

VICINITY MAP
NOT TO SCALE

Curve	Radius	Length	Chord	Chord Bearing
C1	25.00'	39.13'	35.25'	S 68°34'39" E
C2	25.00'	38.76'	34.99'	N 22°10'41" E
C3	525.00'	49.79'	49.77'	N 19°30'56" W
C4	525.00'	90.19'	90.08'	N 11°52'38" W
C5	525.00'	98.64'	98.50'	N 01°34'22" W
C6	525.00'	93.50'	93.37'	N 08°54'42" E
C7	475.00'	40.31'	40.30'	S 12°28'30" W
C8	475.00'	142.20'	141.67'	S 01°28'42" W
C9	475.00'	125.47'	125.10'	S 14°39'55" E
C10	255.00'	71.33'	71.10'	N 74°36'06" E
C11	25.00'	39.78'	35.72'	S 67°49'20" E
C12	50.00'	28.05'	27.68'	N 50°29'42" E
C13	25.00'	21.03'	20.41'	N 58°31'13" E
C14	50.00'	50.84'	48.68'	S 84°18'25" E
C15	50.00'	41.15'	40.00'	S 31°36'02" E
C16	50.00'	41.15'	40.00'	S 15°33'21" W
C17	25.00'	21.03'	20.41'	N 73°17'24" W
C18	50.00'	80.00'	71.73'	S 84°58'10" W
C19	25.00'	38.76'	34.99'	S 73°17'41" W
C20	205.00'	57.34'	57.16'	S 74°36'06" W
C21	50.00'	67.81'	62.73'	S 31°34'01" E
C22	25.00'	21.03'	20.41'	S 46°19'37" E
C23	50.00'	65.71'	61.09'	S 44°56'20" W
C24	50.00'	49.20'	47.23'	N 69°13'23" W
C25	25.00'	21.03'	20.41'	N 01°51'45" E
C26	50.00'	58.46'	55.19'	N 07°32'22" W
C27	25.00'	39.49'	35.51'	S 21°20'10" W
C28	25.00'	39.78'	35.72'	N 67°49'20" W

Course	Bearing	Distance
(A) to (B)	S 66°35'17" W	255.06'
(B) to (C)	S 66°35'17" W	121.34'
Curve	R = 230.00'	L = 64.34'
(C) to (D)	Tan: 32.38'	CA: 16°01'38"
	Chd: S 74°36'06" W	64.13'
(D) to (E)	S 82°36'54" W	134.21'
(E) to (F)	N 22°13'56" W	230.00'
(F) to (G)	S 22°13'56" E	185.25'
Curve	R = 500.00'	L = 320.05'
(G) to (H)	Tan: 165.72'	CA: 36°40'29"
	Chd: S 03°53'42" E	314.61'

SYMBOLS/ABBREVIATIONS:

- EIP/EIS... Existing Iron Pipe or Stake
- ISS... Iron Stake Set (#5 rebar)
- △ CP... Calculated Point (not set)
- △ CNTRL... Control Point
- ⊠ ECM... Existing Concrete Monument
- ⊠ MNS... Magnetic Nail Set
- ⊠ CSS... Cotton Spindle Set
- ⊠ EMN... Existing Magnetic Nail
- C/L... Centerline of Road or Easement
- R/W... Right-of-Way
- RWD... Existing DOT R/W Disk
- RWM... Existing Concrete R/W Monument
- S.R... State Road (DOT Maintained)
- NCDOT... North Carolina Department of Transportation
- NAD 83... North American Datum of 1983
- N.C.G.S... North Carolina Geodetic Survey
- Esmt... Easement
- D.B... Deed Book
- P.B... Plat Book
- M.B... Map Book
- NC PIN... Parcel Identifier Number
- AC... Acres
- SF... Square Feet
- OHE... Overhead Electric Lines
- ⊠ PP... Power Pole
- CP&L... Carolina Power & Light Co. (Now Duke Energy Progress)

Course	Bearing	Distance
L1	S 23°44'35" E	28.53'
L2	S 23°15'17" E	61.28'
L3	S 23°15'17" E	11.99'
L4	S 22°41'52" E	70.03'
L5	S 20°57'46" E	37.51'
L6	S 20°57'46" E	31.74'
L7	S 16°03'48" E	67.68'
L8	S 07°02'07" E	51.66'
L9	S 07°02'07" E	18.68'
L10	S 03°19'01" W	70.12'
L11	S 11°08'49" W	12.83'
L12	S 11°08'49" W	52.83'
L13	S 15°12'09" W	60.71'
L14	N 10°25'38" W	20.33'
L15	N 74°32'18" E	49.85'
L16	N 82°36'56" E	8.64'
L17	N 82°36'54" E	69.66'
L18	S 82°36'55" W	61.61'
L19	S 82°36'54" W	16.70'
L20	N 57°25'43" E	52.71'
L21	N 69°17'50" E	90.00'
L22	S 22°13'56" E	96.88'
L23	S 22°13'56" E	28.24'
L24	N 22°13'56" W	28.72'
L25	N 22°13'56" W	94.34'

