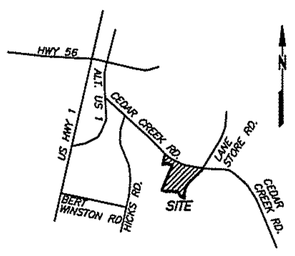


VICINITY MAP NO SCALE

REFERENCES:
1. MAP BY C. EUGENE BOBBITT, III ENTITLED "SURVEY FOR WILD TURKEY FARM (F.S. WORTHY, JR.)", DATED MAY 7, 1986 AND LAST REVISED 1-28-87.
2. PRELIMINARY MAP BY KENNETH CLOSE, INC. ENTITLED "WETLAND DELINEATION MAP OF GADDY PROPERTY", AND DATED 3-7-05.
3. MAP BY WILLIAMS, PEARCE, AND ASSOC., P.A. ENTITLED "PROPERTY SURVEY FOR DR. R.E. GADDY, JR.", AND DATED 5-27-85.
4. MAP BY WILLIAM T. DEMENT, JR. ENTITLED "PROPERTY SURVEY FOR MRS. AVA H. WOODLIEF", AND DATED FEBRUARY 11, 1985.
5. MAP BY WILLIAM T. DEMENT, JR. ENTITLED "PROPERTY SURVEY FOR MARCUS G. CARPENTER, SR. AND VICTOR J. DRY", AND DATED MAY 4, 1983.
6. WAKE ELECTRIC EASEMENT D.B. 443, PG. 297
7. ACCESS EASEMENT D.B. 1888, PG. 479
8. 30' WAKE ELECTRIC EASEMENT D.B. 1750, PG. 566
9. 30' WAKE ELECTRIC EASEMENT D.B. 1750, PG. 569
10. B.M. 2013, PG. 5 B.M. 2006, PG. 365 B.M. 2005, PG. 218
11. VARIABLE WIDTH ACCESS EASEMENT W/ 10' TEMP. CONSTRUCTION EASEMENT FOR CEDAR CREEK FRANKLINTON ONE, LLC PROPERTY. D.B. 1888, PG. 479
12. 15' UNDERGROUND WAKE ELECTRIC BLANKET EASEMENT D.B. 2058, PG. 780

44.962 ACRES (TRACT 2 ORIGINAL AREA INCLUSIVE OF R/W)
+39.252 ACRES (TRACT 1 ORIGINAL AREA INCLUSIVE OF R/W)
84.214 ACRES (TOTAL RECOMBINED AREA)

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 7-25-17

N.C. GRID NORTH NAD 83 (2001)
GRID TIE BY GPS (VRS)

PEARCE PROPERTIES, LLC
D.B. 1168, PG. 163
PRF 2, SLIDE 96
PIN 1864-58-8712
(SEE REF. 4)

JEREMY S. PLEASANT
D.B. 1778, PG. 419
LOT 2
B.M. 2006, PG. 283
PIN 1864-68-5055

RODNEY C. AKERS
D.B. 2003, PG. 516
LOT 1
B.M. 2005, PG. 218
PRF 2, SLIDE 96
PIN 1864-57-3923
(SEE REF. 4)

CEDAR CREEK FRANKLINTON ONE, LLC
D.B. 2002, PG. 23
D.B. 1888, PG. 473
D.B. 1082, PG. 883
TRACT 1
B.M. 2016, PG. 67
B.M. 2013, PG. 5
B.M. 2006, PG. 365
B.M. 2005, PG. 218
PIN 1864-47-8005
(SEE REF. 2+3)

AF-FOREST CITY LLC
SECOND TRACT
D.B. 1970, PG. 133
B.M. 2005, PG. 226A-226C
PIN 1864-76-4901
(SEE REF. 1)

GHD-FOREST CITY, LLC
SECOND TRACT
D.B. 2023, PG. 195
TRACT 1
B.M. 2006, PG. 365
PIN 1864-66-3396
FUTURE DEVELOPMENT

GHD-FOREST CITY, LLC
FIRST TRACT
D.B. 2023, PG. 195
TRACT 2
B.M. 2016, PG. 67
PIN 1864-56-5534
FUTURE DEVELOPMENT

2 GEN HOLDINGS LLC
D.B. 1882, PG. 312
PIN 1864-44-0246
MAP BY KENNETH CLOSE, INC. ENTITLED "BOUNDARY SURVEY OF RALPH D. EDWARDS PROPERTY", AND DATED 3-02-04.

FRANKLIN COUNTY BOARD OF EDUCATION
D.B. 1592, PG. 25
TRACT 3
B.M. 2006, PG. 365
B.M. 2005, PG. 226-A
PIN 1864-64-6573

CEDAR CREEK ROAD SR 1116 (EXISTING 60' PUBLIC R/W)
LANE STORE ROAD SR 1118 (60' PUBLIC R/W)
N 21°29'28" E 882.02'
N 56°03'36" E 1531.99'
N 62°35'14" W 216.12'
N 44°41'10" W 219.78'
S 23°42'58" E 399.08'
S 23°45'27" E 498.12'
S 79°33'09" W 975.45'
S 49°06'57" W 224.68'
N 02°06'34" E 240.06'
N 16°26'48" E 2448.81' (TOTAL)
S 21°29'28" W 223.67' (TIE)
SIGN EASEMENT B.M. 2016, PG. 67
50' TAR-PAMLICO RIPARIAN BUFFER (FROM EDGE OF NORMAL WATER LEVEL OR EACH SIDE TOP OF BANK) (SEE NOTE 10)
50' TAR-PAMLICO RIPARIAN BUFFER (FROM EDGE OF NORMAL WATER LEVEL) (SEE NOTE 10)
50' TAR-PAMLICO RIPARIAN BUFFER (FROM EACH SIDE TOP OF BANK) B.M. 2006, PG. 365
100 YR. FLOOD (SEE NOTE 3)
NOTE: ℄ CEDAR CREEK IS PROPERTY LINE
CEDAR CREEK
WETLANDS
POND
20' PSSE
20' PSDE
20' PDE
20' PUE
VWPSDE
10'PUE (TYPICAL)
10'x70' SDT (TYPICAL)
HAWKSBILL DRIVE
CRANES NEST DRIVE
KIMBERLING DRIVE
FLAT SHOAL DRIVE
FLAT SHOAL LANE
FUTURE AMENITY SITE
OPEN SPACE 302
30' WAKE ELECTRIC EASEMENT D.B. 1750, PG. 569
30' WAKE ELECTRIC EASEMENT D.B. 1750, PG. 566
20' PERMANENT UTILITY EASEMENT B.M. 2003, PG. 154 B.M. 2003, PG. 155 B.M. 2003, PG. 156
50' PUBLIC UTILITY EASEMENT B.M. 2016, PG. 250
20' TEMPORARY CONSTRUCTION EASEMENT B.M. 2016, PG. 250
IPF CONTROL CORNER
IPF AT DISTURBED CMF

BUILDING SETBACKS
FRONT-15'
SIDE-6'
SECONDARY FRONT (CORNER SIDE)-15'
REAR-10'

LEGEND
(PKNF)-PK-NAIL FOUND
(X)-CALCULATED POINT
(IPF)-IRON PIPE FOUND
(RBF)-REBAR FOUND
(OPL)-OLD PROPERTY LINE
(SDT)-SIGHT DISTANCE TRIANGLE
(VW)-VARIABLE WIDTH
(PSDE)-PUBLIC STORM DRAIN EASEMENT
(PSSE)-PUBLIC SANITARY SEWER EASEMENT
(PUE)-PUBLIC UTILITY EASEMENT
(OS)-OPEN SPACE
(TOB)-TOP OF BANK
(PP)-POWER POLE
(GW)-GUY WIRE
(OHPL)-OVERHEAD POWER LINE

Doc ID: 005482080005 Type: CRP
Recorded: 07/26/2017 at 01:23:50 PM
Fee Amt: $105.00 Page 1 of 5
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 2017 PG 190-194

☒ 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.

☒ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OFSUBDIVISION.

Stuart E. Plante III 7/5/17
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: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF JULY, 2017 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

RECORDED IN BOOK OF MAPS _____ PAGE _____.

OWNER:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

SEE SHEET 5 FOR CERTIFICATES, LINE TABLE, CURVE TABLE, AND ACREAGE TOTALS.

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.

