

STATE OF NORTH CAROLINA COUNTY Johnston  
 Filed for Registration at 8:44:14 A.M.  
August 9th 2019 in the  
 Register of Deeds Office  
 Reported in Book 89 Page 278  
Chris Kirby Deputy  
 REGISTER OF DEEDS

STATE OF NORTH CAROLINA COUNTY OF Johnston  
Thomas M. Hall (Review) Officer of Johnston County,  
 certify that the map or plat to which this certification is  
 affixed meets all statutory requirements for recording.  
Thomas M. Hall DATE: 8/19/2019  
 REVIEW OFFICER

STATE OF NORTH CAROLINA COUNTY Johnston  
Thomas M. Hall certify that this plat was drawn  
 under my supervision from an actual survey made under my supervision, deed  
 description recorded in Book 4823 page 485, that the boundaries  
 not surveyed are clearly indicated as drawn from information found in book  
 page 485; that the ratio of precision or positional accuracy as  
 calculated is 1:20,000; that this plat was prepared in accordance with G.S.  
47-30 as amended.  
 Witness my original signature, license number and seal this 28th day  
 of June, A.D., 2019.  
Thomas M. Hall L-3935  
 Professional Land Surveyor

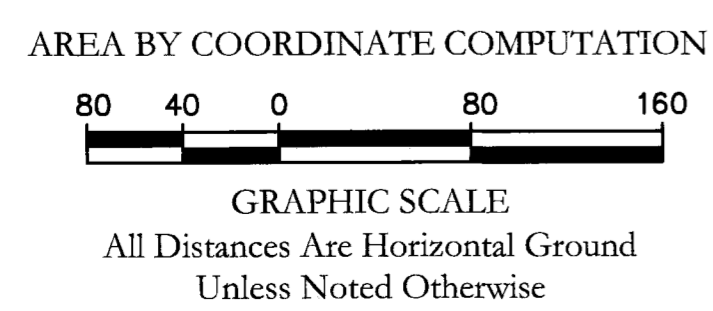
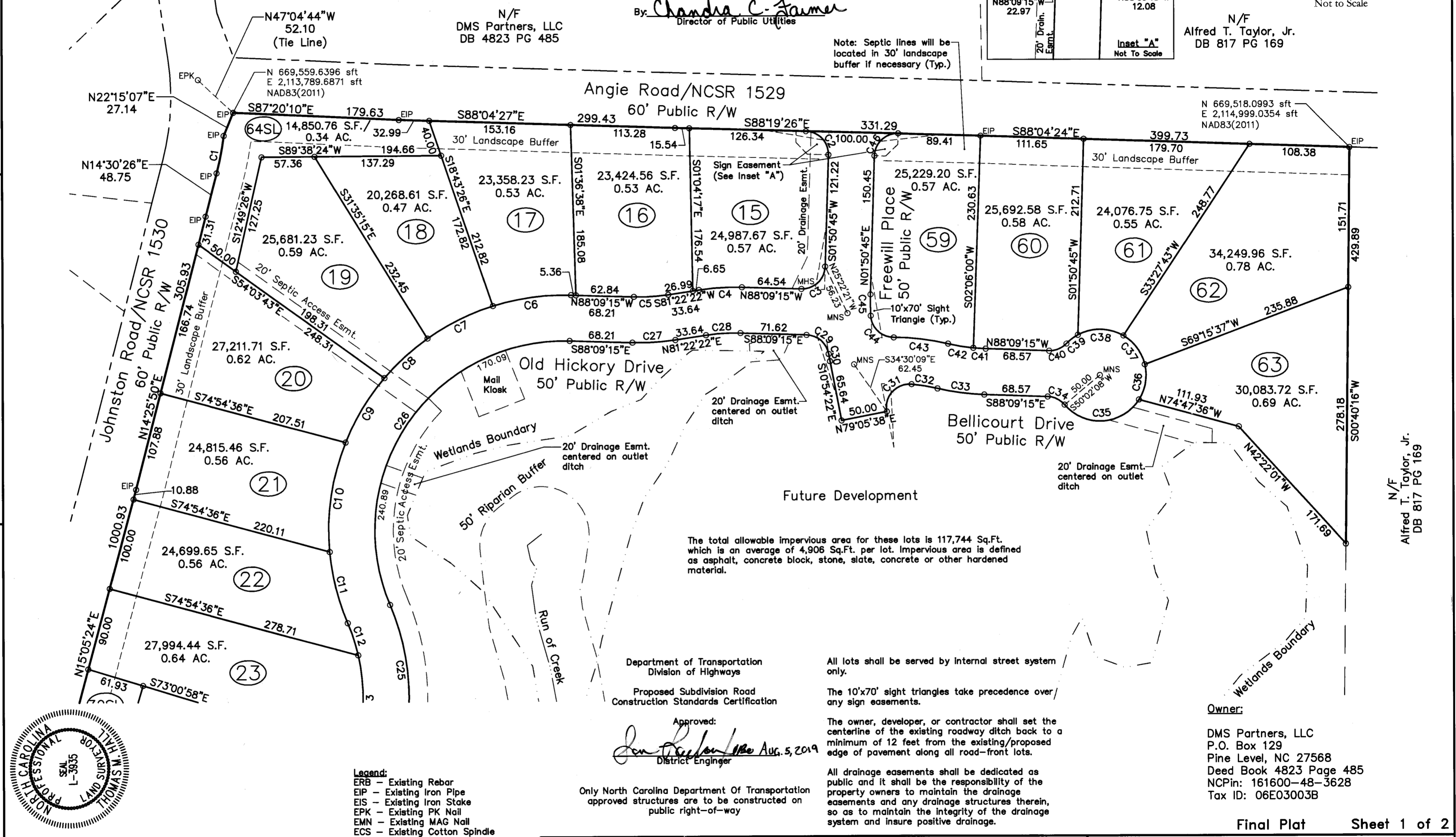
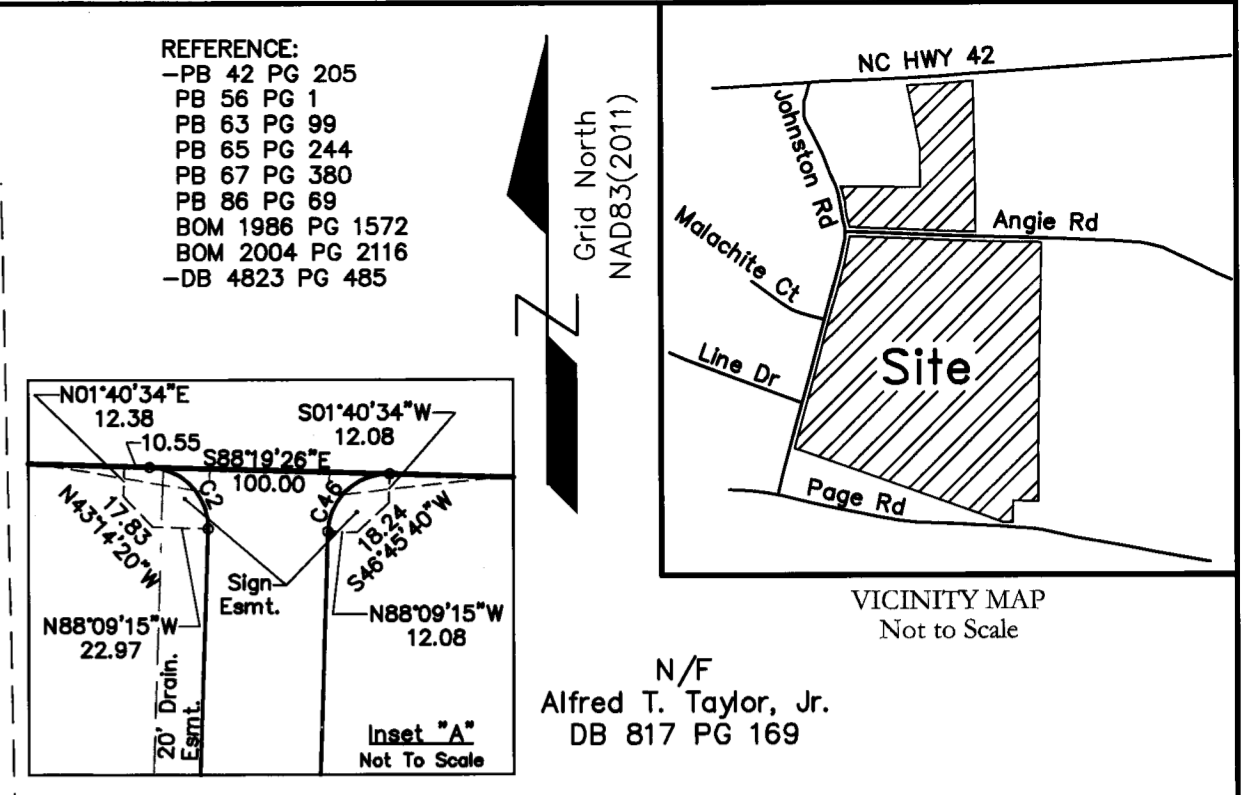
Surveyor's Statement To Whom It May Concern:  
 This plat is a correct representation of land surveyed.  
 However, a North Carolina licensed attorney should be  
 consulted concerning correct ownership, width and location  
 of easements, any cemeteries or family burial grounds not  
 shown on recorded maps or deeds made available to this  
 surveyor by the recent owners at the time of this survey  
 and other title questions revealed by title examination. No  
 responsibility of any nature is assumed by this surveyor  
 for any conditions which may presently exist but are  
 unknown, such as: cemeteries, family burial grounds, toxic  
 or hazardous waste material, wetlands and/or flood area,  
 etc.

