

VICINITY MAP (NOT TO SCALE)

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.

IS XXXX IS NOT PROPERTY SHOWN HEREON. LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720162400 J EFFECTIVE DATE: DECEMBER 2, 2005

9-29-20 DATE **SURVEYOR**

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.

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
 - 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
- 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.

<u>09-29-20</u> DATE

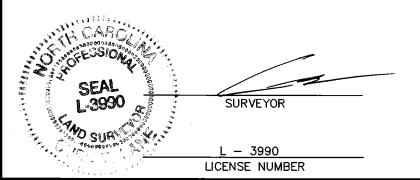
SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

09-29-20 DATE

SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, <u>CURK T. LANE</u>, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5296, PAGE 677 ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5296 , PAGE 677 ; 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 <u>-A</u>. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS <u>29th</u> DAY OF <u>SEPTEMBER</u>, A.D. 2020



	<u> </u>	
LINE	BEARING	DISTANCE
L1	N67*28'23"W	2.02'
L2	N04°12'41"W	50.01'
L3	N19'35'36"W	47.77
L4	S19*10'19"E	53.51
L5	N70°50'34"E	46.61
L6	S68'04'52"W	70.28
L7	S12°02'19"E	47.04
L8	S10°36'20"E	58.40'
L9	N87'08'11"W	29.13'
L10	N87°59'37"W	77.51
L11	N67°28'23"W	103.91'
L12	N73°56'43"E	76.02'
L13	S67*31'52"E	83.62
L14	S67*31'52"E	43.46'
L15	N78°46'44"E	18.03'
L16	S67°31'52"E	41.54
L17	S67*31'52"E	41.54
L18	S40°57'58"E	22.36'
L19	N02°42'08"E	100.00'
L20	N02°42'08"E	58.03'
L21	N23°54'40"E	57.72'
L22	S23'54'40"W	57.72'
L23	N87*17'52"W	35.69'
L24	N87'17'52"W	61.84'
L25	N67*31'52"W	27.64
L26	N67'31'52"W	34.70'
L27	S73'56'43"W	76.02
L28	N70°51'59"E	91.75
L29	N03°12'43"E	50.00'
L30	N68°04'52"E	166.48'
L31	S02°42'08"W	90.38'
L32	S55°21'03"E	218.92'

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

CRAIG OLIVE

RECORDED IN PB

REGISTER OF DEEDS

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND

__ DAY OF ___

CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS

REVIEW OFFICÉR

AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

JOSTAL REVIEW OFFICER OF JOHNSTON COUNTY, NC

ASST. REG. OF DEEDS

Dep/Asst pwoodall

PLAT B: 92 P: 115

CORVE	L KADIOS	ARC LENGIA	CHORD LENGTH	CHURD BEAKING
C1	1030.00	9.91'	9.91'	S06°39'36"E
C2	25.00'	37.85'	34.34'	S49°45'15"E
C3	225.00'	50.78'	50.67	N80°24'38"E
C4	255.00'	50.61'	50.53'	N79°37'51"E
C5	255.00'	104.46'	103.73'	S82*56'52"E
C6	255.00'	16.38'	16.38'	S69°22'18"E
C7	205.00'	70.72'	70.37	S77°24'52"E
C8	25.00'	39.27	35.36'	N47°42'08"E
C9	255.00'	42.16'	42.11'	N07*26'19"E
C10	255.00'	52.23'	52.14'	N18'02'35"E
C11	25.00'	21.03'	20.41	N00°11'01"W
C12	50.00'	48.47'	46.59'	N03°29'35"E
C13	50.00'	75.78'	68.73'	N74°40'55"E
C14	50.00'	116.94'	92.05'	S05*06'00"W
C15	25.00'	21.03'	20.41'	S48*00'22"W
C16	205.00'	75.88'	75.45'	S13°18'24"W
C17	25.00'	39.27'	35.36'	S42*17'52"E
C18	205.00'	158.95'	155.00'	N70°29'23"E
C19	255.00'	80.62'	80.29'	S57*20'05"W
C20	255.00'	117.09'	116.07	S79*32'50"W
C21	255.00'	14.61'	14.61	N85°39'24"W
C22	255.00'	73.37'	73.11'	N75°46'24"W
C23	205.00'	66.45'	66.16'	N76°49'04"W
C24	205.00	71.38'	71.02'	S83'55'13"W
C25	275.00'	62.06'	61.93'	S80°24'38"W
C26	25.00'	38.32'	34.68'	S42°57'44"W
C27	1030.00'	2.16'	2.16'	S00°53'28"E

CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING

SEWER PURPOSES, ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS-OF-WAY SHOWN AND DELINEATED ON THIS PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. NO STRUCTURES OR FENCES SHALL BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS. ACCESS TO THE DEDICATED AREAS SHALL NOT BE BLOCKED OR OBSTRUCTED BY ANY FENCE OR STRUCTURES, UNLESS PRE-APPROVED ACCESS IS PROVIDED WITH A 12' MINIMUM OPENING GATE. THE COUNTY SHALL HAVE THE RIGHT TO CLEAR AND/OR REMOVE ANY VEGETATION WITHIN THE PUBLIC UTILITY EASEMENTS. FURTHERMORE, THE COUNTY WILL NOT REPLACE ANY LANDSCAPING (OTHER THAN GRASS, WHICH WILL BE REPLACED WITH SEED) WITHIN THE PUBLIC UTILITY EASEMENT AREA DISTURBED FOR MAINTENANCE OF

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES

THE DIRECTOR OF PUBLIC UTILITIES FOR JOHNSTON COUNTY, NORTH CAROLINA

HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS

AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE JOHNSON COUNTY

ORDINANCES. UPON RECORDATION OF THIS PLAT, JOHNSTON COUNTY ACCEPTS

THE OWNER'S OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY

THIS THE 30th DAY OF October 20, 20

Chandra DIRECTOR OF PUBLIC UTILITIES

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 7083 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.

foll 1/ Zoran COUNTY HEALTH OFFICER OF 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 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) GRID TIE BY GPS 9) ZONING: AR
- 10) PARENT TRACT DEED DB 5296 PG 677
- 11) PARCEL NO. 13E04036G

REFERENCES:

DB DB DB	5228 5107 4871 2979	PG PG PG	658 935 585	PB	66	PĞ	287 456 265	
DB	1796	PG	067					
DB	1197	PG	797					
DB	3604	PG	046					
DB	1546	PG	361					
DB	1237	PG	474					
DB	4843	PG	484					
DB	2394	PG	200					
DB	600	PG	575					
DB	1424	PG	403					
DB	1070	PG	181					
DB	5190	PG	518					

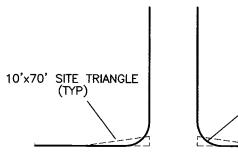
DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

DISTRICT ENGINEER APPROVED Oct 1, 2020

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 SHALL BE SERVED BY INTERNAL STREET SYSTEMS ONLY.

HARRIS POINTE PHASE ONE

CREECH-LAN, LLC.

PLEASANT GROVE TOWNSHIP, JOHNSTON COUNTY NORTH CAROLINA

AUGUST 6, 2020 SHEET 1 OF 2

OWNER: CREECH-LAN, LLC. 5160 NC HWY 42 W GARNER, N.C. 27529

DRAWN BY: MIKE	TRUE LINE S
CHECKED BY: CURK	
DRAWING NAME: PH1RECORD.DWG	
CLIDVIDY DATE.	The state of the s

MATTE TIME SURVEYING, P.C.

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

> > C - 1859

Filed in JOHNSTON COUNTY, NC Filed 11/03/2020 08:50:55 AM CRAIG OLIVE, Register of Deeds

RAILROAD SPIKE
COTTON SPIKE FOUND
COTTON SPIKE SET
CONTROL CORNER
COMPUTED POINT
POWER POLE POWER POLE
OVERHEAD POWER LINE
RIGHT OF WAY
SQUARE FEET
ACRE
DEED BOOK
PLAT BOOK
BOOK OF MAPS
PAGE
LINEAR FEET PAGE
LINEAR FEET
LOT HAS OFFSITE SEWER
OFFSITE SEWER LOT
RECOMBINATION LOT 100 STREET ADDRESS

LEGEND

IRON PIPE FOUND
IRON PIPE SET
CONCRETE MONUMENT FOUND
PARKER-KALON NAIL FOUND
PARKER-KALON NAIL SET

LINES NOT SURVEYED -----

DRAWING PH1RE SURVEY DATE: 7-15-20 JOB NO. 122.338

SURVEYED BY:

TLS

