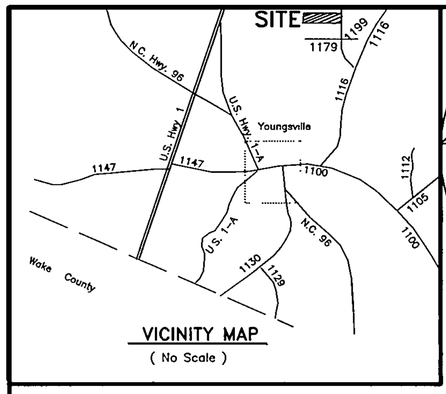


VICINITY MAP
(No Scale)

ADOPTED FROM BM 2000, P 147

LEGEND

EIP	– EXISTING IRON PIN
NIP	– NEW IRON PIN
ECM	– EXISTING CONCRETE MONUMENT
CM	– CONCRETE MONUMENT
EPKN	– EXISTING PK NAIL
PKN	– PK NAIL
R/W	– RIGHT OF WAY
CL	– CENTERLINE
CP	– COMPUTED POINT
DB	– DEED BOOK
P	– PAGE
BM	– BOOK OF MAPS
PP	– POWER POLE
TP	– TELEPHONE PEDESTAL

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 1140, PAGE 289, 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 JURISDICTION OF FRANKLIN COUNTY.

James O. Murphy 8-21-01
~~OWNER OR~~ AGENT FOR OWNER DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION.

APPROVED [illegible] 8/24/01
DISTRICT ENGINEER DATE

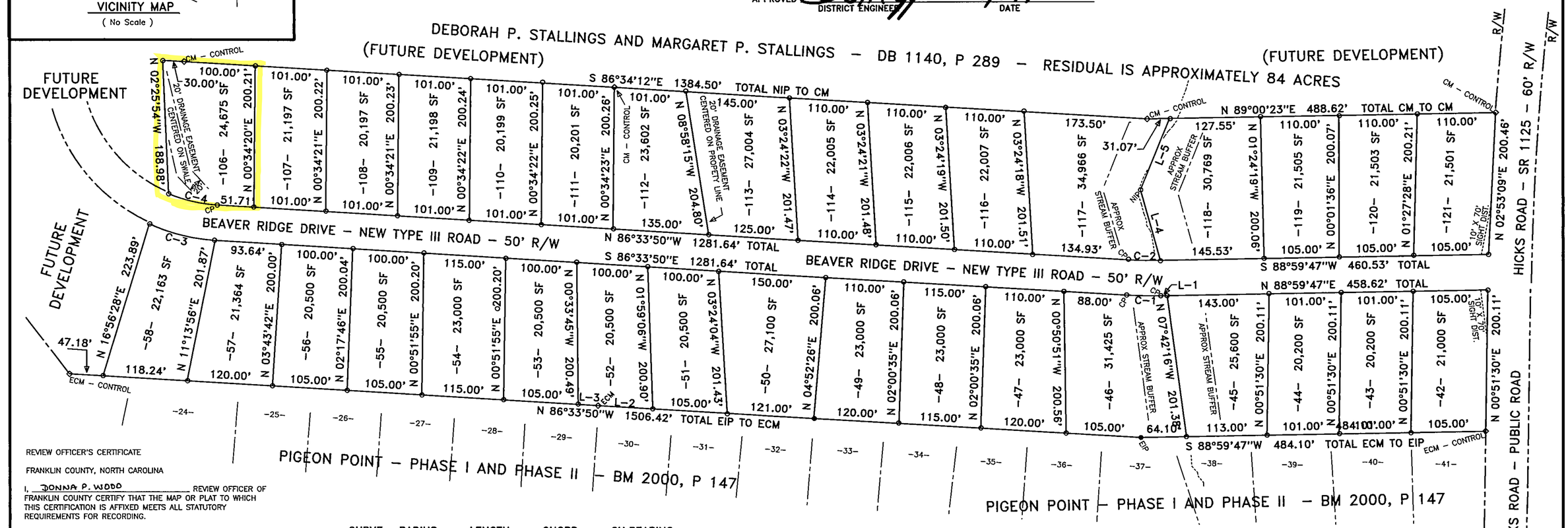
I HEREBY CERTIFY THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED PIGEON POINT – PHASE III
OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $_____ HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

Donna P. Wood 8-28-01
~~COUNTY MANAGER~~ OR AUTHORIZED REPRESENTATIVE DATE

I HEREBY CERTIFY THAT THE SUBDIVISION AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE FRANKLIN COUNTY SUBDIVISION REGULATIONS.

