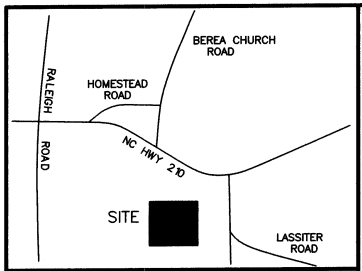


VICINITY MAP (NOT TO SCALE)

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.

6/26/18
DATE

SUBDIVISION ADMINISTRATOR

PROPERTY SHOWN HEREON_____IS__XXXX__IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720164400 JK
EFFECTIVE DATE: ~~DECEMBER 2, 2005~~ 4/30/2018

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE Everywood SUBDIVISION, SECTION PH One LOTS 1-9-12, 18-26, 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. Farmer 6/25/18
JOHNSTON COUNTY PUBLIC UTILITIES OFFICIAL

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 4550 SQUARE FEET PER LOT

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.

6-20-2018 Todd Parnell
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 SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
5) ALL INTERIOR LOT LINES SHALL HAVE A 20' DRAINAGE AND UTILITY EASEMENT, 10' 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) GRID TIE BY GPS
9) ZONING: AR
10) PARENT TRACT DEED DB 4913 PG 177
11) PARCEL NO. 07F06028E

REFERENCES:
DB 4913 PG 177
DB 3426 PG 868
DB 4215 PG 169
DB 4300 PG 573
DB 5030 PG 284
DB 2000 PG 516
DB 1764 PG 127
DB 1105 PG 277
PB 85 PG 357

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, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

5-7-18
DATE

OWNER

THIS SURVEY:

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

☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

☐ C. IS ONE OF THE FOLLOWING:
1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
3) IS A CONTROL SURVEY
4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

4-30-18
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.

4-30-18
DATE

SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. 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 4913, PAGE 177, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4913, PAGE 177; 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 30th DAY OF APRIL, A.D. 2018

NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE

SURVEYOR

L - 3990
LICENSE NUMBER

LINE	BEARING	DISTANCE
L1	S25°22'00"W	20.00'
L2	S64°55'19"E	37.88'
L3	S64°55'19"E	111.92'
L4	S73°41'37"E	131.15'
L5	S00°00'00"W	100.60'
L6	N90°00'00"E	90.48'
L7	S67°23'52"E	71.95'
L8	S83°29'54"W	23.92'
L9	N00°03'06"W	65.56'
L10	S60°15'32"W	51.88'
L11	S60°15'32"W	50.14'
L12	S60°15'32"W	24.02'
L13	S60°53'21"W	88.87'
L14	S60°53'21"W	10.81'
L15	S60°53'21"W	20.73'
L16	S70°34'32"W	93.75'
L17	N86°48'24"W	83.07'
L18	S59°11'25"W	109.47'
L19	S55°17'06"W	56.43'
L20	N00°49'10"W	50.00'
L21	N00°49'10"W	45.42'
L22	S11°18'33"E	139.56'
L23	S00°56'46"E	56.82'
L24	S00°56'46"E	34.48'
L25	N89°14'49"E	100.01'
L26	N89°14'49"E	11.00'
L27	N00°59'50"W	78.33'
L28	N89°07'09"E	88.18'
L29	N89°07'09"E	8.47'
L30	S64°41'58"E	102.64'
L31	S64°41'58"E	17.34'
L32	N25°22'00"E	111.78'
L33	S54°55'05"W	49.74'
L34	S01°36'06"E	203.55'
L35	N01°36'06"W	127.56'
L36	N01°36'06"W	110.75'
L37	S25°28'21"E	35.57'
L38	N90°00'00"W	16.62'
L39	S25°28'21"E	138.95'
L40	N25°28'21"W	112.01'
L41	S71°00'39"W	29.98'
L42	S88°23'54"W	24.67'
L43	N01°36'06"W	110.75'
L44	S01°36'06"E	35.75'
L45	S01°36'06"E	75.00'
L46	N88°23'54"E	51.46'
L47	N61°50'00"E	22.36'
L48	N88°23'54"E	28.54'
L49	N88°23'54"E	28.54'
L50	S65°02'12"E	22.36'
L51	N88°23'54"E	51.46'
L52	N88°23'54"E	24.67'
L53	S36°16'05"E	158.96'
L54	N86°07'32"W	128.81'
L55	N86°07'32"W	106.09'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	41.07'	36.61'	S68°00'42"W
C2	190.00'	153.93'	149.75'	S02°15'49"E
C3	25.00'	36.44'	33.30'	N67°13'51"W
C4	255.00'	77.38'	77.09'	S79°42'17"W
C5	25.00'	39.27'	35.36'	N43°23'54"E
C6	25.00'	21.03'	20.41'	N25°41'47"W
C7	50.00'	5.60'	5.60'	N46°34'55"W
C8	50.00'	46.21'	44.58'	N16°53'47"W
C9	50.00'	46.22'	44.60'	N36°03'53"E
C10	50.00'	46.20'	44.57'	N89°01'03"E
C11	50.00'	46.24'	44.61'	S38°01'16"E
C12	50.00'	50.72'	48.57'	S17°31'49"W
C13	25.00'	21.03'	20.41'	S22°29'36"W
C14	25.00'	39.27'	35.36'	S46°36'06"E
C15	205.00'	62.21'	61.97'	N79°42'17"E
C16	25.00'	38.45'	34.77'	N26°56'58"E
C17	270.00'	169.57'	166.80'	N00°52'48"E
C18	25.04'	37.48'	34.08'	N24°03'11"W

