

VICINITY

LOT#	LOT AREA (SF)	LOT AREA (AC)
1	22,687	0.52
2	20,296	0.47
3	20,670	0.48
4	20,937	0.48
5	21,205	0.49
6	25,676	0.59
7	21,007	0.48
8	21,812	0.50
9	35,390	0.81
10	19,773	0.45
11	23,107	0.53
12	26,756	0.61
13	18,763	0.43
14	19,194	0.44
15	23,161	0.53
16	27,886	0.64
17	34,389	0.79
18	32,570	0.75
19	21,173	0.49
20	20,922	0.48
21	40,922	0.92
22	24,911	0.57
23	23,620	0.54
24	27,311	0.63
25	24,366	0.56
26	20,170	0.47
27	20,395	0.47
28	20,410	0.47
29	21,077	0.48
30	31,756	0.73
31	25,892	0.59
32	20,950	0.48
33	22,958	0.53

SURVEYOR'S DECLARATION TO WHOM IT MAY CONCERN

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED. A NORTH CAROLINA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATIONS OF EASEMENTS, ANY CEMETERIES OR FAMILY BURYING GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THE SURVEYOR BY PRESENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN SUCH AS: CEMETERIES, FAMILY BURYING GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, etc.

SURVEY NOTATION

EIP EXISTING IRON PIPE
EIPD EXISTING IRON PIPE DISTURBED
SIS SET IRON STAKE
R/W RIGHT-OF-WAY

GENERAL NOTES:

1. AREA MEASUREMENTS CALCULATED BY COORDINATE METHOD.
2. ALL MEASUREMENTS ARE HORIZONTAL GROUND MEASUREMENTS UNLESS STATED OTHERWISE.
3. EXISTING MONUMENTATION WAS FOUND AT PROPERTY CORNERS AS SHOWN.
4. NO TITLE SEARCH HAS BEEN PERFORMED ON THIS PROPERTY BY THIS OFFICE.
5. NO RECOVERABLE NCGS MONUMENTATION EXISTS WITHIN 2000 FEET OF THIS SITE.
6. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING DRAINAGE EASEMENT ON PRIVATE PROPERTY.
7. IRON STAKES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

THOMAS RAY JONES
PIN: 270100-83-7798
DEED BOOK 00992, PAGE 0068
ZONED: AR

THE PURPOSE OF THIS PLAT IS TO ADD LOTS 51 & 52 TO PHASE ONE. ORIGINAL PLAT AS SHOWN IN PLAT BOOK 92, PAGE 30, JOHNSTON COUNTY REGISTRY.

DEVELOPER GOW-WIN PROPERTIES, LLC
8771-B CLEVELAND RD.
CLAYTON, NC 27520

ZONED - AR
P.I.N. 270100-93-9166
D.B. 5143, PG. 795
FRONT 70' FROM ARTERIAL/COLLECTOR
50' LOCAL STREET
20' IN S/D W/WATER
25' IN S/D WITHOUT WATER
SIDE 5' W/WATER
10' WITHOUT WATER
REAR 5'

MAX. DENSITY 1.5 UNITS/ACRE
TOTAL ACREAGE: 52.50 ACRES
52.50*1.5=78 UNITS MAX DENSITY
52 UNITS PROPOSED
DENSITY: 52/52.50 AC.=0.99 UNITS/ACRE

ALL LOTS SHALL BE SERVED BY JOHNSTON COUNTY MUNICIPAL WATER AND INDIVIDUAL SEPTIC SYSTEMS
UNIMPROVED OPEN SPACE REQUIRED(15%):
52.50 ACRES*(0.15)=7.88 ACRES
UNIMPROVED OPEN SPACE PROVIDED=18.96 ACRES
UNIMPROVED OPEN SPACE IN BUFFER/WETLANDS=7.74 ACRES
UNIMPROVED OPEN SPACE OUTSIDE OF BUFFER/WETLANDS=11.22 ACRES
OPEN SPACE IS TO BE MAINTAINED BY DEVELOPER UNTIL SUCH TIME THAT IT IS DEDICATED TO HOMEOWNERS ASSOCIATION.

WETLANDS DELINEATED BY SOUTHEASTERN SOIL & ENVIRONMENTAL ASSOCIATES, INC. - MIKE EAKER, LICENSED SOIL SCIENTIST

I, JASON E. GODWIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5143, PAGE 795-797); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES (DRAWN FROM INFORMATION FOUND IN MAP BOOK _____); 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 13th DAY OF OCTOBER A.D., 2020.

I, JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR NO. L-5080, CERTIFY TO ONE OR MORE THE FOLLOWING AS INDICATED THUS X OR:
X. A. THAT THIS PLAT IS OF A SURVEY THAT CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

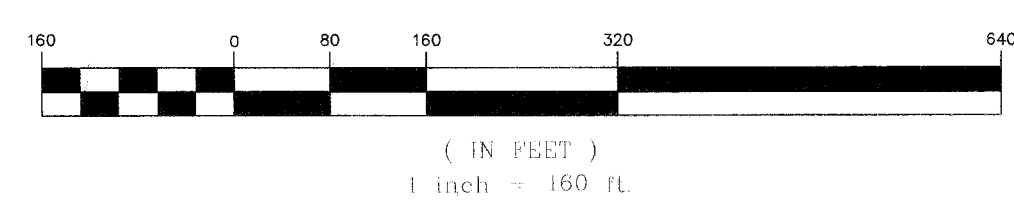
10-13-2020



JOHNSTON COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF _____ AT _____ BY _____
REG. OF DEEDS ASST. REG. OF DEEDS

Filed in JOHNSTON COUNTY, NC
Filed 10/20/2020 08:53:57 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst mmoore
PLAT B: 92 P: 58

GRAPHIC SCALE



PLAT OF CORRECTION
SUBDIVISION MAP
FOR
ARBOR PLANTATION
PHASE 1

EE PROJECT: 4992

S-1

SHEET 1 OF 2

DESIGNED BY: EE, PA	HORIZONTAL SCALE: 1" = 160'
DRAWN BY: EE, PA	VERTICAL SCALE: N/A
CHECKED BY: FT	DATE CREATED: 10-13-2020

LOCATION:
NC HWY 96
ZEBULON, NORTH CAROLINA
O'NEALS TOWNSHIP
JOHNSTON COUNTY
PROPERTY DEVELOPER(S):
GOW-WIN, LLC
8771-B CLEVELAND RD.
CLAYTON, NC 27520

Enoch
Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
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