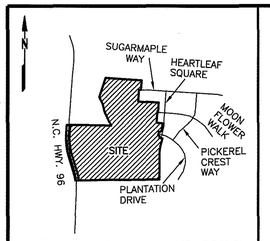


VICINITY MAP NO SCALE

Doc No: 10100146
Recorded: 05/15/2025 04:01:23 PM
Fee Amt: $105.00 Page 1 of 5
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2025 PG 191 - 195 (5)

ADMINISTRATOR'S CERTIFICATE:
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 WINSTON RIDGE 4A, 4B, 4C, & 5 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $1,208,401.00 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSALLATION THEREOF.

I HERBY CERTIFY THAT THE SUBDIVISION AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO 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.

Jason T. Rogers 5-12-2025
ADMINISTRATOR/ASSISTANT DATE

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 2338, PAGE 212, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL DRAINAGE WAYS AND OTHER OPEN SPACE 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.

02/28/2025
OWNER DATE
MATEO BURBANO, AUTHORIZED PERSON, DEVELOPERS CAPITAL FUNDS LLC

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

REVIEW OFFICER Jason T. Rogers DATE 5-12-2025

CERTIFICATE OF PUBLIC UTILITIES:
ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE WINSTON RIDGE 4A, 4B, 4C, & 5 SUBDIVISION AS SET FORTH BY THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

3.13.2025
PUBLIC UTILITIES DIRECTOR DATE

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

STORMWATER MANAGEMENT NOTE:
THE STORMWATER CONTROL MEASURES SHOWN IN PHASE 4A, 4B, 4C, & 5 ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.

THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT HAS BEEN RECORDED IN FRANKLIN COUNTY REGISTER OF DEED BOOK_____ PAGE_____.

NOTE:
THE DRAINAGE EASEMENTS AND STORMWATER CONTROL 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, RELOCTED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
NOTE:
NO STRUCTURES, FENCES, WALLS, HVAC EQUPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN STORM DRAINAGE 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.

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

Stuart E. Plante III 2/26/25
PROFESSIONAL LAND SURVEYOR DATE

NORTH CAROLINA
WAKE COUNTY
I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 37,367 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26th DAY OF FEBRUARY, 2025 A.D.,

Stuart E. Plante III PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

RECORDED IN BOOK OF MAPS_____PAGE_____.

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	11°13'23"	575.00'	112.63'	112.45'	56.50'	S 09°47'39" W
C2	85°59'35"	20.00'	30.02'	27.28'	18.65'	S 58°24'09" W
C3	1°17'39"	630.00'	14.23'	14.23'	7.12'	N 79°14'53" W
C4	95°15'50"	25.00'	41.57'	36.94'	27.41'	S 32°14'12" E
C5	15°23'44"	775.00'	208.24'	207.62'	104.75'	S 07°41'52" W
C6	9°46'19"	678.52'	115.72'	115.58'	58.00'	N 12°34'05" W
C7	20°38'32"	1021.69'	368.09'	366.10'	186.06'	N 05°59'10" W
C8	10°13'16"	733.52'	130.85'	130.68'	65.60'	N 12°18'53" W
C9	12°14'37"	966.69'	206.57'	206.18'	103.68'	N 10°10'27" W
C10	7°05'34"	966.69'	119.67'	119.59'	59.91'	N 00°30'22" W
C11	1°18'00"	966.69'	21.93'	21.93'	10.97'	N 03°41'25" E
C12	94°25'24"	230.00'	379.04'	337.58'	248.48'	S 46°18'59" W
C13	34°06'17"	250.00'	148.81'	146.62'	76.68'	S 17°56'52" E
C14	4°19'05"	600.00'	45.22'	45.21'	22.62'	N 88°44'11" W
C15	8°25'56"	600.00'	88.30'	88.22'	44.23'	N 84°05'55" W
C16	36°41'08"	250.00'	160.07'	157.35'	82.89'	S 73°20'34" W
C17	69°46'08"	250.00'	304.42'	285.96'	174.30'	S 89°53'04" W
C18	35°22'10"	250.00'	154.33'	151.89'	79.71'	N 72°54'58" W
C19	15°23'44"	800.00'	214.96'	214.32'	108.13'	S 07°41'52" W
C20	0°34'50"	1000.00'	10.13'	10.13'	5.07'	N 89°42'35" W
C21	64°51'03"	150.00'	169.78'	160.86'	95.29'	N 56°59'38" W
C22	18°43'28"	150.00'	49.02'	48.80'	24.73'	N 15°12'23" W
C23	3°45'07"	255.00'	16.70'	16.69'	8.35'	N 88°20'53" W
C24	14°37'11"	255.00'	65.07'	64.89'	32.71'	S 82°27'59" W
C25	14°37'12"	255.00'	65.07'	64.89'	32.71'	S 67°50'47" W
C26	13°07'13"	255.00'	58.39'	58.27'	29.33'	S 53°58'34" W
C27	80°34'11"	20.00'	28.12'	25.86'	16.95'	S 87°42'04" W
C28	44°24'55"	25.00'	19.38'	18.90'	10.21'	N 29°48'23" W
C29	38°48'12"	45.00'	30.48'	29.90'	15.85'	N 27°00'02" W
C30	44°09'17"	45.00'	34.68'	33.83'	18.25'	N 68°28'46" W
C31	44°09'17"	45.00'	34.68'	33.83'	18.25'	S 67°21'57" W
C32	44°09'17"	45.00'	34.68'	33.83'	18.25'	S 23°12'40" W
C33	44°09'17"	45.00'	34.68'	33.83'	18.25'	S 20°56'38" E
C34	53°24'30"	45.00'	41.94'	40.45'	22.64'	S 69°43'31" E
C35	44°24'55"	25.00'	19.38'	18.90'	10.21'	S 74°13'19" E
C36	80°35'39"	20.00'	28.13'	25.87'	16.96'	S 11°43'01" E
C37	15°48'34"	255.00'	70.36'	70.14'	35.41'	S 20°40'31" W
C38	4°29'41"	255.00'	20.00'	20.00'	10.01'	S 10°31'23" W
C39	9°10'16"	255.00'	40.82'	40.77'	20.45'	S 03°41'25" W
C40	4°03'18"	275.00'	19.46'	19.46'	9.74'	S 02°55'22" E
C41	22°49'45"	275.00'	109.57'	108.85'	55.52'	S 16°21'53" E
C42	82°46'46"	25.00'	36.12'	33.06'	22.03'	S 13°36'37" W
C43	15°00'51"	220.00'	57.65'	57.49'	28.99'	S 62°30'25" W
C44	54°45'17"	220.00'	210.24'	202.33'	113.93'	N 82°36'31" W
C45	2°25'19"	280.00'	11.84'	11.84'	5.92'	N 56°26'32" W
C46	13°29'41"	280.00'	65.94'	65.80'	33.13'	N 64°24'01" W
C47	7°46'12"	280.00'	37.97'	37.94'	19.02'	N 75°01'58" W
C48	81°57'29"	25.00'	35.76'	32.79'	21.72'	N 37°56'20" W
C49	4°19'05"	625.00'	47.10'	47.09'	23.56'	N 88°44'11" W
C50	90°00'00"	20.00'	31.42'	28.28'	20.00'	N 45°53'43" W
C51	6°46'02"	205.00'	24.21'	24.20'	12.12'	N 02°29'17" E
C52	32°42'40"	205.00'	117.04'	115.46'	60.16'	N 22°13'38" E
C53	32°57'28"	205.00'	117.92'	116.30'	60.64'	N 55°03'42" E
C54	21°59'14"	205.00'	78.67'	78.19'	39.82'	N 82°32'03" E
C55	3°04'45"	630.00'	33.86'	33.86'	16.93'	N 81°26'05" W
C56	5°20'25"	630.00'	58.72'	58.70'	29.38'	N 85°38'40" W
C57	13°14'28"	280.00'	64.71'	64.56'	32.50'	S 85°03'54" W