REVIEW OFFICER'S CERTIFICATE

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

6/26/2018
DATE

REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 26 DAY OF June
20 18 AT 9:31:23 A.M.

CRAIG OLIVE BY Marilyn J. Moore Deputy
REGISTER OF DEEDS ~~ASST. REG. OF DEEDS~~

RECORDED IN PB 87 PG 159

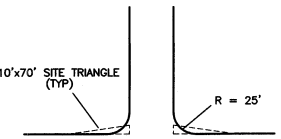
DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Miles P. Howell, Jr.
DISTRICT ENGINEER
MAY 2, 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



TYPICAL INTERSECTION DETAIL

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 MUST ACCESS INTERNAL STREETS.

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

SUBDIVISION PLAT OF

EVERWOOD PHASE ONE

ELEVATION TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
APRIL 30, 2018
SHEET 1 OF 2

OWNER: STEEL BRIDGE CROSSING, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

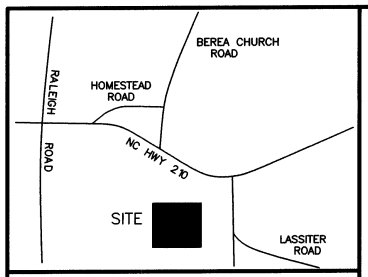
SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	PH1RECORD.DWG
SURVEY DATE:	11-15-17
JOB NO.	122.403

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com
C-1859

SUBDIVISION PLAT
OF

EVERWOOD PHASE ONE

ELEVATION TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
APRIL 30, 2018
SHEET 2 OF 2



VICINITY MAP (NOT TO SCALE)

OWNER: STEEL BRIDGE CROSSING, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

N/F
BEREA PRESBYTERIAN CHURCH
DB 3426 PG 868
PN 07F06028F

N/F
FREDDIE POPE PEARCE
DB 1105 PG 277
PN 07F06009A

N/F
JUSTIN LEE HUFF
DB 4215 PG 169
PN 07F06063

NC HWY 210 60' R/W (PUBLIC)

N/F
FREDDIE POPE PEARCE
LIFE ESTATE
DB 1764 PG 127
PN 07F06023A

NC GRID NORTH NAD 83/2011

NC GRID COORDINATES
N 641202.6541
E 2140177.7157

CHERRY TREE LANE 50' R/W (PUBLIC)

MAHOGANY WAY 50' R/W (PUBLIC)

EVERWOOD DRIVE 50' R/W (PUBLIC)

AREA RESERVED FOR FUTURE DEVELOPMENT
22614 SF
0.519 AC

AREA RESERVED FOR FUTURE DEVELOPMENT
198292 SF
4.552 AC

N/F
GLORIA FLOWERS NORRIS
DB 4300 PG 573
PN 07F06028

N/F
STEEL BRIDGE CROSSING, LLC.
DB 5030 PG 284
PB 85 PG 357
PN 07F05004

N/F
DAVID E. MASSENGILL
DB 2000 PG 516
PN 07F06025C

NC GRID COORDINATES
N 640481.2475
E 2140002.4840

NC GRID COORDINATES
N 640289.8683
E 2140826.8313

50' RIPARIAN BUFFER

REFERENCE LINE ONLY

CREEK IS PROPERTY LINE

20' ACCESS, UTILITY & SEPTIC TANK SUPPLY LINE EASEMENT

NOTE: L11–L15 ARE TIE LINES ONLY

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
	1SS	LOT WAS OFFSITE SEWER
	1SSL	OFFSITE SEWER LOT
	1SR	RECOMBINATION LOT
	100	STREET ADDRESS
	----------	LINES NOT SURVEYED

0 120 240 360
SCALE: 1" = 120'

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. 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 4913, PAGE 177, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4913, PAGE 177; 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 30th DAY OF APRIL, A.D. 2018

NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE

SURVEYOR

L – 3990
LICENSE NUMBER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 6th DAY OF June, 20 18 AT 9:31:23 A.M.

CRAIG OLIVE
REGISTER OF DEEDS

BY Marilyn J. Moore
~~ASST. REG. OF DEEDS~~ Deputy

RECORDED IN PB 87 PG 160

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	PH1RECORD.DWG
SURVEY DATE:	11–15–17
JOB NO.	122.403

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