LINE LEGEND:	
—	Subject Boundary Surveyed
---	Subject Boundary By Deed
---	Adjacent Property Lines
---	Abandoned Property Lines
---	Right of Way Lines
---	Easement Lines
---	Survey Tie Lines
---	Overhead Electric Lines
---	Center of Right-of-Way
---	Stream or Watercourse
---	Riparian Buffer

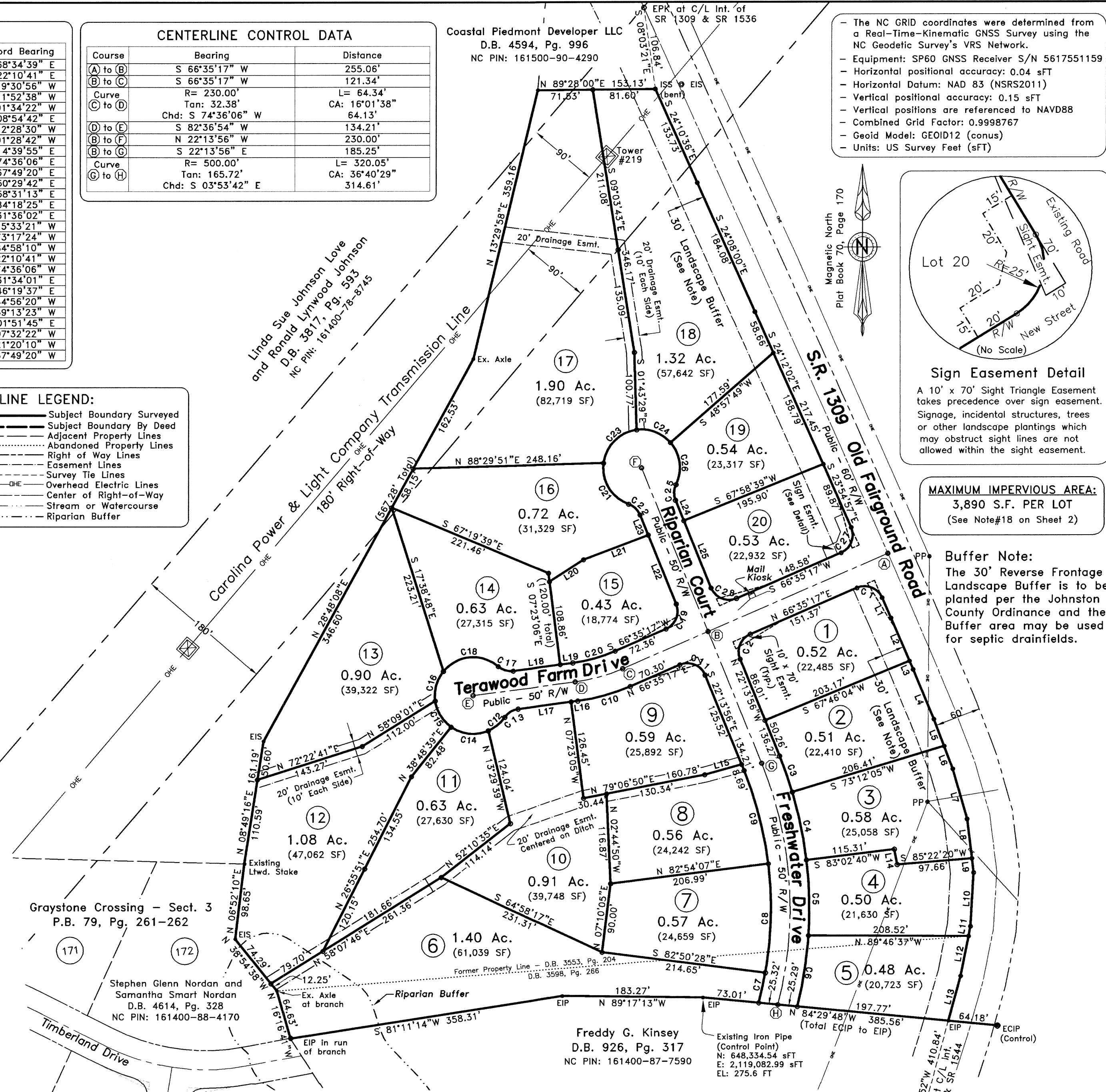
North Carolina Johnston County
I, Robert Edward Godwin, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3553, Page 204), that the ratio of precision as calculated is 1:10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in references as shown hereon; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this the 24th day of FEB, 2017.