0 200 400 600

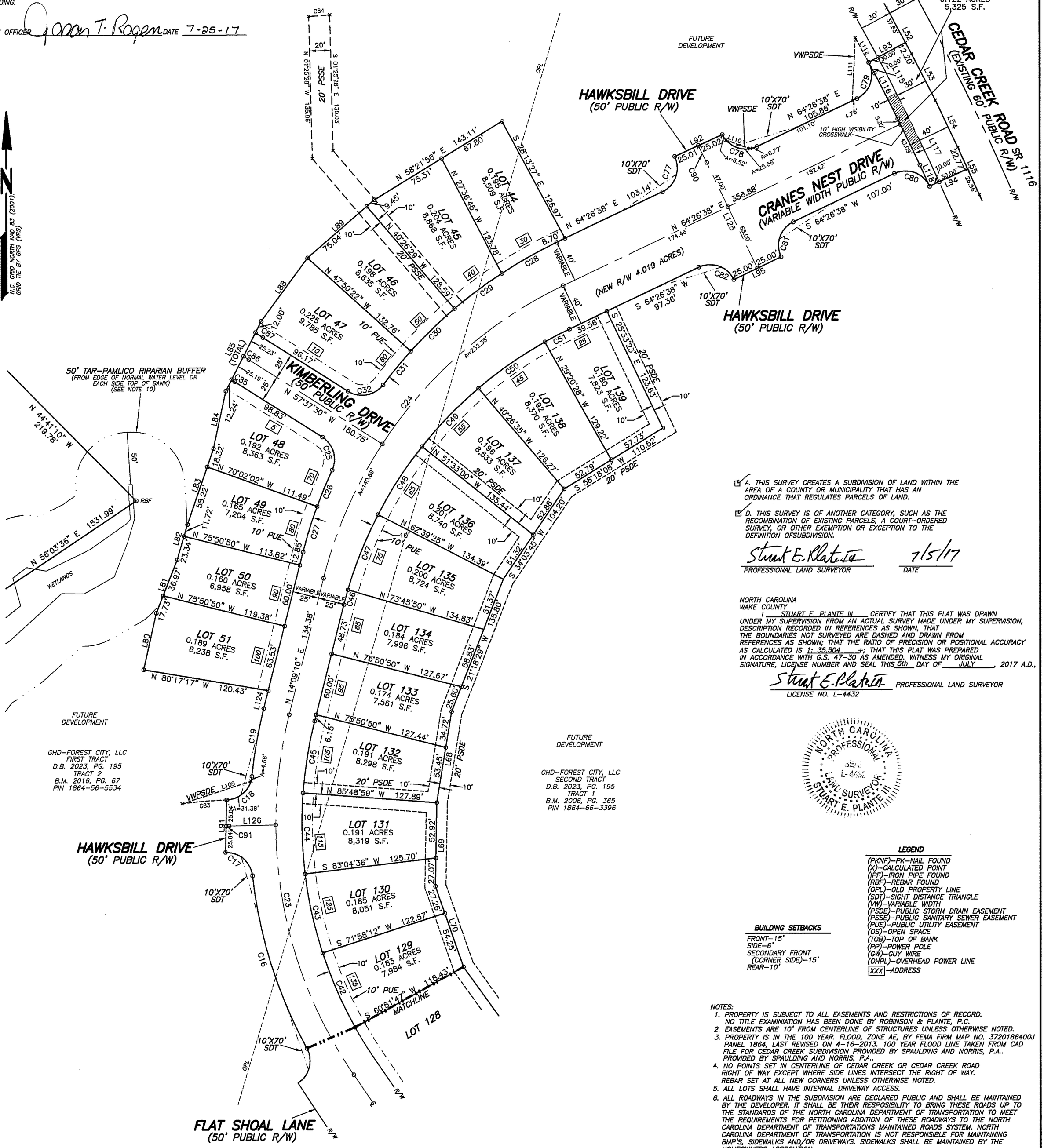
NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINIATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
3. PROPERTY IS IN THE 100 YEAR. FLOOD, ZONE AE, BY FEMA FIRM MAP NO. 3720186400J PANEL 1864, LAST REVISED ON 4-16-2013. 100 YEAR FLOOD LINE TAKEN FROM CAD FILE FOR CEDAR CREEK SUBDIVISION PROVIDED BY SPAULDING AND NORRIS, P.A.. PROVIDED BY SPAULDING AND NORRIS, P.A..
4. NO POINTS SET IN CENTERLINE OF CEDAR CREEK OR CEDAR CREEK ROAD RIGHT OF WAY EXCEPT WHERE SIDE LINES INTERSECT THE RIGHT OF WAY. REBAR SET AT ALL NEW CORNERS UNLESS OTHERWISE NOTED.
5. ALL LOTS SHALL HAVE INTERNAL DRIVEWAY ACCESS.
6. ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPOSIBILITY 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.
7. WATER AND SANITARY SEWER MAINS WILL BE OWNED AND MAINTAINED BY FRANKLIN COUNTY.
8. NO PLANTINGS OR RIGID STRUCTURES SHALL IMPEDE SIGHT DISTANCE TRIANGLES.
9. MAIL KIOSK AND PARKING AREA WILL BE INCORPORATED WITH FUTURE AMENITY SITE.
10. TAR-PAMLICO RIPARIAN BUFFER AND WETLANDS TAKEN FROM A CAD FILE PROVIDED BY SPAULDING AND NORRIS, PA. FOR CEDAR CROSSING SUBDIVISION.
11. SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.

REVISIONS	SUBDIVISION AND RECOMBINATION MAP		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1240 SE MAYNARD ROAD, SUITE 203 CARY, NC 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
7-24-17: REVISED NOTE 6 AND ADDED NOTE 11.	CEDAR CROSSING PHASE 1			
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 7-05-17	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=200'	DRAWN BY: KW
	ZONE: R-8	P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: SEP	FILE:CCSUBPH1S1 SHEET 1 OF 5

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 7-25-17



OWNER:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

SEE SHEET 5 FOR CERTIFICATES, LINE TABLE, CURVE TABLE, AND ACREAGE TOTALS.

☑ 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.

☑ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OFSUBDIVISION.

Stuart E. Plante III 7/5/17
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: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF JULY, 2017 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

BUILDING SETBACKS
FRONT-15'
SIDE-6'
SECONDARY FRONT (CORNER SIDE)-15'
REAR-10'

LEGEND
(PKNF)-PK-NAIL FOUND
(X)-CALCULATED POINT
(IPF)-IRON PIPE FOUND
(RBF)-REBAR FOUND
(OPL)-OLD PROPERTY LINE
(SDT)-SIGHT DISTANCE TRIANGLE
(VW)-VARIABLE WIDTH
(PSDE)-PUBLIC STORM DRAIN EASEMENT
(PSSE)-PUBLIC SANITARY SEWER EASEMENT
(PUE)-PUBLIC UTILITY EASEMENT
(OS)-OPEN SPACE
(TOB)-TOP OF BANK
(PP)-POWER POLE
(GW)-GUY WIRE
(OHPL)-OVERHEAD POWER LINE
XXX -ADDRESS

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINIATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
3. PROPERTY IS IN THE 100 YEAR. FLOOD, ZONE AE, BY FEMA FIRM MAP NO. 3720186400J PANEL 1864, LAST REVISED ON 4-16-2013. 100 YEAR FLOOD LINE TAKEN FROM CAD FILE FOR CEDAR CREEK SUBDIVISION PROVIDED BY SPAULDING AND NORRIS, P.A.. PROVIDED BY SPAULDING AND NORRIS, P.A..
4. NO POINTS SET IN CENTERLINE OF CEDAR CREEK OR CEDAR CREEK ROAD RIGHT OF WAY EXCEPT WHERE SIDE LINES INTERSECT THE RIGHT OF WAY. REBAR SET AT ALL NEW CORNERS UNLESS OTHERWISE NOTED.
5. ALL LOTS SHALL HAVE INTERNAL DRIVEWAY ACCESS.
6. ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPOSIBILITY 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.
7. WATER AND SANITARY SEWER MAINS WILL BE OWNED AND MAINTAINED BY FRANKLIN COUNTY.
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9. MAIL KIOSK AND PARKING AREA WILL BE INCORPORATED WITH FUTURE AMENITY SITE.
10. TAR-PAMLICO RIPARIAN BUFFER AND WETLANDS TAKEN FROM A CAD FILE PROVIDED BY SPAULDING AND NORRIS, PA. FOR CEDAR CROSSING SUBDIVISION.
11. SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.

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

RECORDED IN BOOK OF MAPS _____ PAGE _____.

REVISIONS	SUBDIVISION AND RECOMBINATION MAP CEDAR CROSSING PHASE 1		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1240 SE MAYNARD ROAD, SUITE 203 CARY, NC 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
7-24-17: REVISED NOTE 6 AND ADDED NOTE 11.				
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 7-05-17	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: KW
	ZONE: R-8	P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: SEP	FILE:CCSUBPH1S2 SHEET 2 OF 5

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 7-25-17

☑ 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.

☑ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OFSUBDIVISION.

Stuart E. Plante III 7/5/17
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: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF JULY, 2017 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

BUILDING SETBACKS
FRONT-15'
SIDE-6'
SECONDARY FRONT (CORNER SIDE)-15'
REAR-10'

