

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

7-10-18 *Lament Wallema*
DATE PLANNING DIRECTOR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	741.28'	196.63'	196.06'	N67°52'33"W
C2	25.00'	39.94'	35.82'	N57°39'44"E
C3	525.00'	140.81'	140.38'	N19°34'47"E
C4	525.00'	83.75'	83.67'	N31°50'01"E
C5	525.00'	14.62'	14.62'	N37°12'06"E
C6	275.00'	107.60'	106.92'	N26°47'24"E
C7	25.00'	39.27'	35.36'	N29°25'10"W
C8	525.00'	43.24'	43.23'	S72°03'36"E
C9	475.00'	39.12'	39.11'	N72°03'36"W
C10	25.00'	39.27'	35.36'	S60°34'50"W
C11	325.00'	113.95'	113.37'	S25°37'30"W
C12	325.00'	13.22'	13.22'	S36°50'04"W
C13	475.00'	103.02'	102.82'	S31°47'09"W
C14	475.00'	113.38'	113.11'	S18°44'04"W
C15	25.00'	38.12'	34.54'	S31°47'21"E

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN _____ 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 PLANS FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

7-2-2018 *Todd Ramon*
DATE COUNTY HEALTH OFFICER OR AUTHORIZED REP.

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.

- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
 - 2) AREAS COMPUTED BY COORDINATE METHOD.
 - 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
 - 5) ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5' EACH SIDE OF ALL LOT LINES
 - 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
 - 7) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
 - 8) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
 - 9) ZONING: R-E
 - 10) PARENT TRACT DEED DB 5068 PG 298
 - 11) NC PIN NO. 164900-74-1893
 - 12) PARCEL NO. 05602033
 - 13) ELECTRICAL PROVIDER: DUKE ENERGY PROGRESS
 - 14) WATER PROVIDER: JOHNSTON COUNTY
 - 15) SEWER PROVIDER: INDIVIDUAL SEPTIC SYSTEMS
 - 16) AREA IN PHASE: 18.364 ACRES
 - 17) NUMBER OF LOTS PROVIDED: 20
 - 18) MAX IMPERVIOUS SURFACE - 4302 SF PER LOT

- REFERENCES:
- DB 5068 PG 298
 - DB 4125 PG 836
 - DB 1892 PG 166
 - DB 2676 PG 731
 - DB 809 PG 736
 - DB 4969 PG 154
 - DB 2657 PG 048
 - DB 1223 PG 093
 - DB 1967 PG 744
 - DB 1206 PG 360
 - DB 3411 PG 054
 - DB 3971 PG 885
 - PB 77 PG 215

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 THE TOWN OF CLAYTON 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. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS TO DUKE ENERGY, AND ALL WATER LINES TO JOHNSTON COUNTY.

6-28-18 *TECHWOOD BRANCH LLC.*
DATE OWNER

AVERY FARM SUBDIVISION STANDARDS														
ZONING	UNIT TYPE	LOT STANDARDS						DENSITY (DWELLING UNITS/ACRE)	MINIMUM SETBACKS				BUILDING STANDARDS	
		MIN. SITE AREA (ACRES)	MIN. PARCEL SIZE (SQ. FT.)	MIN. LOT AREA (SQ. FT.)	MIN. LOT WIDTH (SQ. FT.)	MIN. LOT COVERAGE (%)	MAX. IMPERVIOUS SURFACE (%)		FRONT	SIDE INTERIOR	SIDE STREET	REAR	MAX. HEIGHT (FT.)	MIN. DWELLING UNIT SIZE (SQ.FT)
R-E	SINGLE FAMILY WITH PUBLIC WATER AND SEPTIC	—	—	25,000	80	35	50	1.07	35	15	25	30	35	1400

