Docusign Envelope ID: CDCC1401-07C5-4E63-9645-0425EAB03DA1

I, MICHAEL A. MOSS 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 OFFICIAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 23RD DAY OF JULY A.D. 2024.

DocuSigned by:
Michael A. Moss
83D1931732004411 L–3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

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

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:
Michael A. Moss
83D1931732004411 L–3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

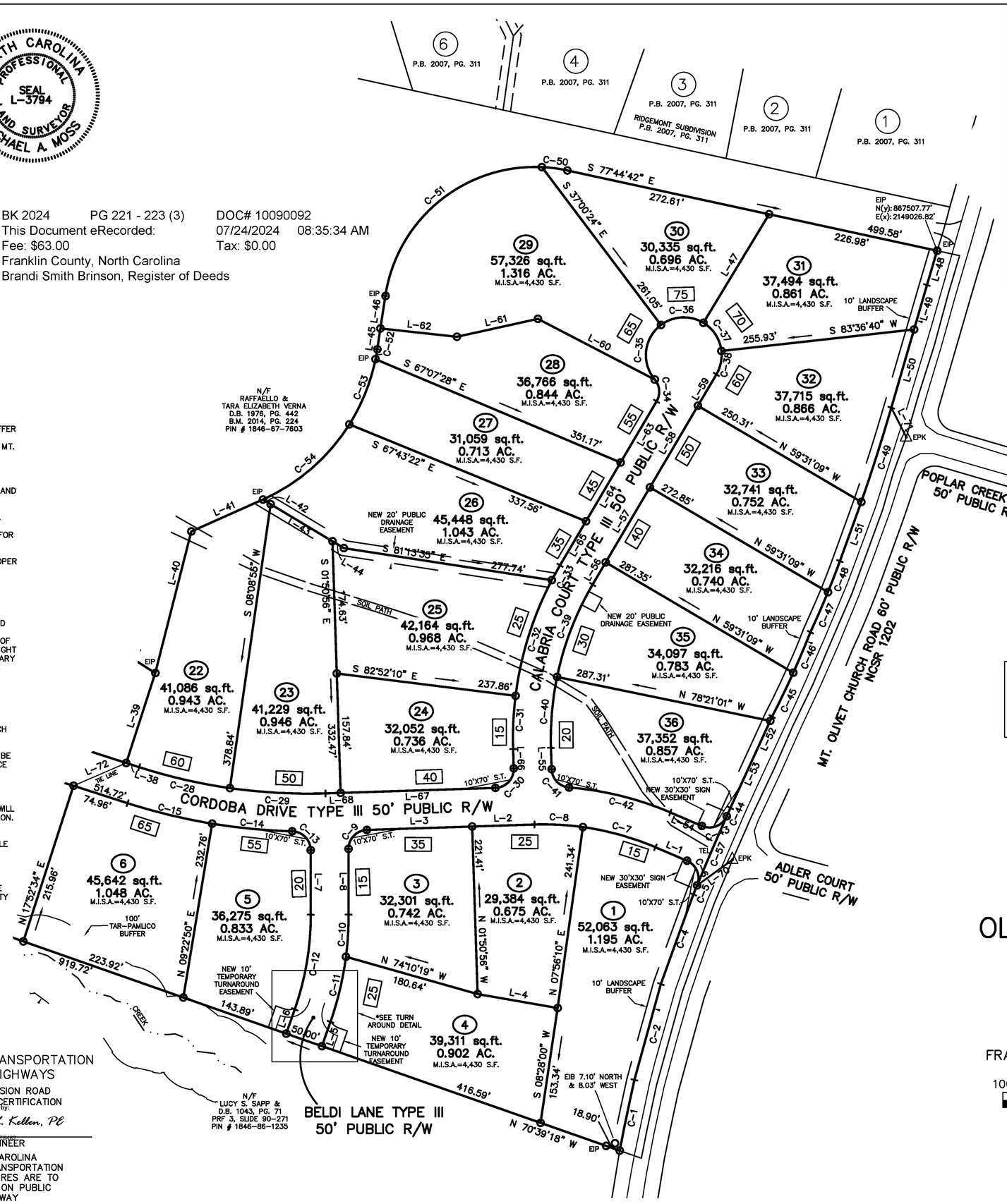
BK 2024 PG 221 - 223 (3) DOC# 10090092
This Document eRecorded: 07/24/2024 08:35:34 AM
Fee: $63.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