LEGEND
(PKNF)-PK-NAIL FOUND
(X)-CALCULATED POINT
(IPF)-IRON PIPE FOUND
(RBF)-REBAR FOUND
(OPL)-OLD PROPERTY LINE
(SDT)-SIGHT DISTANCE TRIANGLE
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(PSDE)-PUBLIC STORM DRAIN EASEMENT
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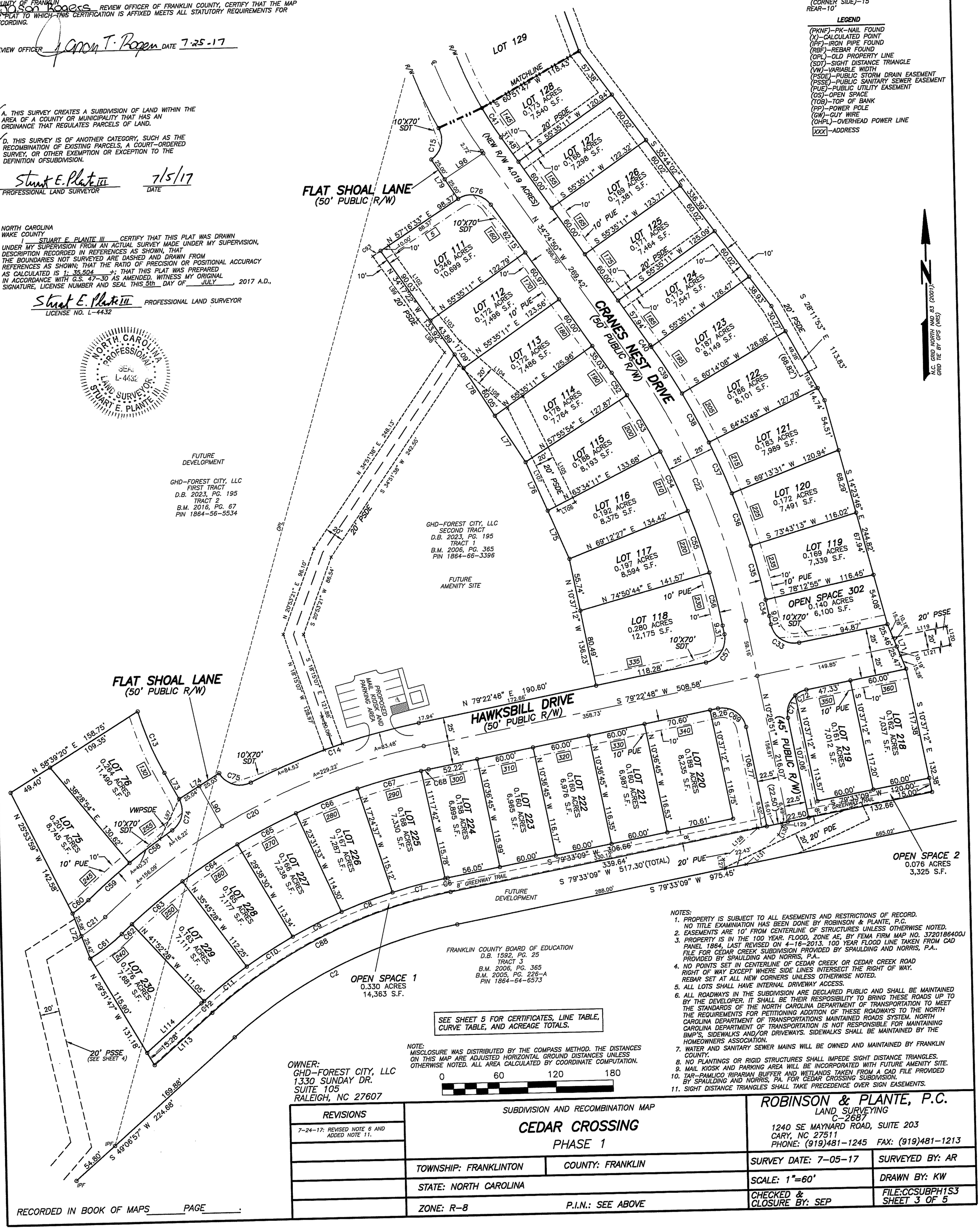
(PUE)-PUBLIC UTILITY EASEMENT
(OS)-OPEN SPACE
(TOB)-TOP OF BANK
(PP)-POWER POLE
(GW)-GUY WIRE
(OHPL)-OVERHEAD POWER LINE
XXX -ADDRESS



SEE SHEET 5 FOR CERTIFICATES, LINE TABLE, CURVE TABLE, AND ACREAGE TOTALS.

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

OWNER:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINIATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
3. PROPERTY IS IN THE 100 YEAR. FLOOD, ZONE AE, BY FEMA FIRM MAP NO. 3720186400J PANEL 1864, LAST REVISED ON 4-16-2013. 100 YEAR FLOOD LINE TAKEN FROM CAD FILE FOR CEDAR CREEK SUBDIVISION PROVIDED BY SPAULDING AND NORRIS, P.A.. PROVIDED BY SPAULDING AND NORRIS, P.A..
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9. MAIL KIOSK AND PARKING AREA WILL BE INCORPORATED WITH FUTURE AMENITY SITE.
10. TAR-PAMLICO 'RIPARIAN BUFFER AND WETLANDS TAKEN FROM A CAD FILE PROVIDED BY SPAULDING AND NORRIS, PA. FOR CEDAR CROSSING SUBDIVISION.
11. SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.

RECORDED IN BOOK OF MAPS _____ PAGE _____.

REVISIONS	SUBDIVISION AND RECOMBINATION MAP		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1240 SE MAYNARD ROAD, SUITE 203 CARY, NC 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
7-24-17: REVISED NOTE 6 AND ADDED NOTE 11.	CEDAR CROSSING PHASE 1			
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 7-05-17	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: KW
	ZONE: R-8	P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: SEP	FILE:CCSUBPH1S3 SHEET 3 OF 5

NOTES:

1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINIATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
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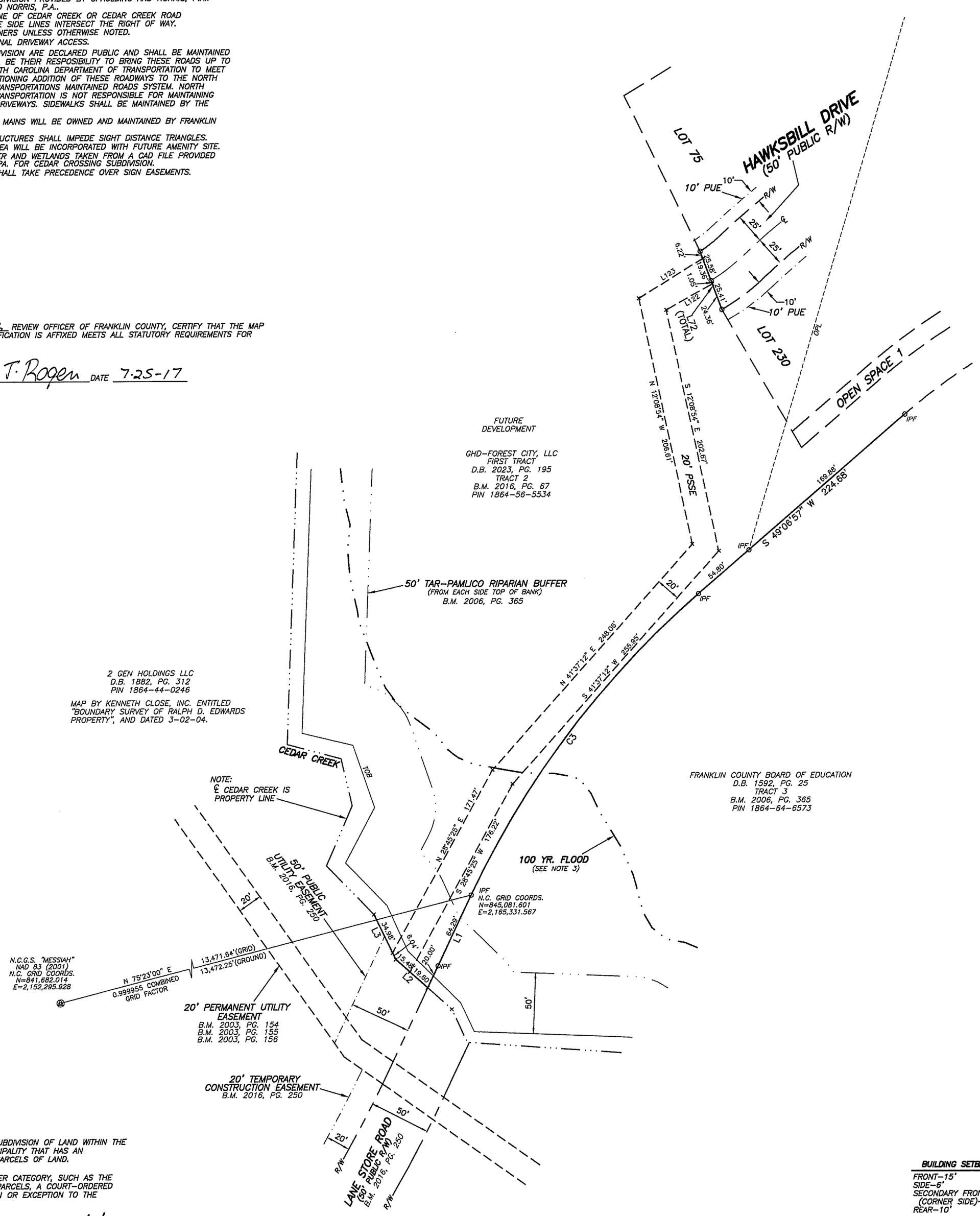
STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN
I, Jason Rogers REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER Jason T. Rogers DATE 7-25-17



☑ 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.

☑ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OFSUBDIVISION.

Stuart E. Plante III 7/5/17
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: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF JULY, 2017 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

RECORDED IN BOOK OF MAPS _____ PAGE _____.

OWNER:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

SEE SHEET 5 FOR CERTIFICATES, LINE TABLE, CURVE TABLE, AND ACREAGE TOTALS.

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

BUILDING SETBACKS

FRONT-15'
SIDE-6'
SECONDARY FRONT (CORNER SIDE)-15'
REAR-10'

LEGEND

(PKNF)-PK-NAIL FOUND
(X)-CALCULATED POINT
(IPF)-IRON PIPE FOUND
(RBF)-REBAR FOUND
(OPL)-OLD PROPERTY LINE
(SDT)-SIGHT DISTANCE TRIANGLE
(VW)-VARIABLE WIDTH
(PSDE)-PUBLIC STORM DRAIN EASEMENT
(PSSE)-PUBLIC SANITARY SEWER EASEMENT
(PUE)-PUBLIC UTILITY EASEMENT
(OS)-OPEN SPACE
(TOB)-TOP OF BANK
(PP)-POWER POLE
(GW)-GUY WIRE
(OHPL)-OVERHEAD POWER LINE
XXX-ADDRESS

REVISIONS	SUBDIVISION AND RECOMBINATION MAP **CEDAR CROSSING** PHASE 1		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1240 SE MAYNARD ROAD, SUITE 203 CARY, NC 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
7-24-17: REVISED NOTE 6 AND ADDED NOTE 11.				
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 7-05-17	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: KW
	ZONE: R-8	P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: SEP	FILE:CCSUBPH1S4 SHEET 4 OF 5

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 1882, PAGE 312, 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.

Craig A. Brine
OWNER

7/6/17
DATE

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 CEDAR CROSSING PH 1 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $291,093.25 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
ADMINISTRATOR/ASSISTANT

7-25-17
DATE

STORMWATER MANAGEMENT NOTE:
THE 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 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 DEEDS BOOK_____ PAGE_____ .

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

APPROVED T.R. Evans
DISTRICT ENGINEER
July 24th, 2017

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.