I further certify that this survey creates a subdivision of land within the area of Johnston County which has an ordinance that regulates parcels of land.

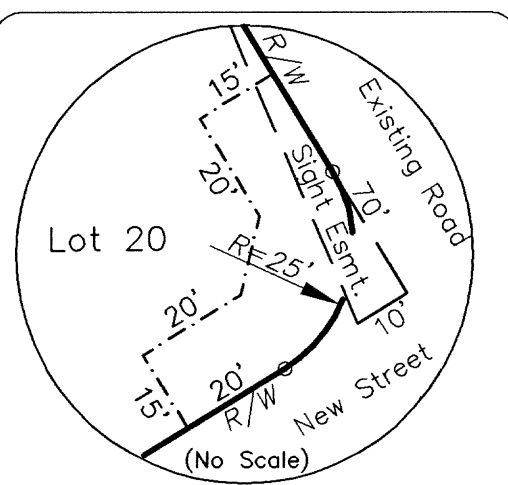
Robert E. Godwin, Jr.
Robert E. Godwin, Jr., P.L.S.
Registration Number: L-3790



JOHNSTON COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
FILED FOR REGISTRATION AT 8:45:21 AM Feb 9th 2017
IN THE REGISTER OF DEEDS OFFICE.
RECORDED IN PLAT BOOK 84 PAGE 178
CRAIG OLIVE REGISTER OF DEEDS
BY *Opal P. Kirby-Deputy* REG. OF DEEDS



The NC GRID coordinates were determined from a Real-Time-Kinematic GNSS Survey using the NC Geodetic Survey's VRS Network.
Equipment: SP60 GNSS Receiver S/N 5617551159
Horizontal positional accuracy: 0.04 sFT
Horizontal Datum: NAD 83 (NSRS2011)
Vertical positional accuracy: 0.15 sFT
Vertical positions are referenced to NAVD88
Combined Grid Factor: 0.9998767
Geoid Model: GEOID12 (conus)
Units: US Survey Feet (sFT)



Sign Easement Detail
A 10' x 70' Sight Triangle Easement takes precedence over sign easement. Signage, incidental structures, trees or other landscape plantings which may obstruct sight lines are not allowed within the sight easement.

MAXIMUM IMPERVIOUS AREA:
3,890 S.F. PER LOT
(See Note#18 on Sheet 2)

Buffer Note:
The 30' Reverse Frontage Landscape Buffer is to be planted per the Johnston County Ordinance and the Buffer area may be used for septic drainfields.

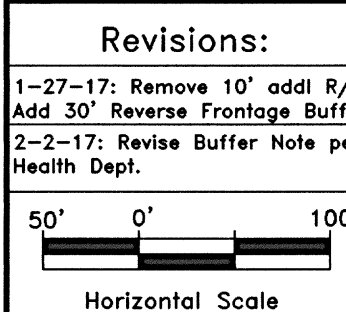
FINAL SUBDIVISION PLAT
TERAWOOD FARM
Surveyed & Mapped For:
Crossroads Development Corporation
12400 NC HWY 50 North Willow Spring, NC 27592 919-989-9702

TOWNSHIP: PLEASANT GROVE COUNTY: JOHNSTON
STATE: NORTH CAROLINA TAG: 13D03022 and 13D03021C
ZONE: AR NC PIN: 161400-98-0617 and 161400-98-0018

DEED REFERENCE:
Deed Book 3553, Page 204
Deed Book 3598, Page 266

NC FIRM C-1898
STREAMLINE LAND SURVEYING, Inc.
870 NC 55 W, Coats, N.C. 27521
Phone: 910-897-7715 Fax: 910-897-7284

DATE: DECEMBER 2016 SURVEYED BY: REG
SCALE: 1" = 100' DRAWN BY: REG
COORD. FILE: 160722CO.ASC
DRAWING FILE NO. _FINAL_SD.DWG



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 - Vertical positions are referenced to NAVD88
 - Combined Grid Factor: 0.9998767
 - Geoid Model: GEOID12 (conus)
 - Units: US Survey Feet (sFT)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