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C58	13°49'29"	280.00'	67.56'	67.40'	33.95'	S 71°31'55" W
C59	89°59'57"	25.00'	39.27'	35.36'	25.00'	N 70°22'51" W
C60	23°39'26"	225.00'	92.90'	92.24'	47.12'	N 13°33'10" W
C61	0°49'43"	225.00'	3.26'	3.25'	1.63'	N 01°18'35" W
C62	90°00'00"	20.00'	31.42'	28.28'	20.00'	N 44°06'17" E
C63	4°19'05"	575.00'	43.33'	43.32'	21.68'	S 88°44'11" E
C64	2°32'34"	825.00'	36.61'	36.61'	18.31'	S 14°07'27" W
C65	4°14'32"	825.00'	61.08'	61.07'	30.56'	S 10°43'54" W
C66	4°11'42"	825.00'	60.40'	60.39'	30.22'	S 06°30'47" W
C67	4°10'17"	825.00'	60.06'	60.05'	30.05'	S 02°19'48" W
C68	0°14'39"	825.00'	3.52'	3.53'	1.76'	S 00°07'20" W
C69	90°00'00"	20.00'	31.42'	28.28'	20.00'	S 45°00'00" W
C70	90°00'00"	20.00'	31.42'	28.28'	20.00'	N 45°00'00" W
C71	44°24'55"	25.00'	19.38'	18.90'	10.21'	N 22°12'28" E
C72	31°29'23"	45.00'	24.73'	24.42'	12.69'	N 28°40'14" E
C73	45°09'50"	45.00'	35.47'	34.56'	18.72'	N 09°39'23" W
C74	35°15'20"	45.00'	27.69'	27.26'	14.30'	N 49°51'59" W
C75	42°12'19"	45.00'	33.15'	32.40'	17.37'	N 88°35'48" W
C76	35°38'44"	45.00'	28.00'	27.55'	14.47'	S 52°28'41" W
C77	39°13'11"	45.00'	30.80'	30.21'	16.03'	S 15°02'43" W
C78	39°51'03"	45.00'	31.30'	30.67'	16.31'	S 24°29'24" E
C79	44°24'55"	25.00'	19.38'	18.90'	10.21'	S 22°12'28" E
C80	90°00'00"	20.00'	31.42'	28.28'	20.00'	S 45°00'00" W
C81	0°22'50"	975.00'	6.48'	6.48'	3.24'	N 89°48'35" W
C82	0°12'00"	975.00'	3.40'	3.40'	1.70'	N 89°31'10" W
C83	60°19'53"	125.00'	131.62'	125.63'	72.65'	N 59°15'13" W
C84	4°31'10"	125.00'	9.86'	9.86'	4.93'	N 26°49'42" W
C85	10°43'03"	125.00'	23.38'	23.35'	11.73'	N 19°12'35" W
C86	88°23'09"	25.00'	38.57'	34.85'	24.31'	N 30°20'31" E
C87	9°06'12"	280.00'	44.49'	44.44'	22.29'	N 69°58'59" E
C88	10°25'53"	280.00'	50.98'	50.91'	25.56'	N 60°12'57" E
C89	90°00'00"	25.00'	39.27'	35.36'	25.00'	S 80°00'00" E
C90	44°24'55"	25.00'	19.38'	18.90'	10.21'	S 12°47'33" E
C91	52°01'26"	45.00'	40.86'	39.47'	21.96'	S 16°35'48" E
C92	44°25'00"	45.00'	34.89'	34.02'	18.37'	S 64°49'00" E
C93	40°00'37"	45.00'	31.42'	30.79'	16.38'	N 72°58'11" E
C94	40°00'37"	45.00'	31.42'	30.79'	16.38'	N 32°57'34" E
C95	40°00'37"	45.00'	31.42'	30.79'	16.38'	N 07°03'04" W
C96	52°21'33"	45.00'	41.13'	39.71'	22.12'	N 53°14'09" W
C97	44°24'55"	25.00'	19.38'	18.90'	10.21'	N 57°12'28" W
C98	90°00'00"	25.00'	39.27'	35.36'	25.00'	N 10°00'00" E
C99	23°02'42"	220.00'	88.48'	87.89'	44.85'	N 66°31'21" E
C100	13°38'26"	220.00'	52.38'	52.25'	26.31'	N 84°51'55" E
C101	0°51'18"	570.00'	8.51'	8.51'	4.25'	S 87°53'14" E
C102	7°35'28"	570.00'	75.52'	75.47'	37.82'	S 83°39'51" E
C103	95°01'25"	25.00'	41.46'	36.87'	27.29'	N 43°27'34" E
C104	33°47'52"	221.00'	130.36'	128.48'	67.14'	S 72°07'48" E
C105	31°20'52"	280.00'	153.19'	151.29'	78.57'	S 70°54'18" E
C106	76°47'01"	24.50'	32.83'	30.43'	19.41'	S 48°11'14" E
C107	14°46'24"	175.00'	45.12'	45.00'	22.69'	S 17°10'55" E
C108	18°01'18"	175.00'	55.04'	54.82'	27.75'	S 33°34'46" E
C109	19°11'17"	175.00'	58.61'	58.33'	29.58'	S 52°11'04" E
C110	19°11'17"	175.00'	58.61'	58.33'	29.58'	S 71°22'21" E
C111	8°27'11"	175.00'	25.82'	25.80'	12.93'	S 85°11'35" E
C112	3°06'31"	916.69'	49.73'	49.73'	24.87'	N 02°47'29" E
C113	0°34'50"	1025.00'	10.39'	10.39'	5.19'	S 89°42'35" E

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

APPROVED DISTRICT ENGINEER
03/03/2025

ONLY NCDOT APPROVED STRUCTURES SHALL BE PLACED WITHIN PUBLIC RIGHT OF WAY

NCDOT NOTES:
1. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
2. ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).
3. SIGHT DISTANCE TRIANGLES TAKES PRECEDENCE OVER ALL OTHER EASEMENTS.
4. MAINTENANCE 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.
5. PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.
6. NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, OR LIABILITY OF THE SIDEWALKS OR CURB RAMPS. THE DEVELOPER, HOMEOWNERS' ASSOCIATION, OR LOCAL GOVERNMENTAL AUTHORITY SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND LIABILITY OF THE SIDEWALK.