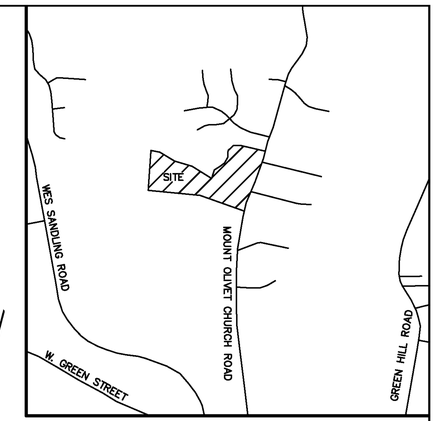
NOTES:

1. AREA COMPUTED BY COORDINATE METHOD.
2. THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3. ALL LOTS AREA GREATER THAN 20,000 SQUARE FEET.
4. THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
6. THIS PROPERTY MAY BE SUBJECT TO TAR–PAMLICO/NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).
7. ALL LOTS TO BE SERVED INTERNALLY AND SHALL HAVE NO DIRECT ACCESS TO MT. OLIVET CHURCH RD. (NCSR 1202).
8. RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
9. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE(STREET TREES).
10. THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP.
11. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
12. ALL STUB ROADS ARE BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
13. ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NCDOT ASSUMES RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS. DEVELOPER SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.
14. ALL UTILITY LINES AND EASEMENTS ARE EXTENDED/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
15. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.6.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
16. ALL LOTS WILL HAVE COMMUNITY WELLS AND INDIVIDUAL SEPTIC TANKS.
17. ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
18. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS 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 UNDERLYING FEE OWNER(S) RESPONSIBILITY TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
19. PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
20. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT–OF–WAY.
21. LOTS 1,4, & 31–36 SHALL NOT HAVE DIRECT ACCESS ONTO MT. OLIVET CHURCH RD.(S.R. 1202).
22. NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS 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.
23. MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE OLIVET SUBDIVISION HOME OWNERS ASSOCIATION.
24. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
25. THE IDENTIFIED COMMUNITY WELL SITES MAY NOT BE CONVERTED TO BUILDABLE LOTS/SITES AT A FUTURE DATE. THE SITES MUST REMAIN PERMANENT OPEN SPACE.
26. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
27. THE DRAINAGE EASEMENTS 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, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
28. SEE SHEET 3 OF 3 FOR ALL SIGN–OFFS AND SIGNATURES.
29. SEE SHEET 3 OF 3 FOR ALL LINE AND CURVE TABLES.

SUBDIVISION STREET DISCLOSURE STATEMENT
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 TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONNG ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
DocuSigned by:
Joshua L. Kellen, PE
DISTRICT ENGINEER
ONLY NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
APPROVED STRUCTURES ARE TO
BE CONSTRUCTED ON PUBLIC
RIGHT–OF–WAY





VICINITY MAP

ADOPTED FROM NC NAD83 (2011)

LEGEND:

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

DEVELOPER:

OLIVET38, LLC
5000 FALLS OF NEUSE RD #100
RALEIGH, NC 27609

LINE TYPE LEGEND

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

FRANKLIN COUNTY
ZONED R–30
MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

FINAL PLAT FOR

OLIVET SUBDIVISION

OWNER: OLIVET38, LLC
REF: D.B. 2277, PAGE 1197
REF: P.B. 7, PAGE 64
FRANKLINTON TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

DECEMBER 6, 2021
REVISED APRIL 24, 2024
ZONED R–30
PIN# 1846–76–7982
SHEET 1 OF 3

(MT OLIVET–SUBD – LGH)

Submitted electronically by "Cawthorne, Moss & Panciera, pc" In compliance with North Carolina statutes, governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

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

Docusign Envelope ID: 2B0024F1-07C5-4E83-8442-0425EAB03DA1

I, MICHAEL A. MOSS 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 23RD DAY OF JULY A.D. 2024.