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 7-25-17

☑ 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;

☑ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

Stuart E. Plante III
PROFESSIONAL LAND SURVEYOR

7/5/17
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 AS REFERENCED ON MAP , THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK_____, PAGE_____ ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF JULY, 2017 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

RECORDED IN BOOK OF MAPS_____ PAGE_____.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 25°13'23" W	84.29'	L65	S 11°32'42" E	50.20'
L2	N 48°11'02" W	35.08'	L66	S 11°45'56" E	91.35'
L3	N 25°45'21" W	41.02'	L67	S 54°55'06" W	14.94'
L4	N 44°05'12" W	56.04'	L68	S 09°15'48" W	88.17'
L5	N 23°31'46" E	53.70'	L69	S 00°59'45" W	79.99'
L6	N 13°15'41" W	39.79'	L70	S 19°13'03" E	81.51'
L7	N 75°11'22" W	45.70'	L71	S 21°33'51" E	50.93'
L8	N 31°28'03" W	39.16'	L72	N 20°13'47" W	60.00'
L9	N 01°43'14" W	82.33'	L73	S 28°22'37" E	31.69'
L10	N 43°13'28" W	69.84'	L74	N 58°32'42" E	50.07'
L11	S 35°09'10" W	46.13'	L75	N 22°50'58" W	55.67'
L12	N 84°08'30" W	26.57'	L76	N 23°19'48" W	56.29'
L13	N 04°06'42" W	51.53'	L77	N 32°04'06" W	58.50'
L14	N 62°17'02" W	89.48'	L78	N 32°07'54" W	77.14'
L15	N 32°16'09" W	116.80'	L79	N 33°14'06" W	50.00'
L16	N 71°43'21" W	52.09'	L80	N 12°33'25" E	55.29'
L17	S 87°59'51" W	59.43'	L81	N 21°23'22" E	54.70'
L18	N 22°12'55" W	85.45'	L82	N 16°21'15" E	35.06'
L19	N 89°17'50" W	41.49'	L83	N 18°51'00" E	76.54'
L20	N 72°13'44" W	33.28'	L84	N 12°12'45" E	56.13'
L21	N 33°29'51" W	44.68'	L85	N 26°48'15" E	74.66'
L22	N 81°03'28" W	35.33'	L88	N 36°10'25" E	75.06'
L23	N 51°23'23" W	87.61'	L89	N 49°02'26" E	84.49'
L24	N 30°52'15" W	90.36'	L90	N 28°22'37" W	48.30'
L25	N 40°07'04" W	63.61'	L91	N 01°16'00" E	50.08'
L26	N 44°02'01" E	28.49'	L92	N 65°27'06" E	50.03'
L27	N 41°46'06" W	26.03'	L93	N 61°36'47" E	40.00'
L28	N 44°41'20" W	45.53'	L94	S 65°32'23" W	40.00'
L29	N 24°18'02" W	12.43'	L95	S 64°26'38" W	50.00'
L30	S 52°50'15" W	43.54'	L96	S 57°16'33" W	48.77'
L31	S 72°44'10" E	46.17'	L97	N 27°07'17" E	47.00'
L32	S 71°23'56" E	49.68'	L98	N 37°50'39" W	44.33'
L33	S 68°31'29" E	49.57'	L99	N 34°17'22" W	81.73'
L34	S 66°26'56" E	49.36'	L102	S 34°17'22" E	80.84'
L35	S 62°52'48" E	49.34'	L103	S 37°50'39" E	44.70'
L36	S 60°29'44" E	49.73'	L104	S 47°30'07" E	88.36'
L37	S 57°11'05" E	49.73'	L105	S 24°55'20" E	124.29'
L38	S 54°06'13" E	49.67'	L106	S 65°04'40" W	20.00'
L39	S 51°48'42" E	49.59'	L107	N 24°55'20" W	120.30'
L40	S 49°19'50" E	49.61'	L108	N 47°30'07" W	68.45'
L41	S 48°25'53" E	49.73'	L109	N 71°56'17" E	69.07'
L42	S 47°12'05" E	49.69'	L110	S 70°44'51" E	24.46'
L43	S 45°32'12" E	49.69'	L111	N 02°35'20" E	60.22'
L44	S 45°08'11" E	99.65'	L112	S 28°23'13" E	26.90'
L45	S 43°13'34" E	49.85'	L113	S 49°06'57" W	81.94'
L46	S 41°58'18" E	49.28'	L114	S 49°06'57" W	79.02'
L47	S 39°45'51" E	49.81'	L115	S 28°23'13" E	11.69'
L48	S 37°00'39" E	49.52'	L116	S 26°55'24" E	48.75'
L49	S 35°09'49" E	49.76'	L117	S 25°33'23" E	48.91'
L50	S 32°17'23" E	49.67'	L118	S 24°27'37" E	22.39'
L51	S 30°31'18" E	50.18'	L119	N 79°22'48" E	160.88'
L52	S 28°23'13" E	49.83'	L120	S 10°27'21" E	20.00'
L53	S 26°55'24" E	49.74'	L121	S 79°22'48" W	156.95'
L54	S 25°33'23" E	49.77'	L122	S 58°08'26" W	43.86'
L55	S 24°27'37" E	49.73'	L123	N 58°08'26" E	62.06'
L56	S 23°20'08" E	49.65'	L124	N 14°09'10" E	17.49'
L57	S 22°28'01" E	49.74'	L125	S 25°33'23" E	112.00'
L58	S 21°16'14" E	49.67'	L126	N 88°35'22" E	44.56'
L59	S 19°36'57" E	49.98'	L127	N 09°56'42" W	9.97'
L60	S 17°46'32" E	49.92'	L128	N 48°46'34" E	48.92'
L61	S 16°15'43" E	49.50'	L129	S 10°14'50" E	3.90'
L62	S 15°00'41" E	50.04'	L130	S 25°48'13" W	9.20'
L63	S 13°04'39" E	50.15'	L131	S 48°46'34" W	46.27'
L64	S 12°07'02" E	49.79'			