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 60 120 180
SCALE IN FEET

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°28'20" W	33.90'
L2	S 86°43'41" E	65.00'
L3	S 86°29'18" E	65.10'
L4	N 86°34'38" W	9.73'
L5	S 15°24'00" W	11.68'
L6	S 09°51'08" W	60.00'
L7	S 15°23'44" W	5.49'
L8	S 74°36'16" E	50.00'
L9	S 15°23'44" W	75.06'
L10	N 86°28'20" W	78.10'
L11	S 35°00'00" E	17.29'
L12	N 52°00'51" W	159.14'
L13	S 89°06'17" W	74.06'
L14	S 89°23'57" W	19.55'
L15	S 15°23'44" W	75.06'
L16	N 05°50'39" W	36.78'
L17	S 35°00'00" E	140.44'
L18	N 78°55'04" W	26.32'
L19	N 78°55'04" W	29.24'
L20	S 85°50'48" E	37.41'
L21	S 57°39'07" E	56.47'
L22	N 55°05'09" W	34.39'
L23	N 86°36'54" W	64.91'
L24	N 86°36'54" W	39.55'
L25	S 55°11'08" W	39.70'
L26	S 15°57'58" W	38.43'
L27	S 68°54'59" W	50.09'
L28	N 24°34'07" W	61.20'
L29	N 88°08'33" E	8.17'
L30	N 58°45'28" W	18.42'
L31	N 31°14'32" E	20.00'
L32	S 58°45'28" E	43.29'
L33	N 16°18'48" W	32.15'
L34	S 03°25'22" W	139.99'
L35	N 15°57'58" E	49.12'
L36	N 55°11'08" E	53.75'
L37	S 86°36'54" E	36.49'
L38	N 03°25'22" E	120.04'

LINE TABLE

LINE	BEARING	DISTANCE
L39	S 47°44'15" W	32.08'
L40	N 89°06'17" E	113.27'
L41	S 00°53'43" E	20.00'
L42	S 89°06'17" W	112.88'
L43	N 42°45'03" E	17.50'
L44	S 47°14'57" E	20.00'
L45	S 42°45'03" W	20.87'
L46	N 71°05'50" E	61.62'
L47	N 07°53'31" E	30.69'
L48	N 88°08'33" E	27.79'
L49	S 01°41'08" W	122.40'
L50	S 76°39'01" W	74.69'
L51	S 00°00'00" E	192.62'
L52	N 00°00'00" W	190.84'
L53	S 88°10'59" W	113.14'
L54	N 88°10'59" E	124.36'
L55	N 76°39'01" E	63.03'
L56	N 01°41'08" E	107.36'
L57	N 65°12'22" E	180.52'
L58	S 88°16'28" E	58.36'
L59	N 88°16'28" W	53.66'
L60	S 65°12'22" W	169.06'
L61	S 10°36'01" W	26.31'
L62	S 47°06'31" E	76.28'
L63	S 72°02'58" E	21.45'
L64	N 26°05'26" E	32.31'
L65	S 63°54'34" E	24.00'
L66	S 26°05'26" W	28.88'
L67	S 72°02'58" E	63.37'
L68	N 82°24'41" E	29.81'
L69	N 57°46'19" E	176.96'
L70	N 65°25'53" E	159.80'
L71	S 18°50'53" E	48.14'
L72	S 89°25'10" E	207.97'
L73	N 89°25'10" W	231.29'
L74	N 18°50'53" W	61.52'
L75	S 73°57'54" W	74.98'
L76	S 65°25'53" W	30.88'

LINE TABLE

LINE	BEARING	DISTANCE
L77	N 90°00'00" W	79.58'
L78	N 00°00'00" W	20.00'
L79	N 90°00'00" E	79.58'
L80	N 45°00'00" E	28.28'
L81	S 58°04'54" E	40.19'
L82	S 85°17'39" E	295.59'
L83	S 85°42'26" E	72.74'
L84	N 89°14'19" E	175.08'
L85	N 88°18'06" E	219.28'
L86	S 88°18'06" W	218.86'
L87	S 89°14'19" W	176.13'
L88	N 85°42'26" W	73.69'
L89	N 85°17'39" W	304.36'
L90	S 65°25'53" W	62.33'
L91	N 24°34'07" W	63.38'
L92	N 65°25'53" E	62.33'
L96	N 56°38'59" W	95.94'
L97	S 32°12'10" W	65.30'
L98	N 57°47'51" W	5.66'
L99	S 48°18'37" W	86.96'
L100	S 53°16'48" W	111.81'
L101	S 00°00'56" W	116.28'
L102	S 48°09'01" E	39.69'
L103	N 41°50'59" E	13.33'
L104	N 74°40'07" E	42.54'
L105	S 85°56'07" E	119.00'
L106	N 86°20'37" E	43.44'
L107	N 11°06'20" E	42.44'
L108	N 65°25'53" E	82.87'
L109	S 03°17'12" W	43.30'
L110	S 77°22'14" E	66.88'
L111	S 41°04'50" E	90.94'
L112	S 45°40'24" W	82.53'
L113	N 33°01'45" W	86.53'
L114	S 33°01'45" E	55.98'
L115	N 45°40'24" E	49.46'
L116	N 04°49'49" W	13.45'
L117	N 85°42'01" E	11.30'
L118	S 04°17'59" E	20.00'

OWNERS:
DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LANE,
IRMO, SC 29063

REFERENCES:
1. DEVELOPER'S CAPITAL FUND, LLC
   D.B. 2338, PG. 266
   P.B. 2005, PG. 360
   P.B. 2005, PG. 423
2. WINSTON RIDGE SUBDIVISION PHASE 3E
   P.B. 2021, PG. 408
3. WINSTON RIDGE SUBDIVISION TRACT 1
   P.B. 2020, PG. 108

   WINSTON RIDGE SUBDIVISION PHASE 3E
4. KATHY PEOPLES
   ROBERT PEOPLES
   D.B. 2334, PG. 1886
   LOT 412
   P.B. 2021, PG. 408
   PARCEL ID 048018
5. ANTHONY JOHN PIRROCCO
   MEGAN ELIZABETH PIRROCCO
   D.B. 2341, PG. 2019
   LOT 413
   P.B. 2021, PG. 408
   PARCEL ID 048019
6. JESUS CODESAL
   MIRIAM S. CODESAL
   D.B. 2344, PG. 215
   LOT 414
   P.B. 2021, PG. 408
   PARCEL ID 048020
7. JOSHUA E. HOLLOMAN
   MELISHA L. HOLLOMAN
   D.B. 2340, PG. 975
   LOT 415
   P.B. 2021, PG. 408
   PARCEL ID 048021