DocuSigned by:
Michael A. Moss
L–3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

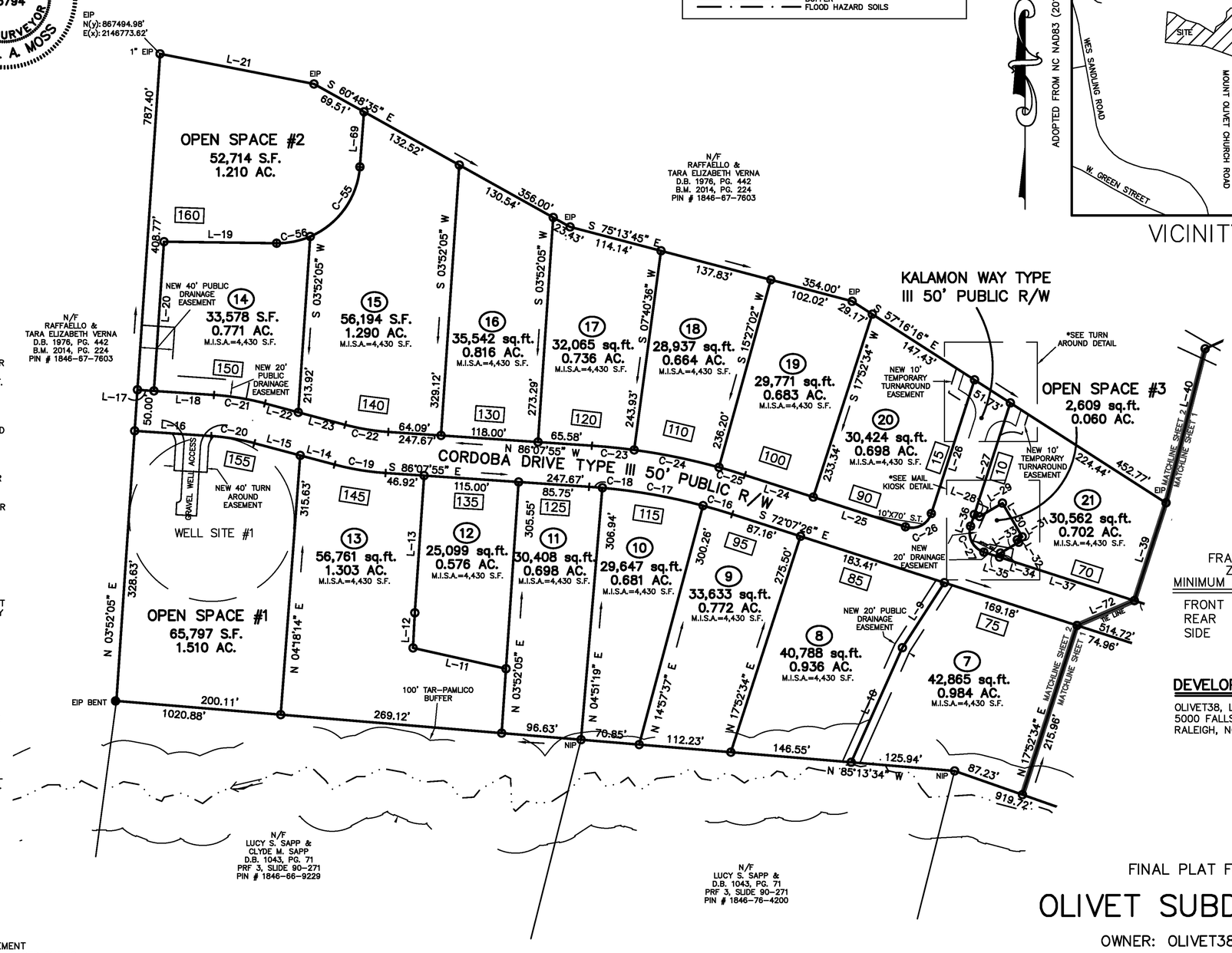
NORTH CAROLINA PROFESSIONAL SEAL L–3794 LAND SURVEYOR MICHAEL A. MOSS

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:
Michael A. Moss
L–3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

NOTES:

1. AREA COMPUTED BY COORDINATE METHOD.
2. THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3. ALL LOTS AREA GREATER THAN 20,000 SQUARE FEET.
4. THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
6. THIS PROPERTY MAY BE SUBJECT TO TAR–PAMLICO/NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).
7. ALL LOTS TO BE SERVED INTERNALLY AND SHALL HAVE NO DIRECT ACCESS TO MT. OLIVET CHURCH RD. (NCSR 1202).
8. RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
9. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE(STREET TREES).
10. THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP.
11. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
12. ALL STUB ROADS ARE BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
13. ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NCDOT ASSUMES RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS. DEVELOPER SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.
14. ALL UTILITY LINES AND EASEMENTS ARE EXTENDED/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
15. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.6.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
16. ALL LOTS WILL HAVE COMMUNITY WELLS AND INDIVIDUAL SEPTIC TANKS.
17. ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
18. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS 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 UNDERLYING FEE OWNER(S) RESPONSIBILITY TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
19. PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
20. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT–OF–WAY.
21. LOTS 1,4, & 31–36 SHALL NOT HAVE DIRECT ACCESS ONTO MT. OLIVET CHURCH RD.(S.R. 1202).
22. NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS 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.
23. MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE OLIVET SUBDIVISION HOME OWNERS ASSOCIATION.
24. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
25. THE IDENTIFIED COMMUNITY WELL SITES MAY NOT BE CONVERTED TO BUILDABLE LOTS/SITES AT A FUTURE DATE. THE SITES MUST REMAIN PERMANENT OPEN SPACE.
26. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
27. THE DRAINAGE EASEMENTS 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, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
28. SEE SHEET 3 OF 3 FOR ALL SIGN–OFFS AND SIGNATURES.
29. SEE SHEET 3 OF 3 FOR ALL LINE AND CURVE TABLES.



LEGEND:

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

FRANKLIN COUNTY
ZONED R–30
MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

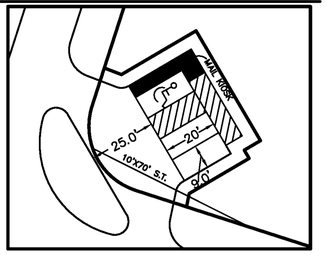
DEVELOPER:

OLIVET38, LLC
5000 FALLS OF NEUSE RD #100
RALEIGH, NC 27609

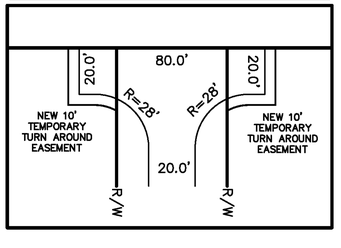
SUBDIVISION STREET DISCLOSURE STATEMENT
ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONNG ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
DocuSigned by:
Joshua L. Kellen, PE
DISTRICT ENGINEER
ONLY NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
APPROVED STRUCTURES ARE TO
BE CONSTRUCTED ON PUBLIC
RIGHT–OF–WAY

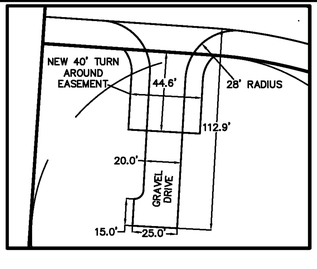
MAIL KIOSK DETAIL NTS
SCALE 1" = 40'



TURNAROUND DETAIL NTS



WELL ACCESS DETAIL NTS
SCALE 1" = 60'



FINAL PLAT FOR

OLIVET SUBDIVISION

OWNER: OLIVET38, LLC
REF: D.B. 2277, PAGE 1197
REF: P.B. 7, PAGE 64
FRANKLINTON TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

DECEMBER 6, 2021
REVISED APRIL 24, 2024
ZONED R–30
PIN# 1846–76–7982
SHEET 2 OF 3

(MT OLIVET–SUBD – LGH)

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

Docusign Envelope ID: 2D0024f1-07D5-4E83-8425-0425EAB03DA1

I, MICHAEL A. MOSS 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

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

THIS 23RD DAY OF JULY A.D. 2024.

DocuSigned by: Michael A. Moss
83D193173200411...

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

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

DocuSigned by: Michael A. Moss
83D193173200411...

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCIBED 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, DRAINAGEWAYS, AND OTHER OPEN SPACES 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.

