Docusign Envelope ID: D65A2254-713E-4FD2-AC57-7F6784F03DB0

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 10TH DAY OF FEBRUARY A.D. 2025.

DocuSigned by:
L. Jordan Parker Jr.
PROFESSIONAL LAND SURVEYOR — L–4685 LICENSE NUMBER

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

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

DocuSigned by:
L. Jordan Parker Jr.
PROFESSIONAL LAND SURVEYOR — L–4685 LICENSE NUMBER

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK_____PAGE_____AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

DocuSigned by:
2/10/2025
OWNER — DATE

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

DocuSigned by:
Christopher Ford — 2/10/2025
ADMINISTRATOR/ASSISTANT — DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 08/10/25

DATE
AND MUST BE RESUBMITTED FOR REAPPROVAL.

BK 2025 PG 53 - 53 (1) DOC# 10096880
This Document eRecorded: 02/10/2025 04:29:34 PM
Fee: $21.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

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

2/10/2025 — DocuSigned by: Christopher Ford
DATE — REVIEW OFFICER

TYPE II PRIVATE ROAD CERTIFICATION

I HEREBY CERTIFY THAT THE PRIVATE ROAD(S)/STREET(S) SHOWN AND WITHIN THE SUBDIVISION HEREON MEET THE CONSTRUCTION STANDARDS OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE IN EFFECT AS OF THE DATE OF THIS CERTIFICATION.

Signed by: DocuSigned by: Chase Massey — 2/10/2025
PROFESSIONAL ENGINEER SIGNATURE — DATE