WINSTON RIDGE SUBDIVISION PHASE 3E
8. PAMELA RUTH EHLERT
   TERRY JOHN EHLERT
   D.B. 2340, PG. 1546
   LOT 416
   P.B. 2021, PG. 408
   PARCEL ID 048022
9. BRAEDON MADLER
   SAMANTHA MADLER
   D.B. 2341, PG. 485
   LOT 417
   P.B. 2021, PG. 408
   PARCEL ID 048023
10. JENNIFER KELLY GIBBS
    D.B. 2337, PG. 1948
    LOT 418
    P.B. 2021, PG. 408
    PARCEL ID 048024
11. DAVID RICHARD MCGAVER
    APRIL M. MCGAVER
    D.B. 2346, PG. 212
    LOT 419
    P.B. 2021, PG. 408
    PARCEL ID 048025
12. JEFFREY M. PALATINI
    DENISE D. PALATINI
    D.B. 2343, PG. 637
    LOT 420
    P.B. 2021, PG. 408
    PARCEL ID 048026
13. DUKE ENERGY PROGRESS EASEMENT
    D.B. 2367, PG. 943

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINIATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. PROPERTY IS NOT IN A FLOOD HAZARD AREA BY FEMA FIRM MAP NO. 3720184400J PANEL 1844, 3720184300J PANEL 1843 LAST REVISED ON 4-16-2013.
3. WETLANDS TAKEN FROM APPROVED CONSTRUCTION DRAWINGS PREPARED BY THE NAU COMPANY CONSULTING CIVIL ENGINEERS ENTITLED "WINSTON RIDGE - PHASE 4-5", DATED 9/20/22 AND LAST REVISED 3/22/24
4. 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 STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONING ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR MAINTAINING BMP'S, SIDEWALKS AND/OR DRIVEWAYS. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. WATER AND SANITARY SEWER MAINS WILL BE OWNED, OPERATED, AND MAINTAINED BY FRANKLIN COUNTY PUBLIC UTILITIES.
6. NCDOT IS NOT RESPONSIBLE FOR SIDEWALKS WITHIN THE RIGHT OF WAY.
7. THIS PROPERTY LIES WITHIN THE TAR-PAMLICO RIVER BASIN.
8. BMPS ARE NOT TO BE MAINTAINED BY THE NCDOT.
9. OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOME OWNERS ASSOCIATION.
10. ALL UTILITY LINES AND EASEMENTS HAVE BEEN BUILT/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
11. ALL STUB ROADS/STREETS HAVE BEEN CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
12. 5/8" REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
13. EXTERIOR BOUNDARY AND GRID TIE SETUP BASED ON INFORMATION TAKEN FROM P.B. 2005, PG. 360, P.B. 2005, PG. 423, AND D.B. 2338, PG. 266.
14. NO PLANTINGS OR RIGID STRUCTURES SHALL IMPEDE SIGHT DISTANCE TRIANGLES.

BUILDING SETBACKS
(TAKEN FROM PLANS)
FRONT-15'
SIDE-6'
REAR-10'
CORNER SIDE-15'

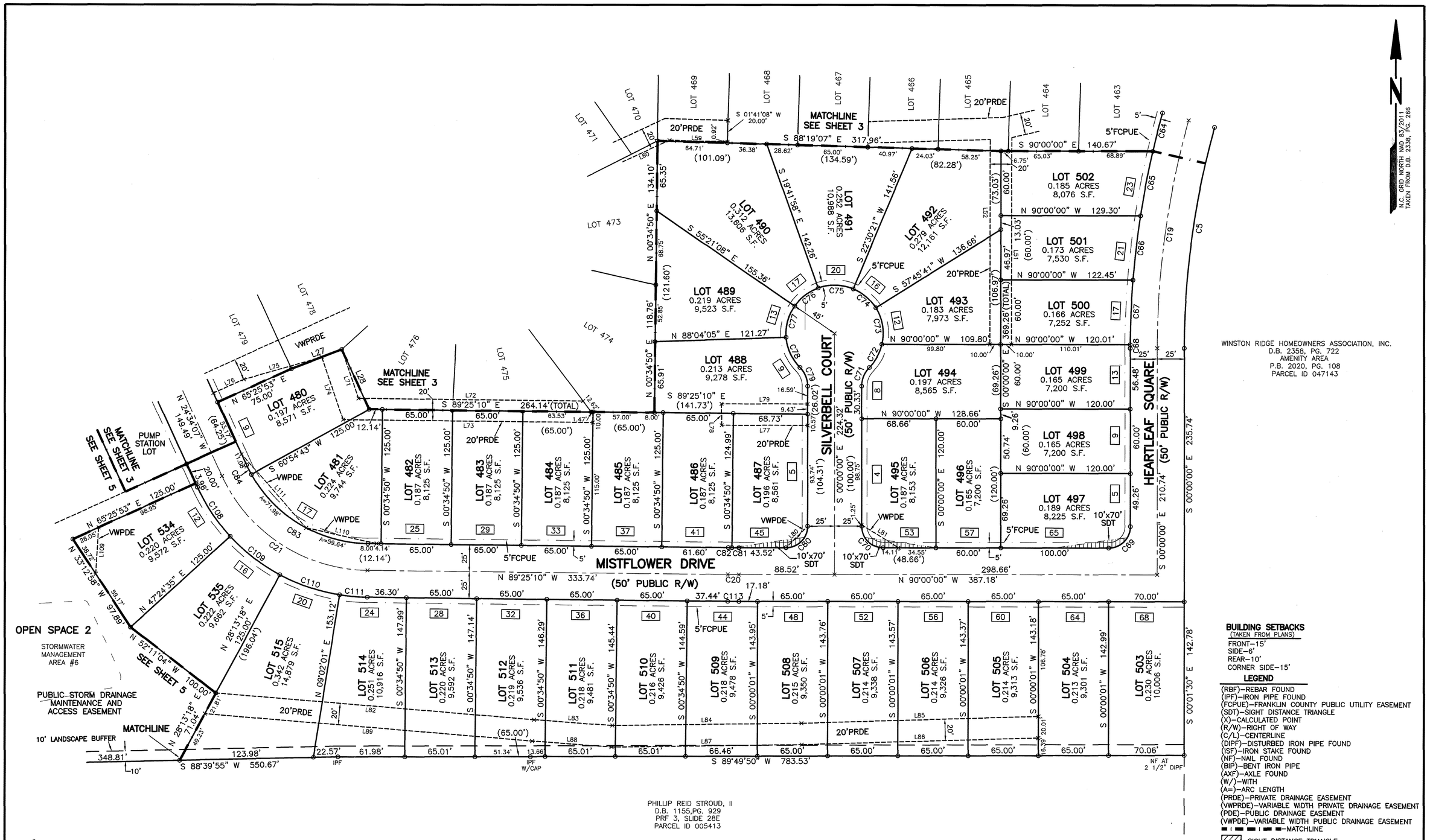
WHISPERING PINES OPEN SPACE TOTALS

PHASE	TOTAL ACREAGE IN PHASE	OPEN SPACE IN PHASE	OPEN SPACE PERCENTAGE
PH 4-5	41.042 AC.	8.511 AC.	20.7%

24.753 ACRES	(AREA IN LOTS)
8.511 ACRES	(AREA IN OPEN SPACE)
0.091 ACRES	(AREA IN PUMP STATION LOT)
6.542 ACRES	(AREA IN R/W DEDICATION)
+1.145 ACRES	(AREA IN HWY 96 R/W DEDICATION)
41.042 ACRES	(TOTAL PHASE 4-5 AREA)

SEE SHEETS 2-5 FOR LOT LAYOUT INFORMATION AND EASEMENTS.