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	22°36'49"	500.00'	197.34'	196.06'	99.97'	S 68°14'44" W
C2	30°26'12"	500.00'	265.61'	262.50'	136.02'	S 64°20'03" W
C3	23°53'35"	750.00'	312.76'	310.50'	158.69'	S 37°10'10" W
C4	9°52'17"	125.00'	21.54'	21.51'	10.80'	S 53°42'58" W
C5	80°24'21"	25.00'	35.08'	32.28'	21.13'	N 15°54'09" E
C6	0°17'14"	550.00'	2.76'	2.76'	1.38'	S 79°24'32" W
C7	5°58'18"	550.00'	57.33'	57.30'	28.69'	S 76°16'45" W
C8	5°58'49"	550.00'	57.41'	57.38'	28.73'	S 70°18'12" W
C9	5°59'25"	550.00'	57.50'	57.48'	28.78'	S 64°19'05" W
C10	6°00'06"	550.00'	57.61'	57.59'	28.83'	S 58°19'20" W
C11	6°00'52"	550.00'	57.74'	57.71'	28.89'	S 52°18'50" W
C12	0°11'28"	550.00'	1.82'	1.83'	0.92'	S 49°12'41" W
C13	12°26'18"	325.00'	70.56'	70.42'	35.42'	S 22°09'28" E
C14	15°21'02"	701.74'	188.01'	187.45'	94.57'	N 71°42'17" E
C15	85°48'18"	25.00'	37.44'	34.04'	23.23'	N 14°22'24" E
C16	22°11'06"	450.00'	174.24'	173.16'	88.23'	N 17°26'12" W
C17	85°43'59"	25.00'	37.41'	34.02'	23.20'	N 49°12'39" W
C18	82°35'46"	25.00'	36.04'	33.00'	21.96'	N 47°02'35" E
C19	8°24'28"	450.00'	66.04'	65.98'	33.08'	N 09°56'56" E
C20	32°37'19"	676.74'	385.31'	380.13'	198.03'	S 63°04'09" W
C21	11°49'59"	155.00'	32.01'	31.95'	16.06'	S 52°40'29" W
C22	23°57'58"	725.00'	303.26'	301.05'	153.88'	N 22°25'50" W
C23	48°33'59"	425.00'	360.25'	349.56'	191.75'	N 10°07'50" W
C24	50°17'27"	425.00'	373.04'	361.18'	199.50'	N 39°17'54" E
C25	82°21'25"	25.00'	35.94'	32.92'	21.87'	S 16°26'48" E
C26	4°40'57"	460.11'	37.60'	37.59'	18.81'	S 22°23'26" W
C27	5°48'48"	450.00'	45.66'	45.64'	22.85'	S 17°03'34" W
C28	7°41'13"	450.00'	60.37'	60.33'	30.23'	S 60°36'01" W
C29	7°11'54"	450.00'	56.54'	56.50'	28.31'	S 53°09'28" W
C30	7°23'53"	450.00'	58.10'	58.07'	29.09'	S 45°51'35" W
C31	4°46'10"	502.19'	41.80'	41.79'	20.91'	S 39°20'46" W
C32	85°24'49"	25.00'	37.27'	33.91'	23.08'	S 79°40'06" W
C33	90°10'20"	25.00'	39.35'	35.41'	25.08'	N 55°32'01" W
C34	1°20'13"	750.00'	17.50'	17.50'	8.75'	N 11°06'58" W
C35	4°29'42"	750.00'	58.84'	58.82'	29.43'	N 14°01'56" W
C36	4°29'42"	750.00'	58.84'	58.82'	29.43'	N 18°31'38" W
C37	4°29'42"	750.00'	58.84'	58.82'	29.43'	N 23°01'20" W
C38	4°29'42"	750.00'	58.84'	58.82'	29.43'	N 27°31'02" W
C39	4°29'31"	750.00'	58.80'	58.78'	29.41'	N 32°00'38" W
C40	0°09'26"	750.00'	2.06'	2.06'	1.03'	N 34°20'06" W
C41	5°16'36"	400.00'	36.84'	36.83'	18.43'	N 31°46'31" W
C42	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 23°35'01" W
C43	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 12°28'36" W
C44	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 01°22'11" W
C45	9°58'08"	400.00'	69.60'	69.51'	34.89'	N 09°10'06" E
C46	2°05'00"	400.00'	14.55'	14.54'	7.27'	N 15°11'40" E
C47	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 21°47'23" E
C48	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 32°53'47" E
C49	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 44°00'12" E
C50	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 55°06'37" E
C51	3°46'47"	400.00'	26.39'	26.39'	13.20'	N 62°33'13" E
C52	2°20'43"	700.00'	28.67'	28.65'	14.33'	S 33°14'28" E
C53	5°38'17"	700.00'	68.88'	68.85'	34.47'	S 29°14'58" E
C54	5°38'17"	700.00'	68.88'	68.85'	34.47'	S 23°36'41" E
C55	5°38'17"	700.00'	68.88'	68.85'	34.47'	S 17°58'25" E
C56	4°42'24"	700.00'	57.51'	57.49'	28.77'	S 12°48'04" E
C57	89°49'40"	25.00'	39.20'	35.30'	24.93'	S 34°27'59" W
C58	4°37'13"	701.74'	56.59'	56.57'	28.31'	S 53°49'35" W
C59	4°45'30"	701.74'	58.28'	58.26'	29.16'	S 49°08'14" W
C60	9°38'49"	130.00'	21.89'	21.86'	10.97'	S 51°34'53" W
C61	13°24'06"	180.00'	42.10'	42.01'	21.15'	N 53°27'32" E
C62	1°18'35"	651.74'	14.90'	14.89'	7.45'	N 47°24'46" E
C63	6°07'21"	651.74'	69.64'	69.61'	34.86'	N 51°07'44" E
C64	6°07'21"	651.74'	69.64'	69.61'	34.86'	N 57°15'05" E
C65	6°07'21"	651.74'	69.64'	69.61'	34.86'	N 63°22'26" E
C66	6°07'21"	651.74'	69.65'	69.61'	34.86'	N 69°29'48" E
C67	6°07'21"	651.74'	69.65'	69.61'	34.86'	N 75°37'09" E
C68	0°41'59"	651.74'	7.96'	7.96'	3.98'	N 79°01'49" E
C69	90°10'20"	25.00'	39.35'	35.41'	25.08'	S 55°32'01" E
C71	59°23'19"	25.00'	25.92'	24.77'	14.26'	N 19°14'48" E
C72	30°26'21"	25.00'	13.28'	13.13'	6.80'	N 64°09'38" E
C74	84°30'48"	25.00'	36.88'	33.62'	22.71'	S 13°52'47" W
C75	87°35'37"	25.00'	38.22'	34.61'	23.97'	S 72°10'25" E
C76	88°18'38"	25.00'	38.53'	34.83'	24.27'	S 78°34'08" E
C77	91°03'28"	25.00'	39.73'	35.68'	25.47'	N 18°54'54" E
C78	89°02'26"	25.00'	38.85'	35.06'	24.59'	S 71°02'09" E
C79	92°49'50"	25.00'	40.51'	36.22'	26.27'	N 18°01'42" E
C80	91°05'45"	25.00'	39.75'	35.69'	25.48'	N 70°00'30" W
C81	90°00'00"	25.00'	39.27'	35.36'	25.00'	S 19°26'38" W
C82	90°00'00"	25.00'	39.27'	35.36'	25.00'	N 70°33'23" W
C83	6°05'53"	400.00'	42.57'	42.55'	21.31'	S 85°17'32" W
C84	4°30'09"	255.00'	20.04'	20.03'	10.02'	N 85°16'16" E
C85	0°54'42"	225.00'	3.58'	3.58'	1.79'	S 57°10'09" E
C86	1°43'35"	200.00'	6.03'	6.03'	3.01'	N 56°45'43" W
C87	2°46'33"	175.00'	8.48'	8.48'	4.24'	N 56°14'14" W
C88	30°26'12"	535.00'	284.20'	280.87'	145.54'	S 64°20'03" W
C90	1°00'26"	1025.00'	18.02'	18.02'	9.01'	S 26°03'36" E
C91	0°26'37"	375.00'	2.90'	2.90'	1.45'	N 88°22'03" E
C92	02°01'14"	500.00'	17.63'	17.63'	8.82'	S 55°55'43" W
C93	02°05'01"	275.00'	10.00'	10.00'	5.00'	N 56°14'02" E

84.214 ACRES	(TOTAL AREA RECOMBINED)
−14.288 ACRES	(AREA IN PHASE 1)
69.926 ACRES	(REMAINING AREA NEW TRACT 1 INCLUSIVE OF R/W AND FUTURE AMENITY SITE)

9.601 ACRES	(AREA IN LOTS)
0.546 ACRES	(AREA IN OPEN SPACE)
+4.141 ACRES	(AREA IN R/W)
14.288 ACRES	(TOTAL PHASE 1 AREA)

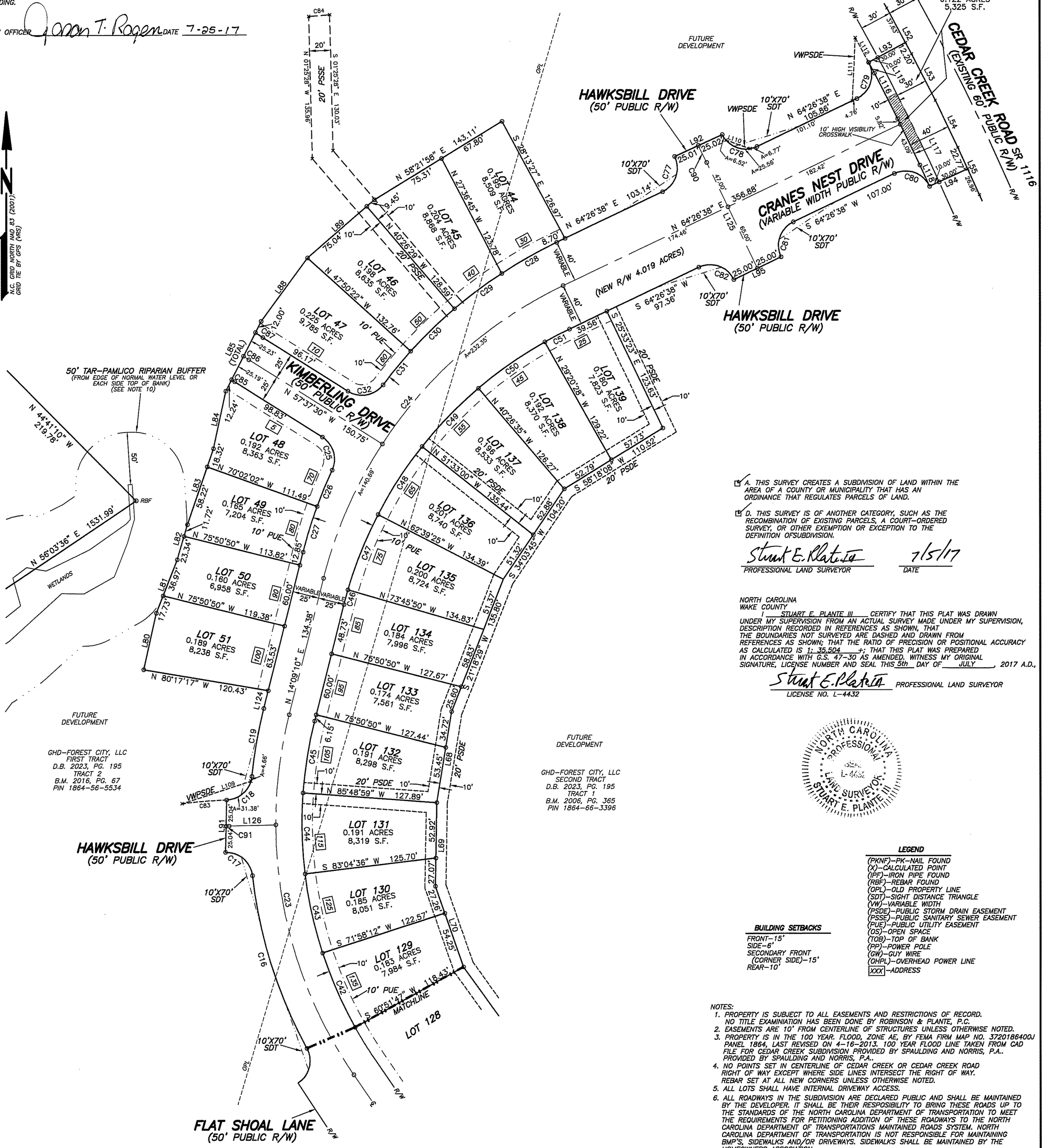
OWNER:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

REVISIONS	SUBDIVISION AND RECOMBINATION MAP **CEDAR CROSSING** PHASE 1		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1240 SE MAYNARD ROAD, SUITE 203 CARY, NC 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 7-05-17	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE:	DRAWN BY: KW
	ZONE: R-8	P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: SEP	FILE:CCSUBPH1S3 SHEET 5 OF 5

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 7-25-17



OWNER:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

SEE SHEET 5 FOR CERTIFICATES, LINE TABLE, CURVE TABLE, AND ACREAGE TOTALS.

☑ 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.

☑ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OFSUBDIVISION.