Kelly E. Cavanaugh 8-23-01
CHAIRMAN, FRANKLIN COUNTY PLANNING BOARD DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE _____
AND MUST BE SUBMITTED FOR REAPPROVAL.



REVIEW OFFICER'S CERTIFICATE

FRANKLIN COUNTY, NORTH CAROLINA

I, DONNA P. WOOD REVIEW OFFICER OF FRANKLIN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Donna P. Wood 8-28-01
REVIEW OFFICER DATE

I CERTIFY THAT THE CONSTRUCTION PLANS PREPARED FOR "BEAVER RIDGE DRIVE" IN PHASE III AND PHASE IV OF PIGEON POINT SUBDIVISION MEET THE STANDARDS FOR TYPE III ROADS AS PRESCRIBED BY THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.

James O. Murphy 8-21-01
JAMES O. MURPHY, PE 4884, PLS L-2253 DATE

NORTH CAROLINA, FRANKLIN COUNTY

I, JAMES O. MURPHY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1140, PAGE 289, ETC.) (OTHER); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES LISTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 25 DAY OF JULY, 2001.

James O. Murphy
SURVEYOR
PE 4884, PLS L-2253

NORTH CAROLINA PROFESSIONAL SEAL L-2253 LAND SURVEYOR JAMES O. MURPHY

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

James O. Murphy
JAMES O. MURPHY, PE 4884, PLS L-2253 DATE

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	625.00'	48.43'	48.42'	N 88°47'02"W
C-2	575.00'	44.56'	44.54'	N 88°47'02"W
C-3	255.00'	95.56'	95.00'	N 75°49'42"W
C-4	205.00'	70.34'	70.00'	N 76°44'01"W

COURSE	BEARING	DISTANCE
L-1	S 88°59'47"W	8.62'
L-2	N 86°33'50"W	77.00'
L-3	N 86°33'50"W	28.00'
L-4	N 15°40'43"W	103.45'
L-5	N 22°09'16"E	108.77'

NOTES:
THE PROPERTY SHOWN HEREON IS SUBJECT TO NCDOT R/W ALONG SR 1125.

ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD PRIOR TO THE DATE OF THIS PLAT.

AREAS COMPUTED BY COORDINATE METHOD.

ABUTTING OWNERS TAKEN FROM FRANKLIN COUNTY TAX RECORDS.

SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES ON THIS PROPERTY.

MINIMUM BUILDING SETBACK LINES: FRONT – 30'; REAR – 25'; SIDE – 10'.

IRON PIPES ARE SET ON ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

A 10' CONSTRUCTION/SLOPE/UTILITY EASEMENT IS RESERVED WITHIN ALL LOTS ABUTTING ROAD RIGHTS OF WAY.

A 20' DRAINAGE EASEMENT, CENTERED ON THE FLOW LINE OF THE STREAM) IS RESERVED FOR THE STREAM CROSSING LOTS –45–, –46–, –117–, AND –118–.

A 50' STREAM BUFFER, CENTERED ON THE FLOWLINE IS ALSO RESERVED FOR THE STREAM CROSSING LOTS –45–, –46–, –117– AND –118–.

RESTRICTIVE COVENANTS/ROAD MAINTENANCE AGREEMENT RECORDED IN DB 1173, P 385.

Linda H. Stone
LINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION
DATE August 28, 2001
TIME 3:35 P.M.
BOOK 2001 PAGE 341
BY Carolyn Coley, Asst.

RECORDED IN BOOK OF MAPS 2001, PAGE 341

SUBDIVISION PLAT OF

PIGEON POINT – PHASE 111

(Present Owner – DEBORAH P. STALLINGS & MARGARET P. STALLINGS – DB 1140, P 289)
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY, NORTH CAROLINA

Scale: 1" = 100 Date: JULY 25, 2001

100 0 100 200 300
GRAPHIC SCALE – FEET

ZONING IS "AR"

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L-2253
Telephone (919) 556-2058
P. O. Box 220, Youngsville, N. C.

FB 50, P 01 DWG #01-38

Book 2001 Page 341 8-28-01