REVISIONS	SUBDIVISION MAP		ROBINSON & PLANTE, P.C.	
2-27-25: REVISED MAP PER NCDOT COMMENTS.	WINSTON RIDGE PHASE 4-5		LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 2-26-2025	SURVEYED BY: KS
	STATE: NORTH CAROLINA		SCALE:	DRAWN BY: BW
	ZONE: R-8	PARCEL ID: 005311, 006742	CHECKED & CLOSURE BY: SEP	FILE:WRPH4-5SUBS1 SHEET: 1 OF 5



WINSTON RIDGE HOMEOWNERS ASSOCIATION, INC.
D.B. 2358, PG. 722
AMENITY AREA
P.B. 2020, PG. 108
PARCEL ID 047143

PHILLIP REID STROUD, II
D.B. 1155,PG. 929
PRF 3, SLIDE 28E
PARCEL ID 005413

BUILDING SETBACKS
(TAKEN FROM PLANS)
FRONT–15'
SIDE–6'
REAR–10'
CORNER SIDE–15'

LEGEND
(RBF)–REBAR FOUND
(IPF)–IRON PIPE FOUND
(FCPUE)–FRANKLIN COUNTY PUBLIC UTILITY EASEMENT
(SDT)–SIGHT DISTANCE TRIANGLE
(X)–CALCULATED POINT
(R/W)–RIGHT OF WAY
(C/L)–CENTERLINE
(DIPF)–DISTURBED IRON PIPE FOUND
(ISF)–IRON STAKE FOUND
(NF)–NAIL FOUND
(BIP)–BENT IRON PIPE
(AXF)–AXLE FOUND
(W/)–WITH
(A=)–ARC LENGTH
(PRDE)–PRIVATE DRAINAGE EASEMENT
(VWPRDE)–VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
(PDE)–PUBLIC DRAINAGE EASEMENT
(VWPDE)–VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
–MATCHLINE
–SIGHT DISTANCE TRIANGLE
XXX –ADDRESS

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

Stuart E. Plante III 2/26/25
PROFESSIONAL LAND SURVEYOR DATE

NORTH CAROLINA
WAKE COUNTY
I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 37,367 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26th DAY OF FEBRUARY, 2025 A.D.,

Stuart E. Plante III PROFESSIONAL LAND SURVEYOR
LICENSE NO. L–4432

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 60 120 180
SCALE IN FEET

NOTE:
THE DRAINAGE EASEMENTS AND STORMWATER CONTROL 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, RELOCTED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.

OWNERS:
DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LANE,
IRMO, SC 29063

NOTE:
NO STRUCTURES, FENCES, WALLS, HVAC EQUPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN STORM DRAINAGE 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.

SEE SHEET 1 FOR CERTIFICATES, ACREAGE TOTALS, NOTES, REFERENCES, LINE TABLE, AND CURVE TABLE.

REVISIONS	SUBDIVISION MAP		ROBINSON & PLANTE, P.C. LAND SURVEYING C–2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859–6030	
2–27–25: REVISED MAP PER NCDOT COMMENTS.	WINSTON RIDGE PHASE 4–5			
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 2–26–2025	SURVEYED BY: KS
	STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: BW
	ZONE: R–8	PARCEL ID: 005311, 006742	CHECKED & CLOSURE BY: SEP	FILE:WRPH4–5SUBS1 SHEET: 2 OF 5

RECORDED IN BOOK OF MAPS_____PAGE_____.