DocuSigned by: Jim Allen — 7/23/2024
44570108304B3...

OWNER(S) — DATE

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 OLIVET SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ 113,537.50 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

DocuSigned by: Jason Rogers — 7/24/2024
227BFA185DF942...

ADMINISTRATOR /ASSISTANT — DATE

SUBDIVISION STREET DISCLOSURE STATEMENT
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 TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONNG ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

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

DocuSigned by: Joshua L. Kellen, PE — 7/24/2024
F7A2A1A1A1A1A1A...

DISTRICT ENGINEER

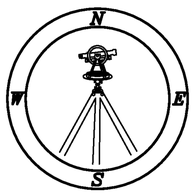
ONLY NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
APPROVED STRUCTURES ARE TO
BE CONSTRUCTED ON PUBLIC
RIGHT-OF-WAY

FRANKLIN COUNTY, NORTH CAROLINA
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.

7/24/2024 — DocuSigned by: Jason Rogers
227BFA185DF942...

DATE — REVIEW OFFICER

RECORDED IN MAP BOOK 2024, PG._____



NOTES:

1. AREA COMPUTED BY COORDINATE METHOD.
2. THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3. ALL LOTS AREA GREATER THAN 20,000 SQUARE FEET.
4. THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
6. THIS PROPERTY MAY BE SUBJECT TO TAR-PAMLICO/NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
7. ALL LOTS TO BE SERVED INTERNALLY AND SHALL HAVE NO DIRECT ACCESS TO MT. OLIVET CHURCH RD. (NCSR 1202).
8. RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
9. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE(STREET TREES).
10. THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP.
11. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
12. ALL STUB ROADS ARE BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
13. ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NCDOT ASSUMES RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS. DEVELOPER SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.
14. ALL UTILITY LINES AND EASEMENTS ARE EXTENDED/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
15. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.6.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
16. ALL LOTS WILL HAVE COMMUNITY WELLS AND INDIVIDUAL SEPTIC TANKS.
17. ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
18. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS 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 UNDERLYING FEE OWNER(S) RESPONSIBILITY TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
19. PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
20. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
21. LOTS 1,4, & 31-36 SHALL NOT HAVE DIRECT ACCESS ONTO MT. OLIVET CHURCH RD.(S.R. 1202).
22. NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS 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.
23. MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE OLIVET SUBDIVISION HOME OWNERS ASSOCIATION.
24. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
25. THE IDENTIFIED COMMUNITY WELL SITES MAY NOT BE CONVERTED TO BUILDABLE LOTS/SITES AT A FUTURE DATE. THE SITES MUST REMAIN PERMANENT OPEN SPACE.
26. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
27. THE DRAINAGE EASEMENTS 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, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.