02-02-2017 
 DATE OWNER

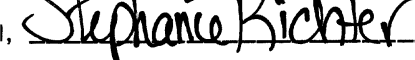
SUBDIVISION ADMINISTRATOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

 2/8/17
 SUBDIVISION ADMINISTRATOR DATE

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
 COUNTY OF JOHNSTON

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

2/8/17 
 DATE REVIEW OFFICER

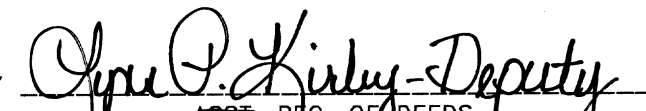
JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
 FILED FOR REGISTRATION AT 8:45:21 AM
 Feb 9th 2017

IN THE REGISTER OF DEEDS OFFICE.

RECORDED IN PLAT BOOK 84, PAGE 179

CRAIG OLIVE
 REGISTER OF DEEDS

BY  REG. OF DEEDS

GENERAL NOTES:

- IRON STAKES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
- MAG. NAILS OR SPIKES SET AT ALL POINTS IN ASPHALT ROAD SURFACES UNLESS OTHERWISE INDICATED.
- AREAS DETERMINED BY COORDINATE METHOD.
- ALL DISTANCES AND DIMENSIONS ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SPECIFIED.
- LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED HEREON.
- NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION PLAT.
- NO NCGS MONUMENT WAS FOUND WITHIN 2000-FT OF THE SUBJECT PROPERTY. NC GRID COORDINATES WERE DETERMINED FROM A REAL-TIME KINEMATIC GNSS SURVEY USING THE NC GEODETIC SURVEY VRS NETWORK.
- DURING THE CONSTRUCTION OF THIS DEVELOPMENT IRON STAKES WERE SET ON EACH LOT LINE AT A DISTANCE 15- FEET BACK FROM THE ACTUAL FRONT (RIGHT-OF-WAY) CORNER.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS BASED ONLY ON INFORMATION REFERENCED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH COULD AFFECT THIS PROPERTY. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXISTS BUT ARE UNKNOWN OR UNREFERENCED HEREON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, UNDERGROUND TANKS, EASEMENTS, CEMETERIES, ADVERSE SOIL CONDITIONS, WETLANDS, AND LOCALIZED FLOOD AREAS.
- NO UNDERGROUND UTILITIES WERE MARKED BY PROVIDERS PRIOR TO THIS SURVEY. CALL NC 811 PRIOR TO ANY EXCAVATION TO REQUEST A UTILITY LOCATE BY THE RESPECTIVE PROVIDERS.
- A 15' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ON ALL INTERIOR LOT LINES. 7.5' ON EACH SIDE OF LOT LINE.
- A 7.5' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE ALL EXTERIOR BOUNDARY LINES.
- A 10' WIDE GRADING, SLOPE, DRAINAGE, AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF, AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- PUBLIC WATER WILL BE PROVIDED TO ALL LOTS BY JOHNSTON COUNTY PUBLIC UTILITIES AND EACH LOT WILL HAVE INDIVIDUAL SUBSURFACE SEPTIC SYSTEMS AS APPROVED BY JOHNSTON COUNTY ENVIRONMENTAL HEALTH.
- ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENT AND ANY DRAINAGE STRUCTURES LOCATED THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND TO INSURE POSITIVE DRAINAGE.
- ALL LOTS SHALL BE ACCESSED ONLY BY THE INTERNAL STREET SYSTEM.
- ONLY NC DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE BUILT WITHIN THE PUBLIC RIGHT-OF-WAYS.
- THE MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA FOR THESE LOTS IS 3,890 SQ.-FT. PER LOT. THIS IS TO INCLUDE THAT PORTION OF THE ROAD RIGHT-OF-WAY BETWEEN THE STREET PAVEMENT AND THE PROPERTY LINE. IMPERVIOUS SURFACE SHALL INCLUDE BUT IS NOT LIMITED TO ASPHALT, CONCRETE, GRAVEL, BRICK, STONE, SLATE, OR OTHER SIMILAR MATERIALS AND DOES NOT INCLUDE WOOD DECKING AND SURFACE OF SWIMMING POOLS. THIS RESTRICTION CAN NOT BE CHANGED OR MODIFIED IN ANY WAY WITHOUT PRIOR WRITTEN CONSENT AND/OR AUTHORIZATION FROM JOHNSTON COUNTY.