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

Stuart E. Plante III — 2/26/25
PROFESSIONAL LAND SURVEYOR — DATE

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III

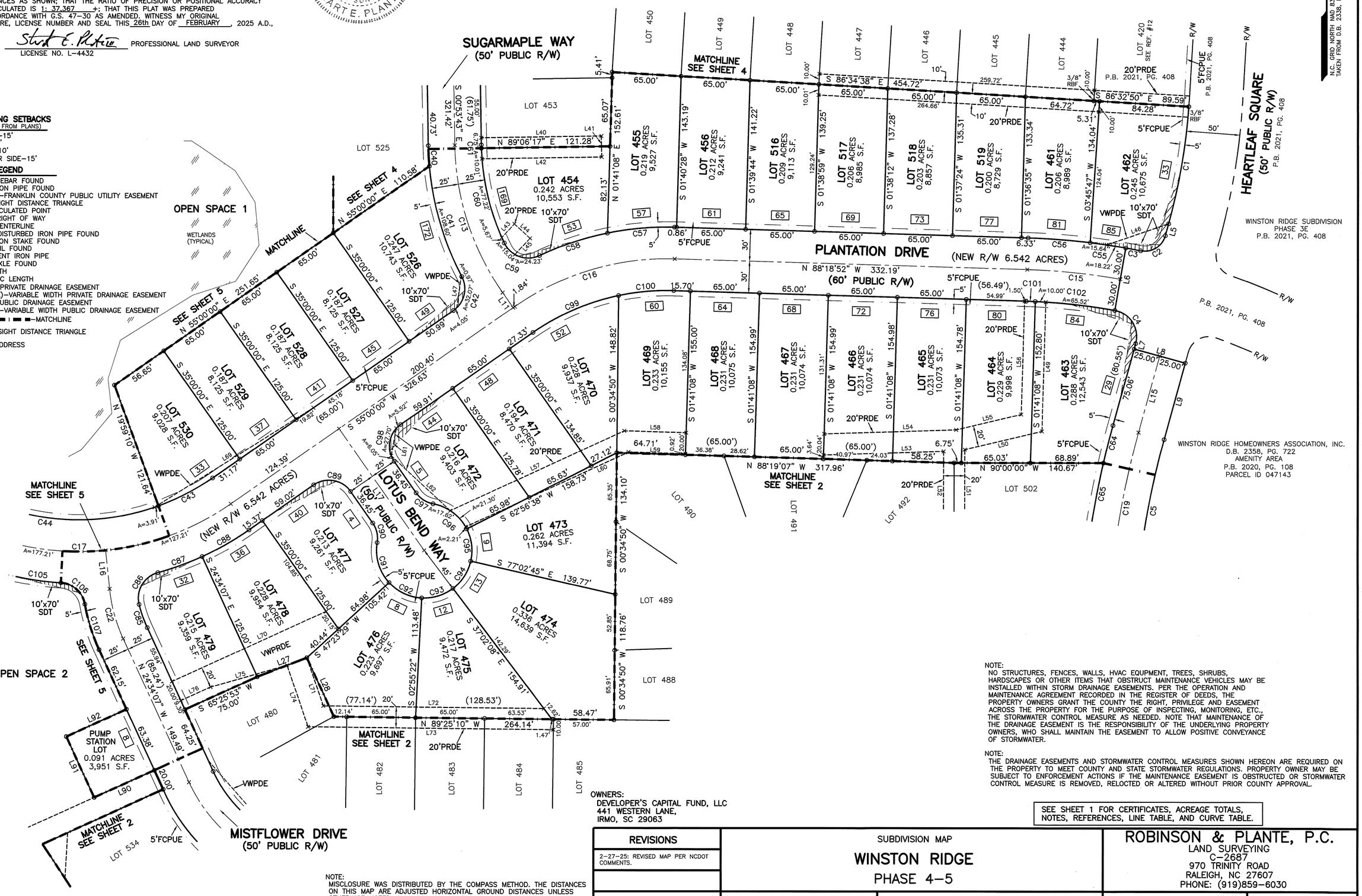
NORTH CAROLINA
WAKE COUNTY

I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 37,367 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26th DAY OF FEBRUARY, 2025 A.D.,

Stuart E. Plante III PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

BUILDING SETBACKS
(TAKEN FROM PLANS)
FRONT-15'
SIDE-6'
REAR-10'
CORNER SIDE-15'

LEGEND
(RBF)-REBAR FOUND
(IPF)-IRON PIPE FOUND
(FCPUE)-FRANKLIN COUNTY PUBLIC UTILITY EASEMENT
(SDT)-SIGHT DISTANCE TRIANGLE
(X)-CALCULATED POINT
(R/W)-RIGHT OF WAY
(C/L)-CENTERLINE
(DIPF)-DISTURBED IRON PIPE FOUND
(ISF)-IRON STAKE FOUND
(NF)-NAIL FOUND
(BIP)-BENT IRON PIPE
(AXF)-AXLE FOUND
(W/)-WITH
(A=)-ARC LENGTH
(PRDE)-PRIVATE DRAINAGE EASEMENT
(VWPRDE)-VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
(PDE)-PUBLIC DRAINAGE EASEMENT
(VWPDE)-VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
-MATCHLINE
-SIGHT DISTANCE TRIANGLE
XXX -ADDRESS


N
N.C. GRID NORTH NAD 83/2011
TAKEN FROM D.B. 2338, PG. 286
SUGARMAPLE WAY
(50' PUBLIC R/W)
MATCHLINE
SEE SHEET 4
PLANTATION DRIVE
(NEW R/W 6.542 ACRES)
(60' PUBLIC R/W)
HEARTLEAF SQUARE
(50' PUBLIC R/W)
P.B. 2021, PG. 408
WINSTON RIDGE SUBDIVISION
PHASE 3E
P.B. 2021, PG. 408
WINSTON RIDGE HOMEOWNERS ASSOCIATION, INC.
D.B. 2358, PG. 722
AMENITY AREA
P.B. 2020, PG. 108
PARCEL ID 047143
OPEN SPACE 1
WETLANDS (TYPICAL)
OPEN SPACE 2
LOTUS BEND WAY
(50' PUBLIC R/W)
MISTFLOWER DRIVE
(50' PUBLIC R/W)
MATCHLINE
SEE SHEET 5
MATCHLINE
SEE SHEET 2
PUMP STATION LOT
0.091 ACRES
3,951 S.F.
LOT 454
0.242 ACRES
10,553 S.F.
LOT 455
0.219 ACRES
9,527 S.F.
LOT 456
0.212 ACRES
9,241 S.F.
LOT 516
0.209 ACRES
9,113 S.F.
LOT 517
0.206 ACRES
8,985 S.F.
LOT 518
0.203 ACRES
8,857 S.F.
LOT 519
0.200 ACRES
8,729 S.F.
LOT 461
0.206 ACRES
8,989 S.F.
LOT 462
0.245 ACRES
10,675 S.F.
LOT 526
0.247 ACRES
10,743 S.F.
LOT 527
0.167 ACRES
8,125 S.F.
LOT 528
0.167 ACRES
8,125 S.F.
LOT 529
0.207 ACRES
9,028 S.F.
LOT 530
0.207 ACRES
9,028 S.F.
LOT 469
0.233 ACRES
10,155 S.F.
LOT 468
0.231 ACRES
10,075 S.F.
LOT 467
0.231 ACRES
10,074 S.F.
LOT 466
0.231 ACRES
10,074 S.F.
LOT 465
0.231 ACRES
10,073 S.F.
LOT 464
0.229 ACRES
9,998 S.F.
LOT 463
0.288 ACRES
12,543 S.F.
LOT 470
0.228 ACRES
9,937 S.F.
LOT 471
0.194 ACRES
8,470 S.F.
LOT 472
0.216 ACRES
9,403 S.F.
LOT 473
0.262 ACRES
11,394 S.F.
LOT 474
0.336 ACRES
14,639 S.F.
LOT 475
0.217 ACRES
9,472 S.F.
LOT 476
0.223 ACRES
9,697 S.F.
LOT 477
0.213 ACRES
9,281 S.F.
LOT 478
0.228 ACRES
9,954 S.F.
LOT 479
0.215 ACRES
9,359 S.F.
LOT 525
LOT 502
LOT 489
LOT 488
LOT 490
LOT 491
LOT 492
LOT 480
LOT 481
LOT 482
LOT 483
LOT 484
LOT 485
LOT 534
LOT 453
LOT 450
LOT 449
LOT 448
LOT 447
LOT 446
LOT 445
LOT 444
LOT 420
SEE REF. #12
20'PRDE
10'x70' SDT
VWPDE
5'FCPUE
VWPRDE
N 88°18'52" W 332.19'
N 88°19'07" W 317.96'
N 89°25'10" W 264.14'
N 90°00'00" W 140.67'
S 77°02'45" E 139.77'
S 62°56'38" W 158.73'
S 86°34'38" E 454.72'
S 86°32'50" E 89.59'
N 89°06'17" E 121.28'
N 55°00'00" E 110.58'
S 00°53'43" E 321.42'
N 19°59'10" W 121.84'
S 65°25'53" W 75.00'
S 24°34'07" E 125.00'
N 24°34'07" W 149.49'
S 47°23'39" W 105.42'
S 37°02'08" E 154.91'
S 02°55'22" W 113.48'
S 00°34'50" W 148.82'
S 00°34'50" W 134.10'
S 00°34'50" W 118.76'
S 00°34'50" W 68.75'
S 00°34'50" W 65.91'
S 00°34'50" W 65.35'
S 00°34'50" W 52.85'
S 01°41'08" W 152.80'
S 01°41'08" W 155.00'
S 01°41'08" W 154.99'
S 01°41'08" W 154.98'
S 01°41'08" W 154.78'
S 01°41'08" W 143.19'
S 01°40'28" W 141.22'
S 01°39'44" W 139.25'
S 01°38'59" W 137.28'
S 01°38'12" W 135.31'
S 01°37'24" W 133.34'
S 01°36'35" W 134.04'
S 03°45'47" W
S 35°00'00" E 125.00'
S 55°00'00" W 326.63'
S 55°00'00" W 59.91'
S 35°00'00" E 134.85'
S 35°00'00" E 125.78'
S 35°00'00" E 104.88'
N 01°41'08" E 152.61'
N 01°41'08" E 65.07'
N 00°34'50" W 148.82'
N 00°34'50" W 134.10'
N 00°34'50" W 118.76'
N 00°34'50" W 65.91'
N 00°34'50" W 65.35'
N 00°34'50" W 52.85'
N 19°59'10" W 121.84'
N 55°00'00" E 251.65'
N 55°00'00" E 110.58'
S 00°53'43" E 40.73'
S 35°00'00" E 125.00'
S 35°00'00" E 200.40'
S 35°00'00" E 27.33'
S 35°00'00" E 59.02'
S 35°00'00" E 124.39'
S 35°00'00" E 125.00'
S 24°34'07" E 125.00'
S 24°34'07" W 149.49'
S 47°23'39" W 105.42'
S 37°02'08" E 154.91'
S 02°55'22" W 113.48'
S 00°34'50" W 148.82'
S 00°34'50" W 134.10'
S 00°34'50" W 118.76'
S 00°34'50" W 68.75'
S 00°34'50" W 65.91'
S 00°34'50" W 65.35'
S 00°34'50" W 52.85'
S 01°41'08" W 152.80'
S 01°41'08" W 155.00'
S 01°41'08" W 154.99'
S 01°41'08" W 154.98'
S 01°41'08" W 154.78'
S 01°41'08" W 143.19'
S 01°40'28" W 141.22'
S 01°39'44" W 139.25'
S 01°38'59" W 137.28'
S 01°38'12" W 135.31'
S 01°37'24" W 135.31'
S 01°36'35" W 133.34'
S 03°45'47" W 134.04