LINE TABLE

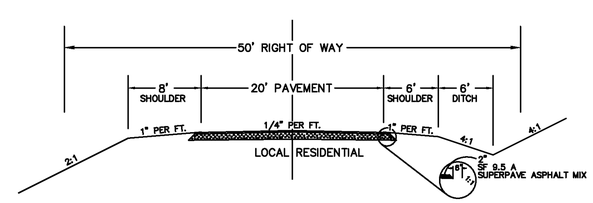
LINE	BEARING	DISTANCE
L-1	N 66°49'49" W	45.40'
L-2	S 88°09'04" W	82.29'
L-3	S 88°09'04" W	139.17'
L-4	N 80°05'06" W	107.26'
L-5	S 19°20'42" W	34.00'
L-6	N 19°20'42" E	34.00'
L-7	N 00°07'33" W	85.16'
L-8	N 00°07'33" W	86.79'
L-9	S 32°49'58" W	94.02'
L-10	S 24°03'46" W	152.33'
L-11	N 77°25'03" W	115.63'
L-12	N 02°55'02" E	42.77'
L-13	N 03°52'05" E	166.92'
L-14	N 75°04'16" W	43.22'
L-15	N 75°04'16" W	57.66'
L-16	N 86°07'55" W	93.14'
L-17	S 86°07'55" E	20.00'
L-18	S 86°07'55" E	73.14'
L-19	S 89°14'26" E	136.71'
L-20	N 03°52'05" E	181.58'
L-21	S 78°57'44" E	190.22'
L-22	S 75°04'16" E	41.95'
L-23	S 75°04'16" E	58.93'
L-24	S 72°07'26" E	87.28'
L-25	S 72°07'26" E	117.50'
L-26	N 17°52'34" E	170.55'
L-27	S 17°52'34" W	142.48'
L-28	S 69°05'13" E	6.83'
L-29	N 59°35'38" E	12.00'
L-30	S 30°24'16" E	32.44'
L-31	S 59°35'38" W	7.00'
L-32	S 30°24'16" E	3.56'
L-33	S 59°35'44" W	25.85'
L-34	S 11°48'10" W	5.07'
L-35	N 72°07'26" W	20.00'
L-36	N 17°52'34" E	14.81'
L-37	S 72°07'26" E	171.94'
L-38	S 72°07'26" E	18.00'
L-39	N 17°52'34" E	124.76'
L-40	N 14°17'03" E	193.05'
L-41	N 65°55'25" E	103.37'
L-42	S 59°02'45" E	12.01'
L-43	S 59°02'45" E	95.29'
L-44	S 59°02'45" E	17.43'
L-45	N 08°37'06" E	27.86'
L-46	N 08°37'06" E	43.71'
L-47	S 31°10'35" W	167.60'
L-48	S 16°28'40" W	47.32'
L-49	S 16°11'10" W	60.99'
L-50	S 16°11'10" W	107.65'
L-51	S 19°51'37" W	83.14'
L-52	S 24°33'23" W	6.33'
L-53	S 24°33'23" W	126.38'
L-54	N 66°49'49" W	45.40'
L-55	N 01°50'56" W	28.27'
L-56	N 30°28'51" E	33.89'
L-57	N 30°28'51" E	115.00'
L-58	N 30°28'51" E	125.00'
L-59	N 30°28'51" E	48.10'
L-60	N 62°33'21" W	173.92'
L-61	S 77°30'28" W	109.44'
L-62	N 83°45'59" W	101.62'
L-63	S 30°28'51" W	93.77'
L-64	S 30°28'51" W	90.00'
L-65	S 30°28'51" W	67.51'
L-66	S 01°50'56" E	25.48'
L-67	S 88°09'04" W	204.43'
L-68	S 88°09'04" W	20.00'
L-69	N 04°16'28" E	67.10'
L-70	N 54°01'50" E	57.89'
L-71	N 26°56'47" W	43.59'
L-72	N 66°36'07" E	75.80'