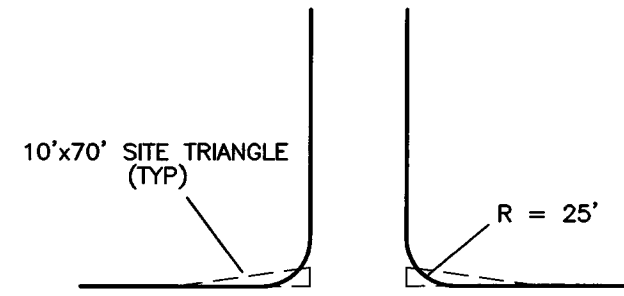
I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE Avery Farm Subdivision, OR THAT A SECURITY BOND IN THE AMOUNT OF \$5,200.00 OR CASH IN THE AMOUNT OF \$5,200.00 HAS BEEN POSTED WITH THE TOWN OF CLAYTON TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

7-10-18 *Ady Lindsay*
DATE TOWN MANAGER

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *[Signature]*
DISTRICT ENGINEER
JUNE 28, 2018



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

NOTE: SIGHT TRIANGLES TAKE PRECEDENT OVER ANY SIGN EASEMENT

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.

THE 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.

ALL LOTS SHALL ACCESS THE INTERNAL STREET SYSTEM ONLY. NO LOTS SHALL HAVE ACCESS TO OR FROM GUY ROAD

TECHWOOD BRANCH, LLC, IS RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF 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

7-9-18 *[Signature]*
DATE DEVELOPER/OWNER
FOR TECHWOOD BRANCH, LLC

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE _____ SUBDIVISION, SECTION _____ LOTS _____, AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSES OF RECORDING THE SUBDIVISION MAP.

Chandra C. James
JOHNSTON COUNTY PUBLIC UTILITIES OFFICIAL

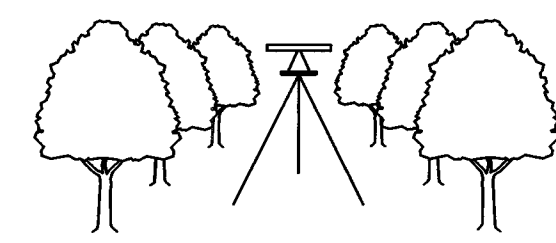
NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT

FINAL PLAT
OF

EVERY FARM
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 7, 2018
SHEET 1 OF 2

OWNER: TECHWOOD BRANCH, LLC.
114 W. MAIN STREET
SUITE 102
CLAYTON, N.C. 27520

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	SUBD.DWG
SURVEY DATE:	3-20-18
JOB NO.	2896.003

- LEGEND
- IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - CMF CONCRETE MONUMENT FOUND
 - PKNF PARKER-KALON NAIL FOUND
 - PKNS PARKER-KALON NAIL SET
 - RRS RAILROAD SPIKE
 - CSF COTTON SPIKE FOUND
 - CSS COTTON SPIKE SET
 - CC CONTROL CORNER
 - CP COMPUTED POINT
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - AC ACRE
 - DB DEED BOOK
 - PB PLAT BOOK
 - BOM BOOK OF MAPS
 - PG PAGE
 - LF LINEAR FEET
 - 15S LOT HAS OFFSITE SEWER
 - 15SL OFFSITE SEWER LOT
 - 15R RECOMBINATION LOT
 - 100 STREET ADDRESS
 - LINES NOT SURVEYED

REVIEW OFFICER'S CERTIFICATE

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

7/10/2018 *[Signature]*
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 10 DAY OF July 2018 AT 3:17:12 PM

CRAIG OLIVE BY *[Signature]* deputy
REGISTER OF DEEDS ASST. REG. OF DEEDS

RECORDED IN PB 87 PG 200

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO.3720164900 J EFFECTIVE DATE: DECEMBER 2, 2005

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

06-27-18 *[Signature]*
DATE SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

06-27-18 *[Signature]*
DATE SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK I. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5068, PAGE 298, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5068, PAGE 298; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11 -A. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 27th DAY OF JUNE, A.D. 2018