Stuart E. Plante III 7/5/17
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: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF JULY, 2017 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

BUILDING SETBACKS
FRONT-15'
SIDE-6'
SECONDARY FRONT (CORNER SIDE)-15'
REAR-10'

LEGEND
(PKNF)-PK-NAIL FOUND
(X)-CALCULATED POINT
(IPF)-IRON PIPE FOUND
(RBF)-REBAR FOUND
(OPL)-OLD PROPERTY LINE
(SDT)-SIGHT DISTANCE TRIANGLE
(VW)-VARIABLE WIDTH
(PSDE)-PUBLIC STORM DRAIN EASEMENT
(PSSE)-PUBLIC SANITARY SEWER EASEMENT
(PUE)-PUBLIC UTILITY EASEMENT
(OS)-OPEN SPACE
(TOB)-TOP OF BANK
(PP)-POWER POLE
(GW)-GUY WIRE
(OHPL)-OVERHEAD POWER LINE
XXX -ADDRESS

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINIATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
3. PROPERTY IS IN THE 100 YEAR. FLOOD, ZONE AE, BY FEMA FIRM MAP NO. 3720186400J PANEL 1864, LAST REVISED ON 4-16-2013. 100 YEAR FLOOD LINE TAKEN FROM CAD FILE FOR CEDAR CREEK SUBDIVISION PROVIDED BY SPAULDING AND NORRIS, P.A.. PROVIDED BY SPAULDING AND NORRIS, P.A..
4. NO POINTS SET IN CENTERLINE OF CEDAR CREEK OR CEDAR CREEK ROAD RIGHT OF WAY EXCEPT WHERE SIDE LINES INTERSECT THE RIGHT OF WAY. REBAR SET AT ALL NEW CORNERS UNLESS OTHERWISE NOTED.
5. ALL LOTS SHALL HAVE INTERNAL DRIVEWAY ACCESS.
6. ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPOSIBILITY 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.
7. WATER AND SANITARY SEWER MAINS WILL BE OWNED AND MAINTAINED BY FRANKLIN COUNTY.
8. NO PLANTINGS OR RIGID STRUCTURES SHALL IMPEDE SIGHT DISTANCE TRIANGLES.
9. MAIL KIOSK AND PARKING AREA WILL BE INCORPORATED WITH FUTURE AMENITY SITE.
10. TAR-PAMLICO RIPARIAN BUFFER AND WETLANDS TAKEN FROM A CAD FILE PROVIDED BY SPAULDING AND NORRIS, PA. FOR CEDAR CROSSING SUBDIVISION.
11. SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.

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

RECORDED IN BOOK OF MAPS _____ PAGE _____.

REVISIONS	SUBDIVISION AND RECOMBINATION MAP CEDAR CROSSING PHASE 1		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1240 SE MAYNARD ROAD, SUITE 203 CARY, NC 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
7-24-17: REVISED NOTE 6 AND ADDED NOTE 11.				
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 7-05-17	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: KW
	ZONE: R-8	P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: SEP	FILE:CCSUBPH1S2 SHEET 2 OF 5

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 7-25-17

☑ 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.

☑ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OFSUBDIVISION.

Stuart E. Plante III 7/5/17
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: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF JULY, 2017 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

BUILDING SETBACKS
FRONT-15'
SIDE-6'
SECONDARY FRONT (CORNER SIDE)-15'
REAR-10'

LEGEND
(PKNF)-PK-NAIL FOUND
(X)-CALCULATED POINT
(IPF)-IRON PIPE FOUND
(RBF)-REBAR FOUND
(OPL)-OLD PROPERTY LINE
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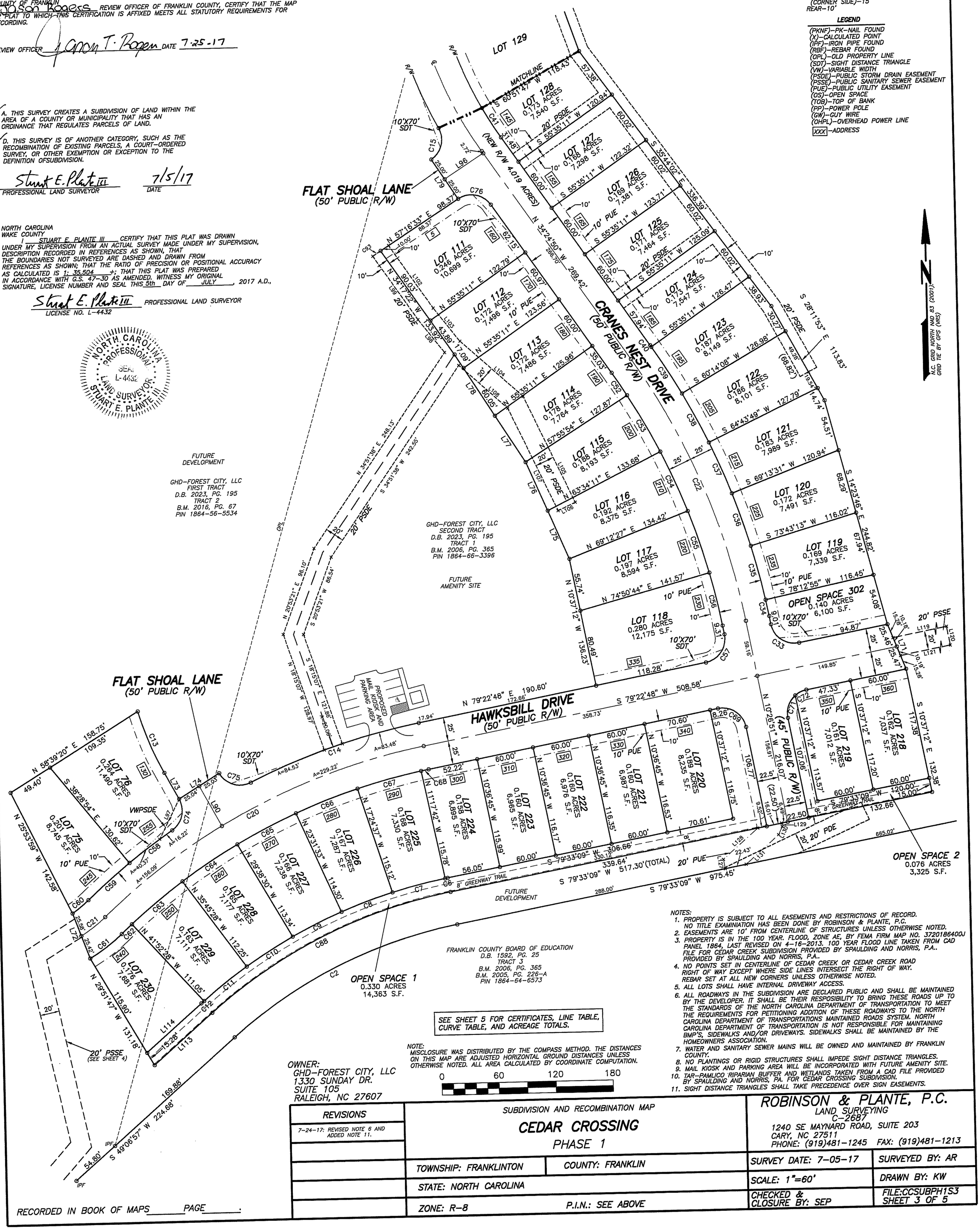
(TOB)-TOP OF BANK
(PP)-POWER POLE
(GW)-GUY WIRE
(OHPL)-OVERHEAD POWER LINE
XXX -ADDRESS



SEE SHEET 5 FOR CERTIFICATES, LINE TABLE, CURVE TABLE, AND ACREAGE TOTALS.

NOTE:
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0 60 120 180

OWNER:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

NOTES:
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4. NO POINTS SET IN CENTERLINE OF CEDAR CREEK OR CEDAR CREEK ROAD RIGHT OF WAY EXCEPT WHERE SIDE LINES INTERSECT THE RIGHT OF WAY. REBAR SET AT ALL NEW CORNERS UNLESS OTHERWISE NOTED.
5. ALL LOTS SHALL HAVE INTERNAL DRIVEWAY ACCESS.
6. ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPOSIBILITY 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.
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RECORDED IN BOOK OF MAPS _____ PAGE _____.

REVISIONS	SUBDIVISION AND RECOMBINATION MAP		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1240 SE MAYNARD ROAD, SUITE 203 CARY, NC 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
7-24-17: REVISED NOTE 6 AND ADDED NOTE 11.	CEDAR CROSSING PHASE 1			
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 7-05-17	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: KW
	ZONE: R-8	P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: SEP	FILE:CCSUBPH1S3 SHEET 3 OF 5

NOTES:

1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINIATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
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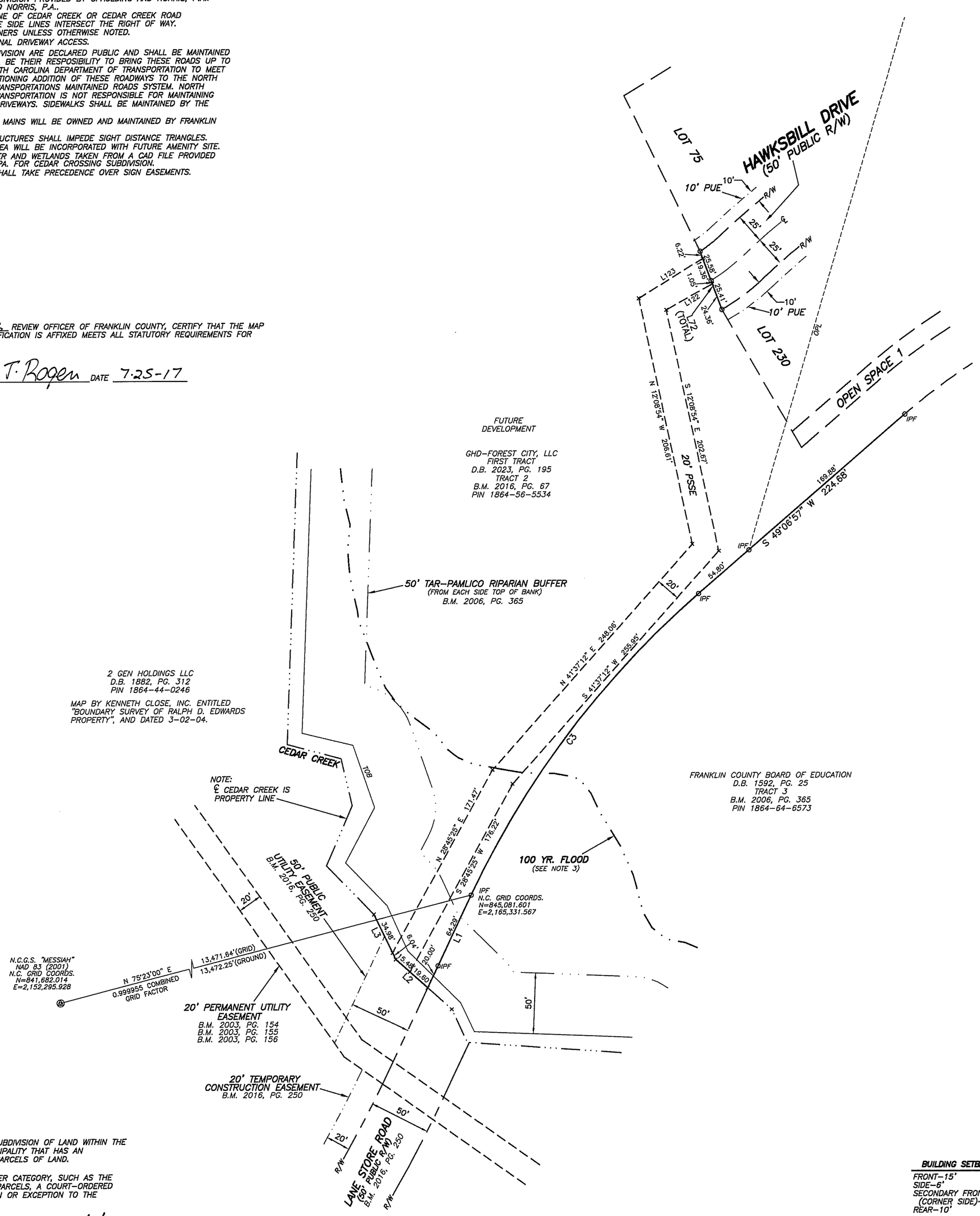
11. SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.

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 7-25-17



☑ 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.

☑ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OFSUBDIVISION.

Stuart E. Plante III 7/5/17
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: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF JULY, 2017 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

RECORDED IN BOOK OF MAPS _____ PAGE _____.

OWNER:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

SEE SHEET 5 FOR CERTIFICATES, LINE TABLE, CURVE TABLE, AND ACREAGE TOTALS.

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

BUILDING SETBACKS

FRONT-15'
SIDE-6'
SECONDARY FRONT (CORNER SIDE)-15'
REAR-10'

LEGEND

(PKNF)-PK-NAIL FOUND
(X)-CALCULATED POINT
(IPF)-IRON PIPE FOUND
(RBF)-REBAR FOUND
(OPL)-OLD PROPERTY LINE
(SDT)-SIGHT DISTANCE TRIANGLE
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(OS)-OPEN SPACE
(TOB)-TOP OF BANK
(PP)-POWER POLE
(GW)-GUY WIRE
(OHPL)-OVERHEAD POWER LINE
XXX-ADDRESS

REVISIONS	SUBDIVISION AND RECOMBINATION MAP **CEDAR CROSSING** PHASE 1		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1240 SE MAYNARD ROAD, SUITE 203 CARY, NC 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
7-24-17: REVISED NOTE 6 AND ADDED NOTE 11.				
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 7-05-17	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: KW
	ZONE: R-8	P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: SEP	FILE:CCSUBPH1S4 SHEET 4 OF 5

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 1882, PAGE 312, 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.

Craig A. Brine
OWNER

7/6/17
DATE

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 CEDAR CROSSING PH 1 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $291,093.25 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
ADMINISTRATOR/ASSISTANT

7-25-17
DATE

STORMWATER MANAGEMENT NOTE:
THE 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 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 DEEDS BOOK_____ PAGE_____ .

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

APPROVED T.R. Evans
DISTRICT ENGINEER
July 24th, 2017

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.

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 7-25-17

☑ 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;

☑ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

Stuart E. Plante III
PROFESSIONAL LAND SURVEYOR

7/5/17
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 AS REFERENCED ON MAP , THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK_____, PAGE_____ ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 35,504 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF JULY, 2017 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

RECORDED IN BOOK OF MAPS_____ PAGE_____.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 25°13'23" W	84.29'	L65	S 11°32'42" E	50.20'
L2	N 48°11'02" W	35.08'	L66	S 11°45'56" E	91.35'
L3	N 25°45'21" W	41.02'	L67	S 54°55'06" W	14.94'
L4	N 44°05'12" W	56.04'	L68	S 09°15'48" W	88.17'
L5	N 23°31'46" E	53.70'	L69	S 00°59'45" W	79.99'
L6	N 13°15'41" W	39.79'	L70	S 19°13'03" E	81.51'
L7	N 75°11'22" W	45.70'	L71	S 21°33'51" E	50.93'
L8	N 31°28'03" W	39.16'	L72	N 20°13'47" W	60.00'
L9	N 01°43'14" W	82.33'	L73	S 28°22'37" E	31.69'
L10	N 43°13'28" W	69.84'	L74	N 58°32'42" E	50.07'
L11	S 35°09'10" W	46.13'	L75	N 22°50'58" W	55.67'
L12	N 84°08'30" W	26.57'	L76	N 23°19'48" W	56.29'
L13	N 04°06'42" W	51.53'	L77	N 32°04'06" W	58.50'
L14	N 62°17'02" W	89.48'	L78	N 32°07'54" W	77.14'
L15	N 32°16'09" W	116.80'	L79	N 33°14'06" W	50.00'
L16	N 71°43'21" W	52.09'	L80	N 12°33'25" E	55.29'
L17	S 87°59'51" W	59.43'	L81	N 21°23'22" E	54.70'
L18	N 22°12'55" W	85.45'	L82	N 16°21'15" E	35.06'
L19	N 89°17'50" W	41.49'	L83	N 18°51'00" E	76.54'
L20	N 72°13'44" W	33.28'	L84	N 12°12'45" E	56.13'
L21	N 33°29'51" W	44.68'	L85	N 26°48'15" E	74.66'
L22	N 81°03'28" W	35.33'	L88	N 36°10'25" E	75.06'
L23	N 51°23'23" W	87.61'	L89	N 49°02'26" E	84.49'
L24	N 30°52'15" W	90.36'	L90	N 28°22'37" W	48.30'
L25	N 40°07'04" W	63.61'	L91	N 01°16'00" E	50.08'
L26	N 44°02'01" E	28.49'	L92	N 65°27'06" E	50.03'
L27	N 41°46'06" W	26.03'	L93	N 61°36'47" E	40.00'
L28	N 44°41'20" W	45.53'	L94	S 65°32'23" W	40.00'
L29	N 24°18'02" W	12.43'	L95	S 64°26'38" W	50.00'
L30	S 52°50'15" W	43.54'	L96	S 57°16'33" W	48.77'
L31	S 72°44'10" E	46.17'	L97	N 27°07'17" E	47.00'
L32	S 71°23'56" E	49.68'	L98	N 37°50'39" W	44.33'
L33	S 68°31'29" E	49.57'	L99	N 34°17'22" W	81.73'
L34	S 66°26'56" E	49.36'	L102	S 34°17'22" E	80.84'
L35	S 62°52'48" E	49.34'	L103	S 37°50'39" E	44.70'
L36	S 60°29'44" E	49.73'	L104	S 47°30'07" E	88.36'
L37	S 57°11'05" E	49.73'	L105	S 24°55'20" E	124.29'
L38	S 54°06'13" E	49.67'	L106	S 65°04'40" W	20.00'
L39	S 51°48'42" E	49.59'	L107	N 24°55'20" W	120.30'
L40	S 49°19'50" E	49.61'	L108	N 47°30'07" W	68.45'
L41	S 48°25'53" E	49.73'	L109	N 71°56'17" E	69.07'
L42	S 47°12'05" E	49.69'	L110	S 70°44'51" E	24.46'
L43	S 45°32'12" E	49.69'	L111	N 02°35'20" E	60.22'
L44	S 45°08'11" E	99.65'	L112	S 28°23'13" E	26.90'
L45	S 43°13'34" E	49.85'	L113	S 49°06'57" W	81.94'
L46	S 41°58'18" E	49.28'	L114	S 49°06'57" W	79.02'
L47	S 39°45'51" E	49.81'	L115	S 28°23'13" E	11.69'
L48	S 37°00'39" E	49.52'	L116	S 26°55'24" E	48.75'
L49	S 35°09'49" E	49.76'	L117	S 25°33'23" E	48.91'
L50	S 32°17'23" E	49.67'	L118	S 24°27'37" E	22.39'
L51	S 30°31'18" E	50.18'	L119	N 79°22'48" E	160.88'
L52	S 28°23'13" E	49.83'	L120	S 10°27'21" E	20.00'
L53	S 26°55'24" E	49.74'	L121	S 79°22'48" W	156.95'
L54	S 25°33'23" E	49.77'	L122	S 58°08'26" W	43.86'
L55	S 24°27'37" E	49.73'	L123	N 58°08'26" E	62.06'
L56	S 23°20'08" E	49.65'	L124	N 14°09'10" E	17.49'
L57	S 22°28'01" E	49.74'	L125	S 25°33'23" E	112.00'
L58	S 21°16'14" E	49.67'	L126	N 88°35'22" E	44.56'
L59	S 19°36'57" E	49.98'	L127	N 09°56'42" W	9.97'
L60	S 17°46'32" E	49.92'	L128	N 48°46'34" E	48.92'
L61	S 16°15'43" E	49.50'	L129	S 10°14'50" E	3.90'
L62	S 15°00'41" E	50.04'	L130	S 25°48'13" W	9.20'
L63	S 13°04'39" E	50.15'	L131	S 48°46'34" W	46.27'
L64	S 12°07'02" E	49.79'			