Certification of preliminary approval of water supply and  
 sewage disposal systems installed or proposed for installation  
 in Jones Farm, Phase 1, lots 15-32S/SL and 59-64S/SL  
 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 in accordance with regulations in force at time  
 of permitting. This preliminary certification is advisory only  
 and confers no guarantee.  
8-6-2019 Jedd Pinner  
 Date County Health Officer or Authorized Rep.

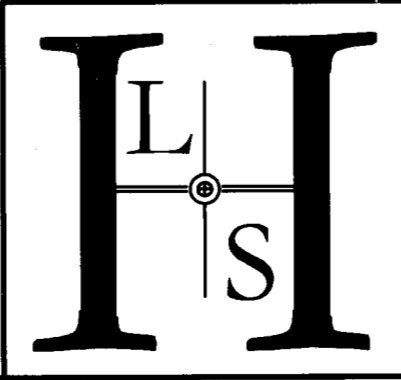
Sewer Note: Each lot shown hereon may require the use  
 of sewage pumps, low pressure pipe systems, fill systems,  
 innovative systems or any other alternate system type  
 and site modifications specified in the North Carolina  
 Laws and Rules for Sewage Treatment and Disposal  
 Systems, 15A NCAC 18A Section 1900. The actual system  
 type, design and site modifications will be determined at  
 the time of permitting.

Certificate Of Approval By Public Utilities:  
 The Director of Public Utilities for County of Johnston, North Carolina,  
 Herby certifies that this plat meets all Johnston County standards  
 and requirements for public utilities required by the Johnston County  
 ordinances. Upon recordation of this plat, Johnston County accepts  
 the Owner's offer of dedication for public water and/or sanitary 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 the utilities.

This the 7th day of August, 2019.  
 County of Johnston  
 By: Chandra C. Farmer  
 Director of Public Utilities



- Legend:
- ERB - Existing Rebar
  - EIP - Existing Iron Pipe
  - EIS - Existing Iron Stake
  - EPK - Existing PK Nail
  - EMN - Existing MAG Nail
  - ECS - Existing Cotton Spindle
  - ERRS - Existing Railroad Spike
  - ECM - Existing Concrete Monument
  - CSS - Cotton Spindle Set
  - IPS - Iron Pipe Set
  - ISS - Iron Stake Set
  - IRS - Iron Rod Set
  - RBS - Rebar Set
  - MNS - MAG Nail Set
  - MHS - MAG Hub Set
  - PKS - PK Nail Set
  - CP - Calculated Point
  - CC - Control Corner
  - CLCS - Centerline of Creek Shot
  - sft - Survey Feet



Hall Land Surveying, Inc.  
 1899 Steven's Chapel Road  
 Smithfield, NC 27577  
 (919) 868-8132  
 Firm# C-3441

TOWNSHIP <u>Cleveland</u>		COUNTY <u>Johnston</u>	STATE <u>NC</u>
SURVEYED BY <u>TMH</u>		DRAWN BY <u>TMH</u>	
DATE <u>01/04/19</u>	SCALE <u>1"=80'</u>	DRAWING NO. <u>HLS15-0103</u>	

Jones Farm  
 Phase 1

Final Plat Sheet 1 of 2

N/F  
 Alfred T. Taylor, Jr.  
 DB 817 PG 169

STATE OF NORTH CAROLINA, Johnston County, Thomas M. Hall, Professional Land Surveyor, License No. L-3935, dated August 14, 2019, in the presence of witnesses, certify that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this 28th day of JULIE A.D., 2019.