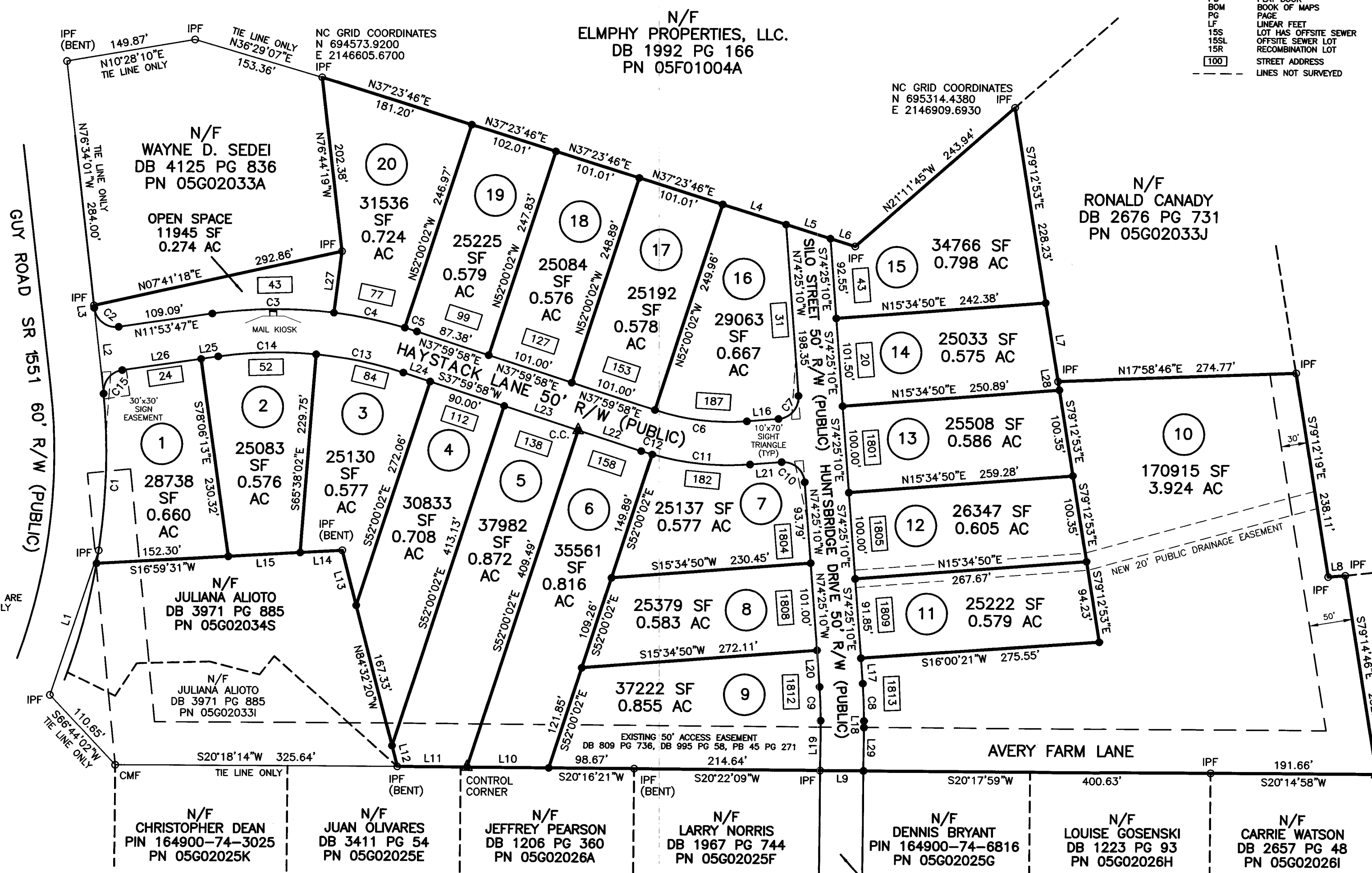
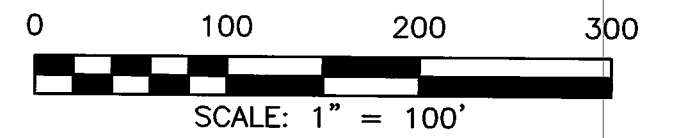
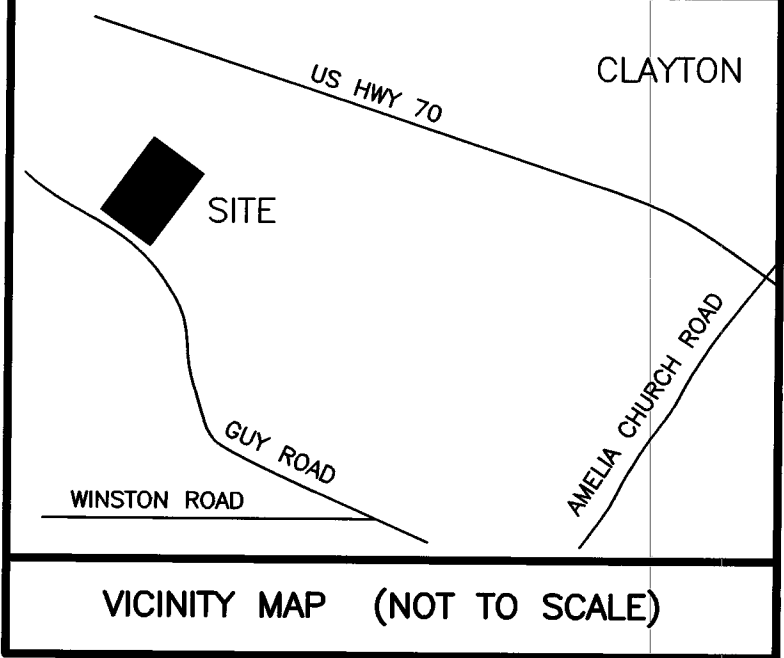
[Signature]
SURVEYOR