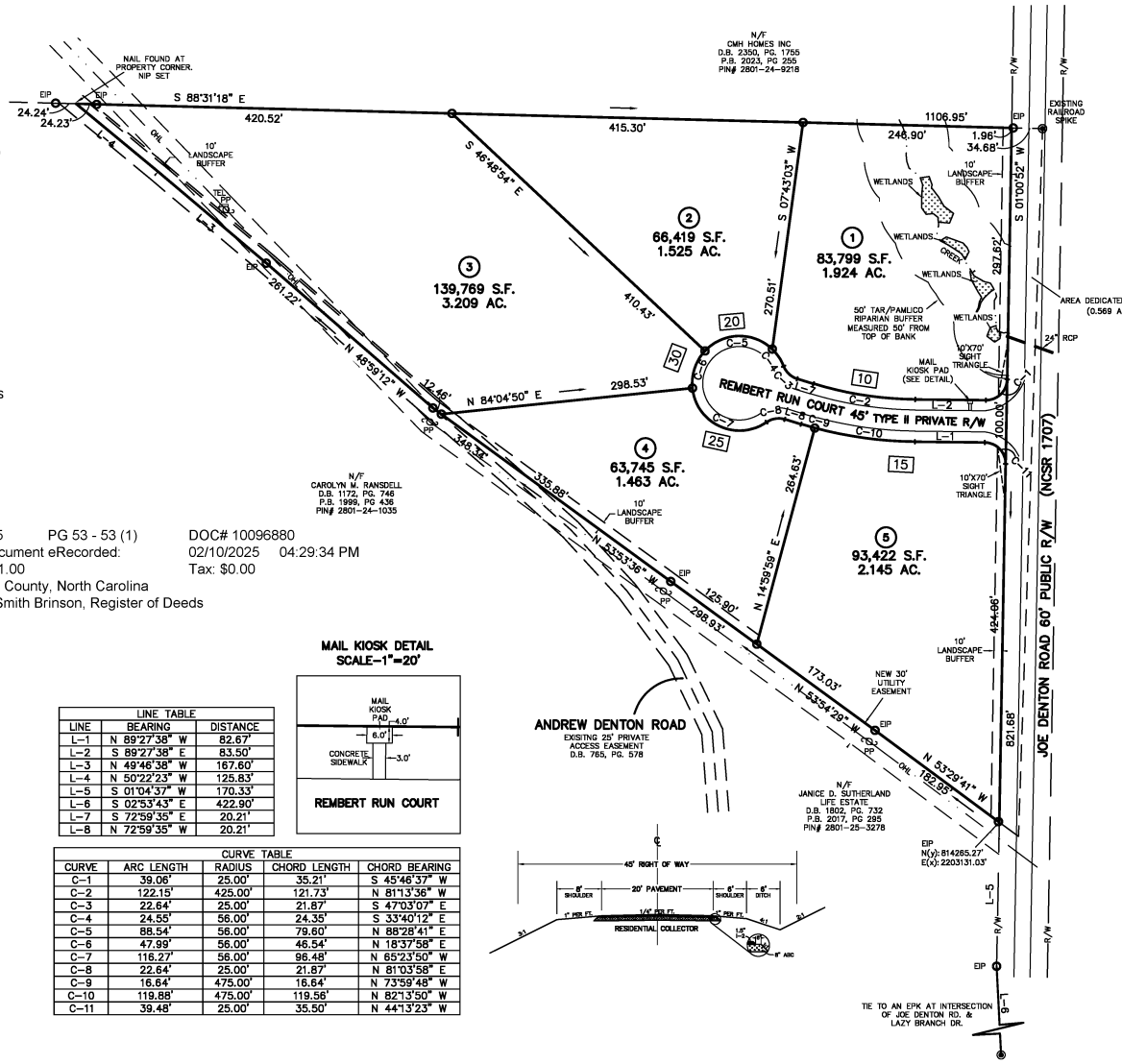
NORTH CAROLINA PROFESSIONAL SEAL 039788 ENGINEER THOMAS CHASE MASSEY

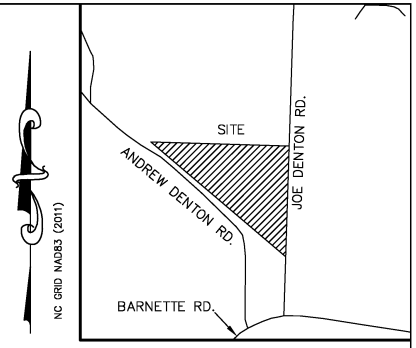
NOTE:

– THESE PARCELS ARE LOCATED WITHIN 1 MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT AND OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUES SECTION 106–701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

NOTE:

– PROPERTY SHOWN ON THIS PLAT IS WITHIN THE FRANKLIN COUNTY AIRPORT CONICAL ZONE–AHOC AND ALL OR A PORTION OF THE PROPERTY DESCRIBED HERON IS WITHIN AN AREA THAT IS SUBJECT TO AN AVERAGE NOISE LEVEL NEAR TO OR EXCEEDING 55 DNL.





VICINITY MAP

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
O – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN–OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT
XX – ADDRESS

NOTES:

– AREA COMPUTED BY COORDINATE METHOD.
– THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
– THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).
– ALL LOTS MUST BE SERVED MUST BE SERVED INTERNALLY.
– LOTS 3 & 4 WILL HAVE NO ACCESS TO ANDREW DENTON ROAD.
– ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 2387, PAGE. 1947
– MAIL KIOSK WILL BE MAINTAINED BY THE HOME OWNERS.

NOTE:
THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).

LINE TYPE LEGEND

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

MAIL KIOSK DETAIL
SCALE–1"=20'

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	N 89°27'38" W	82.67'
L–2	S 89°27'38" E	83.50'
L–3	N 49°46'38" W	167.60'
L–4	N 50°22'23" W	125.83'
L–5	S 01°04'37" W	170.33'
L–6	S 02°53'43" E	422.90'
L–7	S 72°59'35" E	20.21'
L–8	N 72°59'35" W	20.21'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C–1	39.06'	25.00'	35.21'	S 45°46'37" W
C–2	122.15'	425.00'	121.73'	N 81°13'36" W
C–3	22.64'	25.00'	21.87'	S 47°03'07" E
C–4	24.55'	56.00'	24.35'	S 33°40'12" E
C–5	88.54'	56.00'	79.60'	N 88°28'41" E
C–6	47.99'	56.00'	46.54'	N 18°37'58" E
C–7	116.27'	56.00'	96.48'	N 65°23'50" W
C–8	22.64'	25.00'	21.87'	N 81°03'58" E
C–9	16.64'	475.00'	16.64'	N 73°59'48" W
C–10	119.88'	475.00'	119.56'	N 82°13'50" W
C–11	39.48'	25.00'	35.50'	N 44°13'23" W

MINOR SUBDIVISION FOR

DENTON SUBDIVISION

660 JOE DENTON ROAD
OWNER: SHANNON HOME DESIGN BUILD, LLC
REF: D.B. 2372, PAGE 270
REF: P.B. 2023, PAGE 349
HARRIS TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

AUGUST 19, 2024
ZONED R–30
PIN # 2801–25–4259

(JOE DENTON 660 – JW)

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

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