Professional Land Surveyor L-3935

**Planning Director Endorsement:**

I hereby certify that this plat has been found to comply with the subdivision ordinance of Johnston County and that this plat is hereby approved for recording in the Register of Deeds of Johnston County, provided that this plat be recorded within 60 days of final approval; Approved by the Planning Director.

*[Signature]* 8-9-2019  
Planning Director Date

**Certificate Of Improvements:**

The Planning Director hereby certifies that all improvements required by the Johnston County Subdivision Ordinance have been installed or accounted for as specified by the approved preliminary plat for Jones Farm, and that said improvements comply with county specifications.

*[Signature]* 8-9-2019  
Planning Director Date

**Certification of Ownership and Dedication:**

I hereby certify that I am the owner(s) 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 building setback lines, and dedicate all streets, walks, alleys, parks and other sites and easements to public or private use as noted.

6/28/19 Waverly V Jones III  
Date Owner(s)  
MANAGER - DMS PARTNERS, LLC

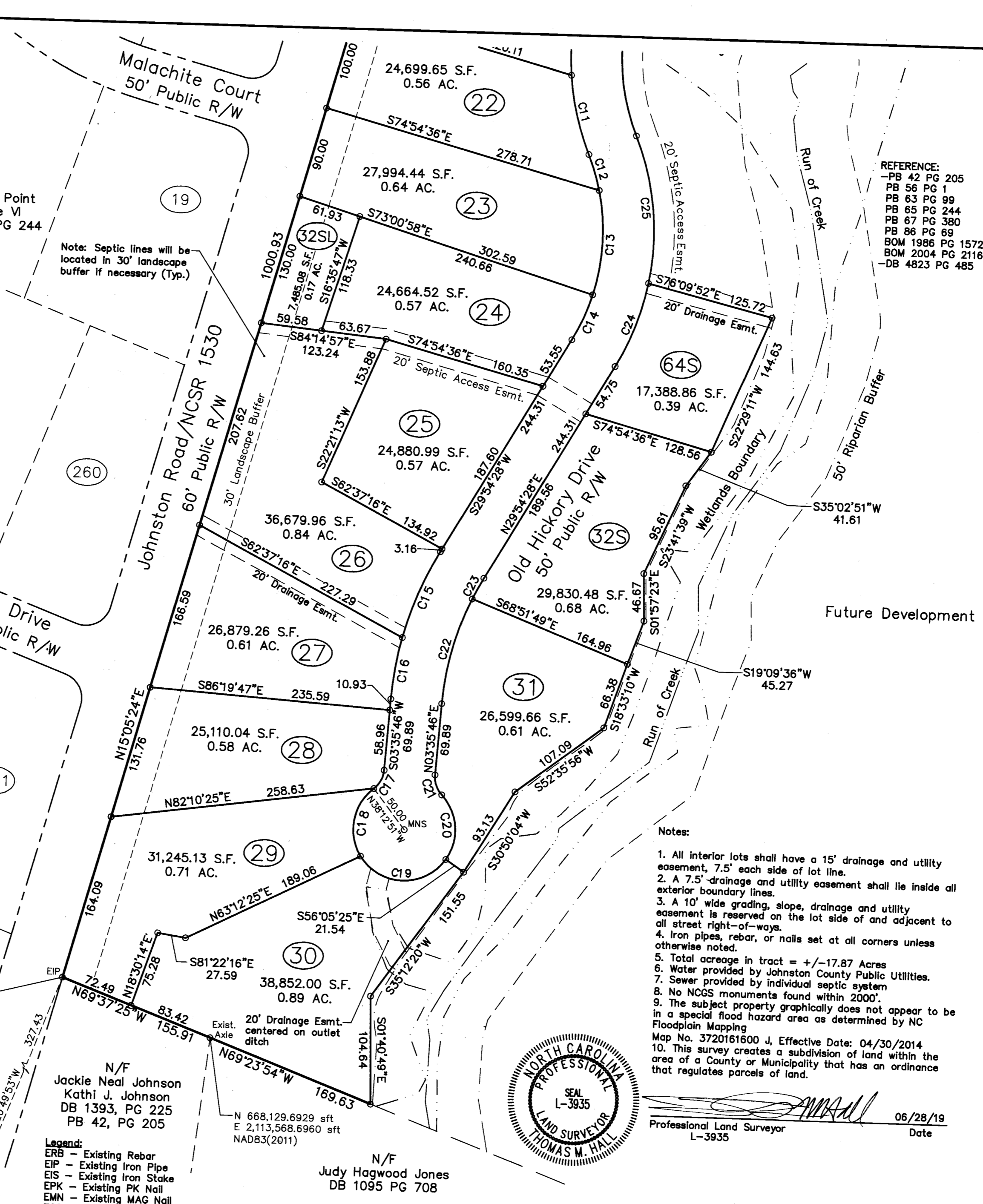
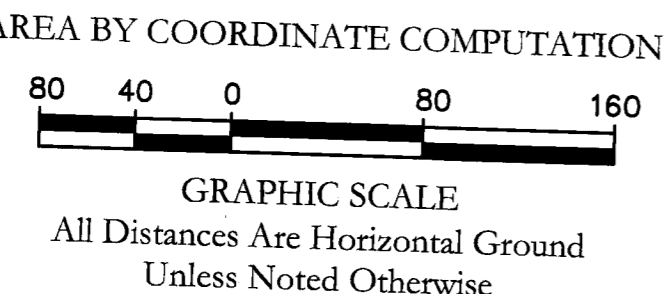
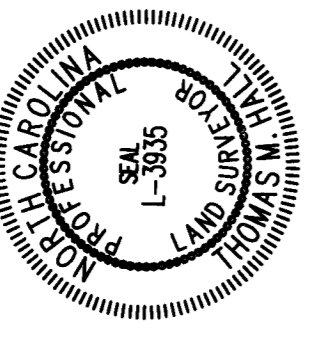
Waverly Point  
PB 56, PG 1-6