L - 3990
LICENSE NUMBER



LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- NPF NO POINT FOUND
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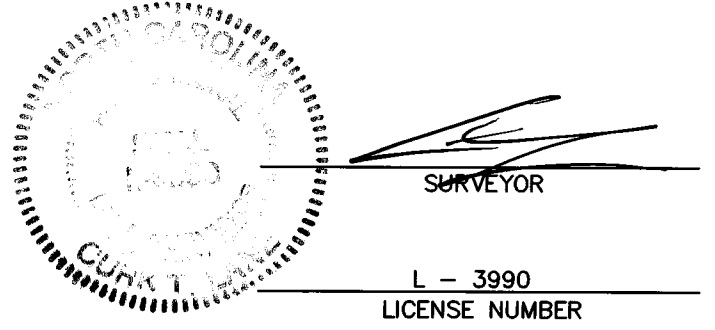


ADDRESS FOR SIGN EASEMENT
12

NOTE: L1-L2 ARE TIE LINES ONLY

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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FINAL PLAT OF
AVERY FARM
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 7, 2018
SHEET 2 OF 2

OWNER: TECHWOOD BRANCH, LLC.
114 W. MAIN STREET
SUITE 102
CLAYTON, N.C. 27520

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

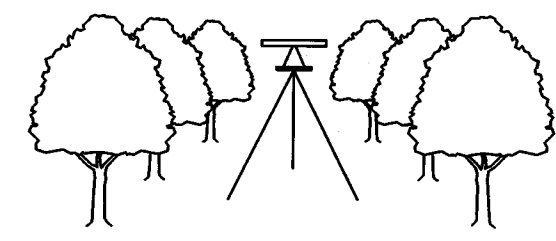
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 10 DAY OF July 20 18 AT 3:17:12 PM.

CRAIG OLIVE By *Adrian M. Salsbery*
REGISTER OF DEEDS ASST. REG. OF DEEDS

RECORDED IN PB 87 PG 201

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	SUBD.DWG
SURVEY DATE:	3-20-18
JOB NO.	2896.003

TRUE LINE SURVEYING, P.C.



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