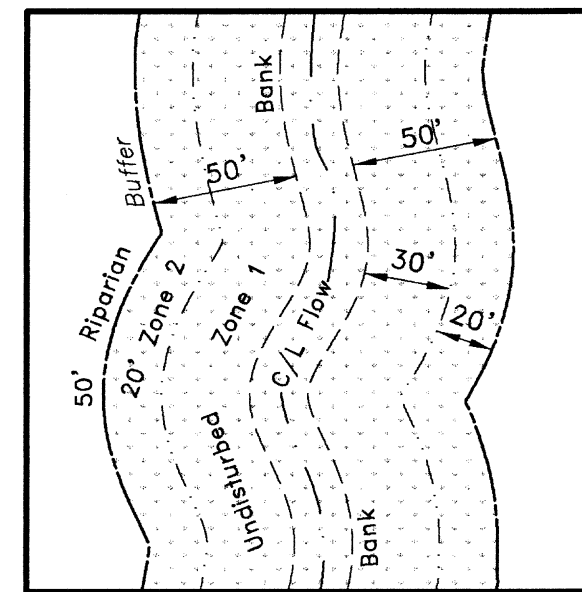
CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3720161400 J

EFFECTIVE DATE: DEC. 2, 2005

 2-2-17
 SURVEYOR DATE



Riparian Buffer Detail
 Not To Scale

NOTE:

Riparian Buffer shall be measured from top of bank. If no bank exists, measurement shall be from centerline of flow. Only outermost limits illustrated for clarity reasons.
 A 20' Permanent & Public drainage easement is measured from the centerline of flow (10 feet each side on all interior drainage features) (20 feet onto subject property for all exterior drainage features)

CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE "TERAWOOD FARM" SUBDIVISION, LOTS 1 THRU 20, AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

2/8/17 
 DATE DIRECTOR OF INFRASTRUCTURE

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.

NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM

HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER (AND SEWER, WHERE AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPAL STRUCTURE.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, CROSSROADS DEVELOPMENT CORPORATION AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF ALL SUBDIVISION STREETS UNTIL:

APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS, OR

APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR

PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

DEVELOPER/OWNER DATE

NOTE: ONLY 75% OF RECORDED LOTS WILL BE PERMITTED FOR CONSTRUCTION UNTIL THE ROADS ARE ACCEPTED BY NCDOT FOR STATE MAINTENANCE. JOHNSTON COUNTY LAND DEVELOPMENT CODE SEC 14-226 (7) b.

CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN "TERAWOOD FARM" SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II JOHNSTON COUNTY SUBDIVISION REGULATIONS. FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLAN FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

2-7-2017 
 DATE HEALTH REPRESENTATIVE

NOTE: EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 15A NCAC 18A SECTION 1900. THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED:  2/3/17
 DISTRICT ENGINEER DATE

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

NOTE: SITE TRIANGLE TAKES PRECEDENT OVER ANY SIGN EASEMENT

NOTE: OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

NOTE: ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

**FINAL SUBDIVISION PLAT
 TERAWOOD FARM**

Surveyed & Mapped For:

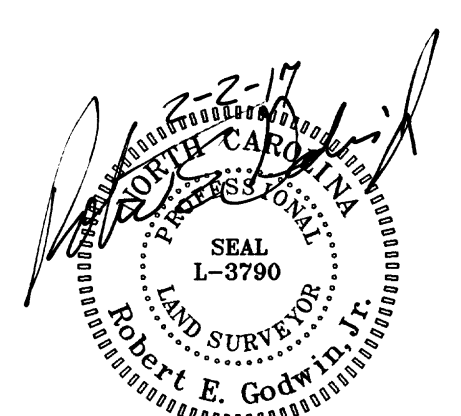
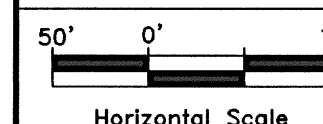
Crossroads Development Corporation
 12400 NC HWY 50 North Willow Spring, NC 27592 919-989-9702

TOWNSHIP: PLEASANT GROVE COUNTY: JOHNSTON

STATE: NORTH CAROLINA

ZONE: NC PIN: 161400-98-0617 and 161400-98-0018

Revisions:



NC FIRM C-1898
STREAMLINE LAND SURVEYING, Inc.
 870 NC 55 W, Coats, N.C. 27521
 Phone: 910-897-7715 Fax: 910-897-7284

DATE: DECEMBER 2016	SURVEYED BY: REG	COORD. FILE: 160722CO.ASC
SCALE: 1" = 100'	DRAWN BY: REG	DRAWING FILE NO. _FINAL_SD.DWG
FILE: \1614\160722CO		