**Road Maintenance Statement of Understanding:**

Waverly V Jones III am responsible for the construction, maintenance, and required road improvements of subdivision streets until:

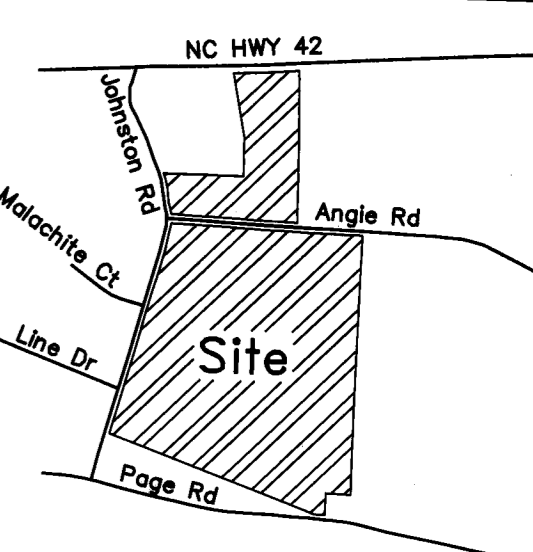
a) approved/taken over by North Carolina Department of Transportation for public roads, or  
b) approved/taken over by Homeowners Association for private roads maintenance, or  
c) private road maintenance agreement is signed and recorded by owners of each lot

6/28/19 Waverly V Jones III  
Date Developer/Owner  
MANAGER - DMS PARTNERS, LLC



- Legend:**
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  - EIP - Existing Iron Pipe
  - EIS - Existing Iron Stake
  - EPK - Existing PK Nail
  - EMN - Existing MAG Nail
  - ECS - Existing Cotton Spindle
  - ERRS - Existing Railroad Spike
  - ECM - Existing Concrete Monument
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  - MNS - MAG Nail Set
  - MHS - MAG Hub Set
  - PKS - PK Nail Set
  - CP - Calculated Point
  - CC - Control Corner
  - CLCS - Centerline of Creek Shot
  - sft - Survey Feet

Grid North  
NAD83(2011)