NOTE:
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NOTE:
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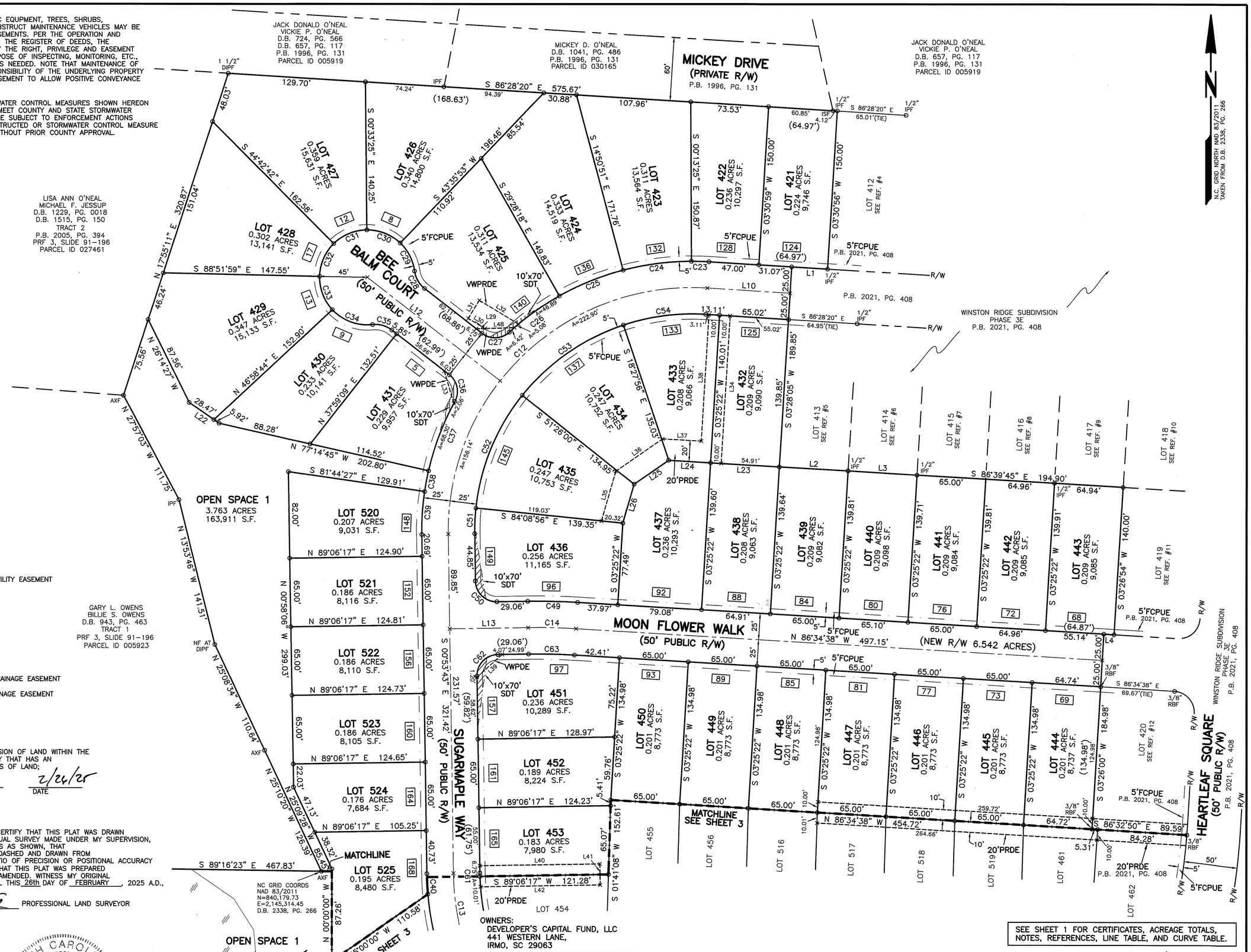


BUILDING SETBACKS
(TAKEN FROM PLANS)
FRONT–15'
SIDE–6'
REAR–10'
CORNER SIDE–15'

LEGEND
(RBF)–REBAR FOUND
(IPF)–IRON PIPE FOUND
(FCPUE)–FRANKLIN COUNTY PUBLIC UTILITY EASEMENT
(SDT)–SIGHT DISTANCE TRIANGLE
(X)–CALCULATED POINT
(R/W)–RIGHT OF WAY
(C/L)–CENTERLINE
(DIPF)–DISTURBED IRON PIPE FOUND
(ISF)–IRON STAKE FOUND
(NF)–NAIL FOUND
(BIP)–BENT IRON PIPE
(AXF)–AXLE FOUND
(W/)–WITH
(A=)–ARC LENGTH
(PRDE)–PRIVATE DRAINAGE EASEMENT
(VWPRDE)–VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
(PDE)–PUBLIC DRAINAGE EASEMENT
(VWPDE)–VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
–MATCHLINE
–SIGHT DISTANCE TRIANGLE
XXX –ADDRESS

☑ A. THIS 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 — DATE 2/26/25

NORTH CAROLINA
WAKE COUNTY

I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 37,367 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26th DAY OF FEBRUARY, 2025 A.D.,

PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUARTE. PLANTE III

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 60 120 180
SCALE IN FEET

OWNERS:
DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LANE,
IRMO, SC 29063

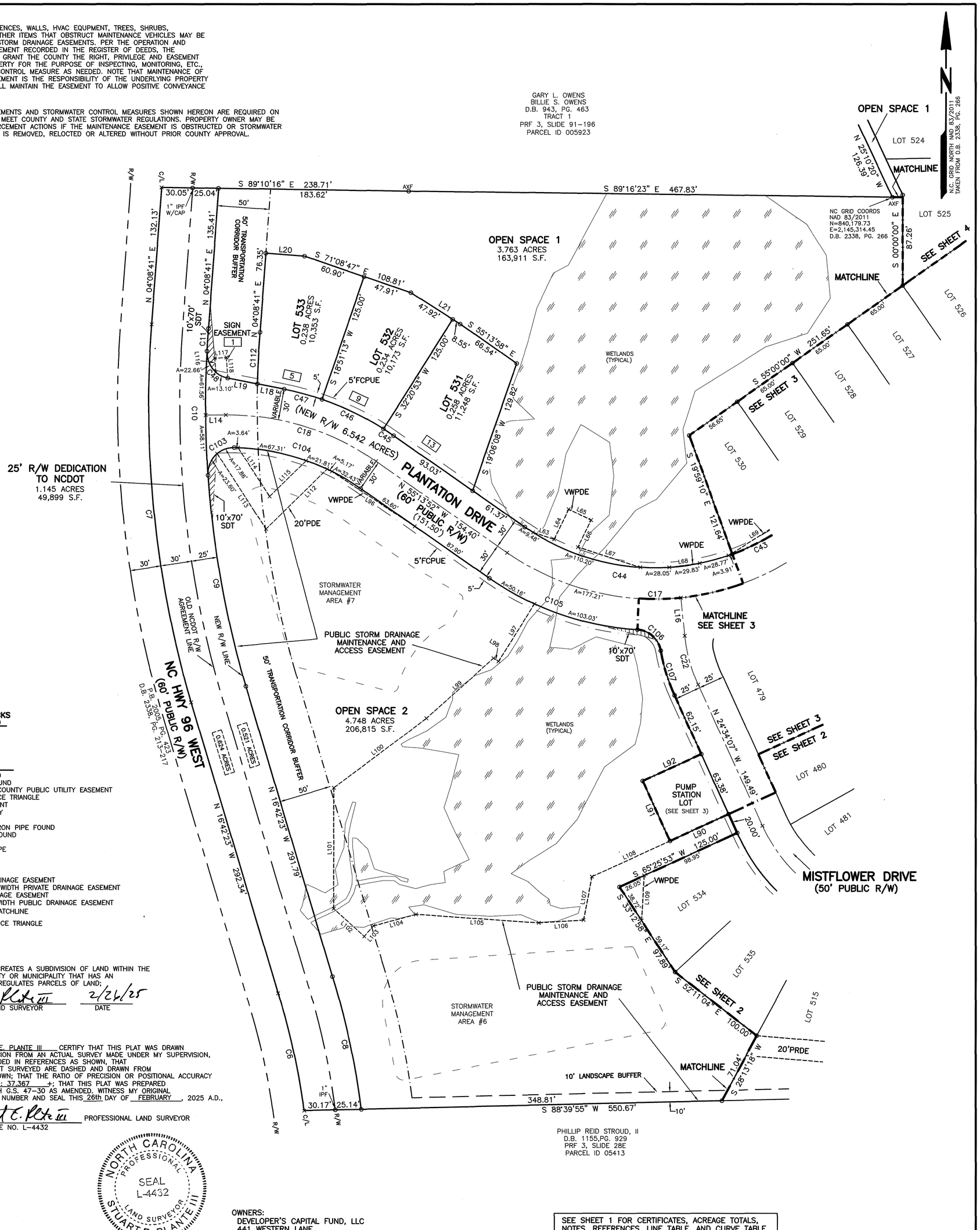
SEE SHEET 1 FOR CERTIFICATES, ACREAGE TOTALS, NOTES, REFERENCES, LINE TABLE, AND CURVE TABLE.

REVISIONS	SUBDIVISION MAP	ROBINSON & PLANTE, P.C.
2-27-25: REVISED MAP PER NCDOT COMMENTS.	WINSTON RIDGE PHASE 4-5	LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030
	TOWNSHIP: FRANKLINTON / COUNTY: FRANKLIN	SURVEY DATE: 2-26-2025 / SURVEYED BY: KS
	STATE: NORTH CAROLINA	SCALE: 1"=60' / DRAWN BY: BW
	ZONE: R-8 / PARCEL ID: 005311, 006742	CHECKED & CLOSURE BY: SEP / FILE:WRPH4-5SUBS4 SHEET: 4 OF 5

RECORDED IN BOOK OF MAPS_____PAGE_____.

NOTE:
NO STRUCTURES, FENCES, WALLS, HVAC EQUPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN STORM DRAINAGE 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.

NOTE:
THE DRAINAGE EASEMENTS AND STORMWATER CONTROL 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, RELOCTED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.



BUILDING SETBACKS
(TAKEN FROM PLANS)
FRONT-15'
SIDE-6'
REAR-10'
CORNER SIDE-15'

LEGEND
(RBF)-REBAR FOUND
(IPF)-IRON PIPE FOUND
(FCPUE)-FRANKLIN COUNTY PUBLIC UTILITY EASEMENT
(SDT)-SIGHT DISTANCE TRIANGLE
(X)-CALCULATED POINT
(R/W)-RIGHT OF WAY
(C/L)-CENTERLINE
(DIPF)-DISTURBED IRON PIPE FOUND
(ISF)-IRON STAKE FOUND
(NF)-NAIL FOUND
(BIP)-BENT IRON PIPE
(AXF)-AXLE FOUND
(W/)-WITH
(A=)-ARC LENGTH
(PRDE)-PRIVATE DRAINAGE EASEMENT
(VWPRDE)-VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
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Stuart E. Plante III — 2/26/25
PROFESSIONAL LAND SURVEYOR — DATE

NORTH CAROLINA
WAKE COUNTY
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Stuart E. Plante III PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III

OWNERS:
DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LANE,
IRMO, SC 29063

SEE SHEET 1 FOR CERTIFICATES, ACREAGE TOTALS, NOTES, REFERENCES, LINE TABLE, AND CURVE TABLE.

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0 60 120 180
SCALE IN FEET

RECORDED IN PLAT BOOK_____PAGE_____.

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2-27-25: REVISED MAP PER NCDOT COMMENTS.	WINSTON RIDGE		LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
	PHASE 4-5			
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 2-26-2025	SURVEYED BY: KS
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	ZONE: R-8	PARCEL ID: 005311, 006742	CHECKED & CLOSURE BY: SEP	FILE:WRPH4-5SUBS5 SHEET: 5 OF 5