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	22°36'49"	500.00'	197.34'	196.06'	99.97'	S 68°14'44" W
C2	30°26'12"	500.00'	265.61'	262.50'	136.02'	S 64°20'03" W
C3	23°53'35"	750.00'	312.76'	310.50'	158.69'	S 37°10'10" W
C4	9°52'17"	125.00'	21.54'	21.51'	10.80'	S 53°42'58" W
C5	80°24'21"	25.00'	35.08'	32.28'	21.13'	N 15°54'09" E
C6	0°17'14"	550.00'	2.76'	2.76'	1.38'	S 79°24'32" W
C7	5°58'18"	550.00'	57.33'	57.30'	28.69'	S 76°16'45" W
C8	5°58'49"	550.00'	57.41'	57.38'	28.73'	S 70°18'12" W
C9	5°59'25"	550.00'	57.50'	57.48'	28.78'	S 64°19'05" W
C10	6°00'06"	550.00'	57.61'	57.59'	28.83'	S 58°19'20" W
C11	6°00'52"	550.00'	57.74'	57.71'	28.89'	S 52°18'50" W
C12	0°11'28"	550.00'	1.82'	1.83'	0.92'	S 49°12'41" W
C13	12°26'18"	325.00'	70.56'	70.42'	35.42'	S 22°09'28" E
C14	15°21'02"	701.74'	188.01'	187.45'	94.57'	N 71°42'17" E
C15	85°48'18"	25.00'	37.44'	34.04'	23.23'	N 14°22'24" E
C16	22°11'06"	450.00'	174.24'	173.16'	88.23'	N 17°26'12" W
C17	85°43'59"	25.00'	37.41'	34.02'	23.20'	N 49°12'39" W
C18	82°35'46"	25.00'	36.04'	33.00'	21.96'	N 47°02'35" E
C19	8°24'28"	450.00'	66.04'	65.98'	33.08'	N 09°56'56" E
C20	32°37'19"	676.74'	385.31'	380.13'	198.03'	S 63°04'09" W
C21	11°49'59"	155.00'	32.01'	31.95'	16.06'	S 52°40'29" W
C22	23°57'58"	725.00'	303.26'	301.05'	153.88'	N 22°25'50" W
C23	48°33'59"	425.00'	360.25'	349.56'	191.75'	N 10°07'50" W
C24	50°17'27"	425.00'	373.04'	361.18'	199.50'	N 39°17'54" E
C25	82°21'25"	25.00'	35.94'	32.92'	21.87'	S 16°26'48" E
C26	4°40'57"	460.11'	37.60'	37.59'	18.81'	S 22°23'26" W
C27	5°48'48"	450.00'	45.66'	45.64'	22.85'	S 17°03'34" W
C28	7°41'13"	450.00'	60.37'	60.33'	30.23'	S 60°36'01" W
C29	7°11'54"	450.00'	56.54'	56.50'	28.31'	S 53°09'28" W
C30	7°23'53"	450.00'	58.10'	58.07'	29.09'	S 45°51'35" W
C31	4°46'10"	502.19'	41.80'	41.79'	20.91'	S 39°20'46" W
C32	85°24'49"	25.00'	37.27'	33.91'	23.08'	S 79°40'06" W
C33	90°10'20"	25.00'	39.35'	35.41'	25.08'	N 55°32'01" W
C34	1°20'13"	750.00'	17.50'	17.50'	8.75'	N 11°06'58" W
C35	4°29'42"	750.00'	58.84'	58.82'	29.43'	N 14°01'56" W
C36	4°29'42"	750.00'	58.84'	58.82'	29.43'	N 18°31'38" W
C37	4°29'42"	750.00'	58.84'	58.82'	29.43'	N 23°01'20" W
C38	4°29'42"	750.00'	58.84'	58.82'	29.43'	N 27°31'02" W
C39	4°29'31"	750.00'	58.80'	58.78'	29.41'	N 32°00'38" W
C40	0°09'26"	750.00'	2.06'	2.06'	1.03'	N 34°20'06" W
C41	5°16'36"	400.00'	36.84'	36.83'	18.43'	N 31°46'31" W
C42	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 23°35'01" W
C43	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 12°28'36" W
C44	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 01°22'11" W
C45	9°58'08"	400.00'	69.60'	69.51'	34.89'	N 09°10'06" E
C46	2°05'00"	400.00'	14.55'	14.54'	7.27'	N 15°11'40" E
C47	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 21°47'23" E
C48	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 32°53'47" E
C49	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 44°00'12" E
C50	11°06'25"	400.00'	77.54'	77.42'	38.89'	N 55°06'37" E
C51	3°46'47"	400.00'	26.39'	26.39'	13.20'	N 62°33'13" E
C52	2°20'43"	700.00'	28.67'	28.65'	14.33'	S 33°14'28" E
C53	5°38'17"	700.00'	68.88'	68.85'	34.47'	S 29°14'58" E
C54	5°38'17"	700.00'	68.88'	68.85'	34.47'	S 23°36'41" E
C55	5°38'17"	700.00'	68.88'	68.85'	34.47'	S 17°58'25" E
C56	4°42'24"	700.00'	57.51'	57.49'	28.77'	S 12°48'04" E
C57	89°49'40"	25.00'	39.20'	35.30'	24.93'	S 34°27'59" W
C58	4°37'13"	701.74'	56.59'	56.57'	28.31'	S 53°49'35" W
C59	4°45'30"	701.74'	58.28'	58.26'	29.16'	S 49°08'14" W
C60	9°38'49"	130.00'	21.89'	21.86'	10.97'	S 51°34'53" W
C61	13°24'06"	180.00'	42.10'	42.01'	21.15'	N 53°27'32" E
C62	1°18'35"	651.74'	14.90'	14.89'	7.45'	N 47°24'46" E
C63	6°07'21"	651.74'	69.64'	69.61'	34.86'	N 51°07'44" E
C64	6°07'21"	651.74'	69.64'	69.61'	34.86'	N 57°15'05" E
C65	6°07'21"	651.74'	69.64'	69.61'	34.86'	N 63°22'26" E
C66	6°07'21"	651.74'	69.65'	69.61'	34.86'	N 69°29'48" E
C67	6°07'21"	651.74'	69.65'	69.61'	34.86'	N 75°37'09" E
C68	0°41'59"	651.74'	7.96'	7.96'	3.98'	N 79°01'49" E
C69	90°10'20"	25.00'	39.35'	35.41'	25.08'	S 55°32'01" E
C71	59°23'19"	25.00'	25.92'	24.77'	14.26'	N 19°14'48" E
C72	30°26'21"	25.00'	13.28'	13.13'	6.80'	N 64°09'38" E
C74	84°30'48"	25.00'	36.88'	33.62'	22.71'	S 13°52'47" W
C75	87°35'37"	25.00'	38.22'	34.61'	23.97'	S 72°10'25" E
C76	88°18'38"	25.00'	38.53'	34.83'	24.27'	S 78°34'08" E
C77	91°03'28"	25.00'	39.73'	35.68'	25.47'	N 18°54'54" E
C78	89°02'26"	25.00'	38.85'	35.06'	24.59'	S 71°02'09" E
C79	92°49'50"	25.00'	40.51'	36.22'	26.27'	N 18°01'42" E
C80	91°05'45"	25.00'	39.75'	35.69'	25.48'	N 70°00'30" W
C81	90°00'00"	25.00'	39.27'	35.36'	25.00'	S 19°26'38" W
C82	90°00'00"	25.00'	39.27'	35.36'	25.00'	N 70°33'23" W
C83	6°05'53"	400.00'	42.57'	42.55'	21.31'	S 85°17'32" W
C84	4°30'09"	255.00'	20.04'	20.03'	10.02'	N 85°16'16" E
C85	0°54'42"	225.00'	3.58'	3.58'	1.79'	S 57°10'09" E
C86	1°43'35"	200.00'	6.03'	6.03'	3.01'	N 56°45'43" W
C87	2°46'33"	175.00'	8.48'	8.48'	4.24'	N 56°14'14" W
C88	30°26'12"	535.00'	284.20'	280.87'	145.54'	S 64°20'03" W
C90	1°00'26"	1025.00'	18.02'	18.02'	9.01'	S 26°03'36" E
C91	0°26'37"	375.00'	2.90'	2.90'	1.45'	N 88°22'03" E
C92	02°01'14"	500.00'	17.63'	17.63'	8.82'	S 55°55'43" W
C93	02°05'01"	275.00'	10.00'	10.00'	5.00'	N 56°14'02" E

84.214 ACRES	(TOTAL AREA RECOMBINED)
−14.288 ACRES	(AREA IN PHASE 1)
69.926 ACRES	(REMAINING AREA NEW TRACT 1 INCLUSIVE OF R/W AND FUTURE AMENITY SITE)

9.601 ACRES	(AREA IN LOTS)
0.546 ACRES	(AREA IN OPEN SPACE)
+4.141 ACRES	(AREA IN R/W)
14.288 ACRES	(TOTAL PHASE 1 AREA)

OWNER:
GHD-FOREST CITY, LLC
1330 SUNDAY DR.
SUITE 105
RALEIGH, NC 27607

REVISIONS	SUBDIVISION AND RECOMBINATION MAP **CEDAR CROSSING** PHASE 1		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1240 SE MAYNARD ROAD, SUITE 203 CARY, NC 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
	TOWNSHIP: FRANKLINTON	COUNTY: FRANKLIN	SURVEY DATE: 7-05-17	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE:	DRAWN BY: KW
	ZONE: R-8	P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: SEP	FILE:CCSUBPH1S3 SHEET 5 OF 5