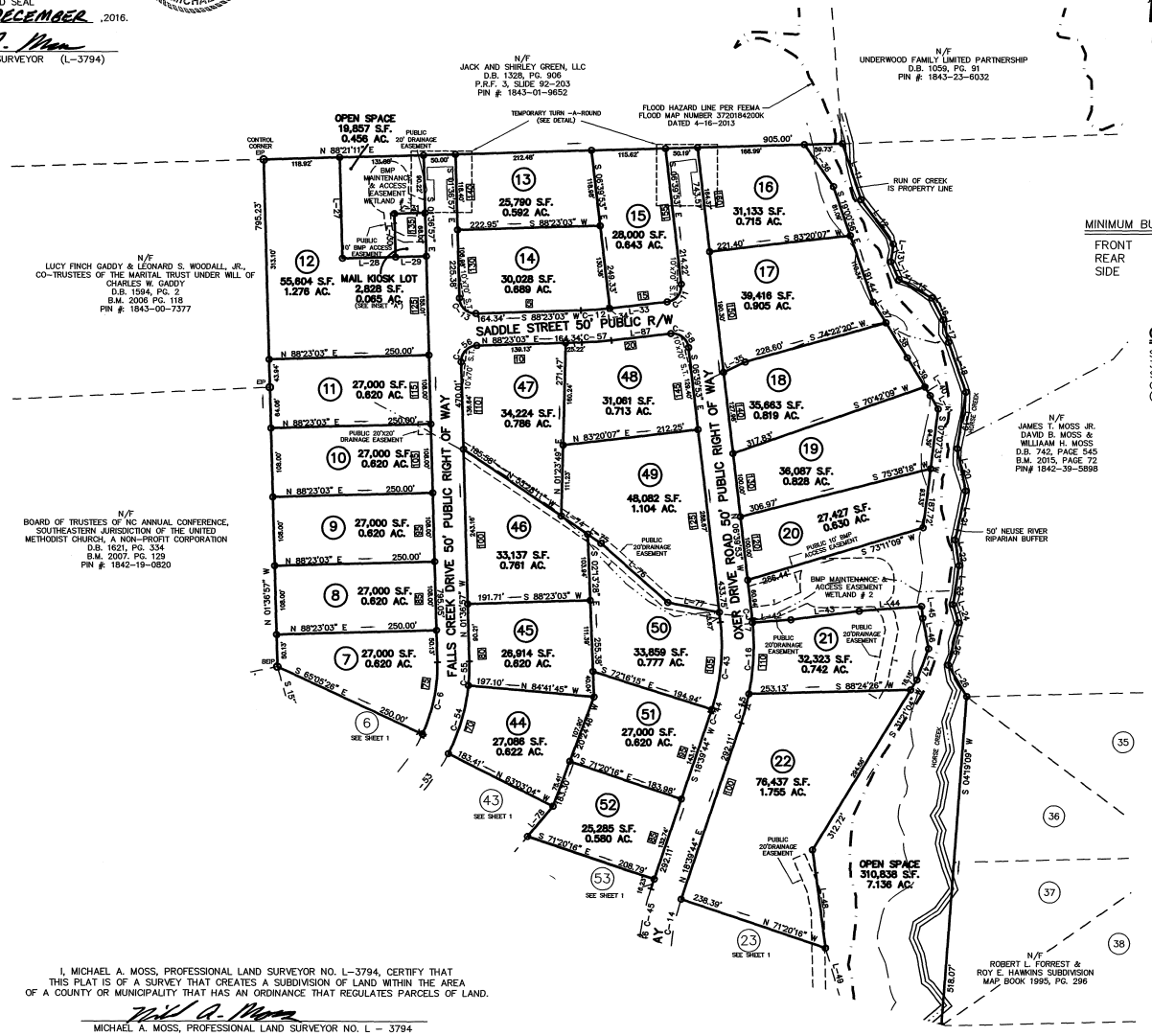
LINE TYPE LEGEND

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

ADOPTED FROM P.B. 2015, PAGE 72



VICINITY MAP



MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

OWNER/DEVELOPER:

SAGE BUILT, LLC
3434 KILDAIRE FARM ROAD
SUITE 135
CARY, NC 27518
(919) 883–8528

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
- LP – LIGHT POLE
- 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

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 THE FRANKLIN COUNTY UNIFIED DEVELEOPMENT ORDINANCE.
- THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT–OF–WAYS, INTERIOR OF LOTS.
- ALL STRUCTURAL STORMWATER BMP's SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT–OF–WAY BY THE DESIGNER. A PERMENANT PUBLIC DRAINAGE EASEMENT SHALL BE ESTABLISHED OUTSIDE OF THE NCDOT RIGHT OF WAY FOR ACCESS TO THE BMP's. NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTAINANCE OR LIABILITY OF THE STRUCTURAL STORMWATER BMP's.
- 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.
- THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE IS REMOVED,RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL. STORMWATER REGULATIONS.PROPERTY OWNERS MUST BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE
- IMPERVIOUS SURFACE SHALL NOT EXCEED 24%
- STORM WATER OPERATION & MAINTENANCE AGREEMENT RECORDED IN D.B. 2091, PG. 64
- SEE SHEET 3 FOR LINE AND CURVE TABLE
- SEE SHEET 3 FOR OWNERS SIGNATURE AND ALL OTHER GOVERNMENTAL SIGNATURES AND SIGNOFFS.

FINAL PLAT FOR

FALLS CREEK SUBDIVISION

OWNER: SAGE BUILT, LLC
REF: D.B. 2037, PAGE 104
REF: P.B. 2015, PAGE 72
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

OCTOBER 5, 2016
REVISED NOVEMBER 28, 2016
ZONED R–1
PIN # 1842–18–8956
SHEET 2 OF 3

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

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