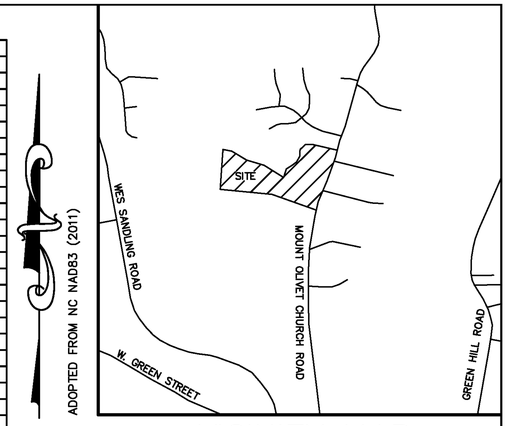
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	95.39'	3606.12'	95.39'	N 11°45'52" E
C-2	131.32'	347470.41'	131.32'	N 15°25'02" E
C-4	125.91'	15392.88'	125.91'	N 19°55'16" E
C-5	12.94'	4032.76'	12.94'	N 22°22'19" E
C-6	38.96'	25.00'	35.14'	N 22°11'00" W
C-7	99.70'	375.00'	99.41'	N 74°26'49" W
C-8	64.04'	375.00'	63.97'	N 86°57'23" W
C-9	38.52'	25.00'	34.82'	S 44°00'45" W
C-10	55.86'	425.00'	55.82'	S 03°38'23" W
C-11	88.57'	425.00'	88.40'	S 13°22'31" W
C-12	127.45'	370.39'	126.82'	N 09°36'35" E
C-13	38.55'	25.00'	34.84'	N 44°18'08" W
C-14	106.30'	775.00'	106.22'	N 84°32'56" W
C-15	114.91'	775.00'	114.81'	N 76°22'18" W
C-16	36.90'	725.00'	36.89'	N 73°34'55" W
C-17	124.19'	725.00'	124.04'	N 79°56'50" W
C-18	16.16'	725.00'	16.16'	N 85°29'36" W
C-19	62.74'	325.00'	62.64'	N 80°36'05" W
C-20	53.09'	275.00'	53.01'	N 80°36'05" W
C-21	62.74'	325.00'	62.64'	S 80°36'05" E
C-22	53.09'	275.00'	53.01'	S 80°36'05" E
C-23	51.52'	775.00'	51.51'	S 84°13'39" E
C-24	105.15'	775.00'	105.07'	S 78°26'11" E
C-25	32.81'	775.00'	32.80'	S 73°20'12" E
C-26	39.27'	25.00'	35.36'	N 62°52'34" E
C-27	39.27'	25.00'	35.36'	S 27°07'26" E
C-28	123.09'	725.00'	122.94'	S 76°59'16" E
C-29	126.51'	725.00'	126.34'	S 86°51'00" E
C-30	39.27'	25.00'	35.36'	N 43°09'04" E
C-31	70.53'	450.00'	70.45'	N 02°38'27" E
C-32	160.89'	450.00'	160.04'	N 17°22'24" E
C-33	22.50'	450.00'	22.50'	N 29°02'54" E
C-34	30.77'	25.00'	28.87'	N 04°47'01" W
C-35	81.19'	50.00'	72.56'	N 06°28'22" E
C-36	59.50'	50.00'	56.05'	N 87°05'06" E
C-37	45.76'	50.00'	44.18'	S 32°36'22" E
C-38	32.17'	50.00'	31.62'	S 12°02'45" W
C-39	131.47'	400.00'	130.87'	S 21°03'55" W
C-40	94.24'	400.00'	94.02'	S 04°54'02" W
C-41	36.49'	25.00'	33.33'	S 43°39'33" E
C-42	138.26'	425.00'	137.65'	S 76°09'00" E
C-43	38.96'	25.00'	35.14'	N 68°31'22" E
C-44	12.07'	4032.76'	12.07'	N 23°57'42" E
C-45	64.19'	1243.48'	64.18'	N 25°42'32" E
C-46	58.20'	1243.48'	58.20'	N 22°53'21" E
C-47	57.72'	1085.22'	57.72'	N 23°42'00" E
C-48	43.89'	1085.22'	43.88'	N 21°01'04" E
C-49	130.61'	2544.33'	130.60'	N 17°39'22" E
C-50	33.80'	200.00'	33.76'	N 82°35'11" W
C-51	293.05'	200.00'	267.53'	S 50°35'43" W
C-52	13.25'	260.00'	13.25'	S 10°04'42" W
C-53	93.25'	260.00'	92.75'	S 21°48'46" W
C-54	153.54'	260.00'	151.32'	S 49°00'19" W
C-55	109.12'	100.00'	103.78'	S 35°29'36" W
C-56	41.90'	100.00'	41.59'	N 78°45'23" E
C-57	124.40'	4032.76'	124.39'	S 23°09'49" W

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	37.286 AC.
LESS R/W =	3.732 AC.
LESS OPEN SPACE =	2.780 AC.
NET AREA =	30.774 AC.
TOTAL LOTS =	36
AVERAGE LOT SIZE =	0.854 AC.
TOTAL ROAD LENGTH	3220'
PROPOSED USE –	RESIDENTIAL SINGLE FAMILY SUBDIVISION





VICINITY MAP

FRANKLIN COUNTY
ZONED R-30
MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

DEVELOPER:

OLIVET38, LLC
5000 FALLS OF NEUSE RD #100
RALEIGH, NC 27609

LEGEND:

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

LINE TYPE LEGEND

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

FINAL PLAT FOR

OLIVET SUBDIVISION

OWNER: OLIVET38, LLC
REF: D.B. 2277, PAGE 1197
REF: P.B. 7, PAGE 64
FRANKLINTON TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

DECEMBER 6, 2021
REVISED APRIL 24, 2024
ZONED R-30
PIN# 1846-76-7982
SHEET 3 OF 3

(MT OLIVET-SUBD - LGH)

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