REFERENCE:  
-PB 42 PG 205  
-PB 56 PG 1  
-PB 63 PG 99  
-PB 65 PG 244  
-PB 67 PG 380  
-PB 86 PG 69  
-BOM 1986 PG 1572  
-BOM 2004 PG 2116  
-DB 4823 PG 485

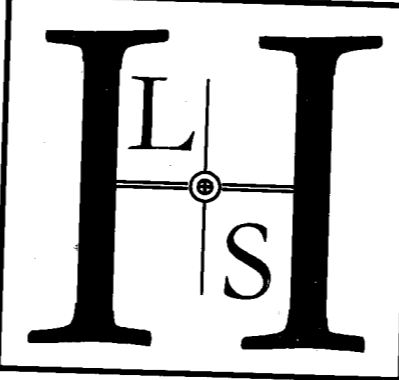
Curve	Radius	Length	Chord Bearing	Chord
C1	332.57	41.43	N10°54'55"E	41.40
C2	25.00	39.34	S43°14'20"E	35.41
C3	25.00	39.27	S46°50'45"W	35.36
C4	255.00	46.61	S86°36'34"W	46.55
C5	205.00	37.47	S82°12'28"W	85.39
C6	255.00	85.79	S63°37'46"W	79.28
C7	255.00	79.58	S63°37'46"W	79.28
C8	255.00	63.59	S47°32'42"W	63.43
C9	255.00	81.91	S31°11'55"W	81.56
C10	255.00	120.68	S08°26'20"W	119.55
C11	255.00	79.67	S14°04'07"E	79.34
C12	205.00	36.66	S17°53'43"E	36.61
C13	205.00	103.88	S01°44'43"W	102.78
C14	205.00	48.82	S23°05'07"W	48.71
C15	335.00	92.54	S21°59'39"W	92.25
C16	335.00	61.30	S08°50'18"W	61.21
C17	25.00	21.03	S27°41'28"W	20.41
C18	50.00	73.88	S09°27'29"W	67.34
C19	50.00	98.80	S89°28'48"E	83.49
C20	50.00	68.51	N05°20'31"W	63.27
C21	25.00	21.03	N20°29'55"W	20.41
C22	285.00	107.53	N14°24'20"E	106.90
C23	285.00	23.34	N27°33'40"E	23.34
C24	255.00	88.51	N19°57'52"E	88.06
C25	255.00	147.05	N06°29'56"W	145.02
C26	205.00	410.98	N34°24'49"E	345.53
C27	255.00	46.61	N86°36'34"E	46.55
C28	205.00	37.47	N86°36'34"E	37.42
C29	25.00	34.30	S48°50'49"E	31.67
C30	335.00	7.99	S10°13'22"E	7.99
C31	25.00	46.38	N42°14'35"E	40.01
C32	205.00	28.56	S80°36'59"E	28.54
C33	255.00	51.31	S62°23'22"E	51.23
C34	25.00	21.03	S64°03'33"E	20.41
C35	50.00	93.98	N86°11'16"E	80.75
C36	50.00	40.00	N09°25'13"E	38.94
C37	50.00	40.00	N36°24'59"W	38.94
C38	50.00	51.54	N88°51'54"W	49.29
C39	50.00	15.66	S52°37'47"W	15.60
C40	25.00	21.03	S67°45'04"W	20.41
C41	205.00	13.40	N86°16'53"W	13.40
C42	205.00	27.85	N80°31'00"W	27.83
C43	255.00	59.42	N83°18'02"W	59.29
C44	25.00	38.02	N46°24'16"W	34.46
C45	285.00	23.27	N00°29'37"W	23.27
C46	25.00	39.20	N46°45'40"E	35.30

- Notes:**
- All interior lots shall have a 15' drainage and utility easement, 7.5' 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.
  - Iron pipes, rebar, or nails set at all corners unless otherwise noted.
  - Total acreage in tract = +/- 17.87 Acres
  - Water provided by Johnston County Public Utilities.
  - Sewer provided by individual septic system
  - No NCGS monuments found within 2000'.
  - The subject property graphically does not appear to be in a special flood hazard area as determined by NC Floodplain Mapping
  - Map No. 3720161600 J. Effective Date: 04/30/2014
  - This survey creates a subdivision of land within the area of a County or Municipality that has an ordinance that regulates parcels of land.



*[Signature]* 06/28/19  
Professional Land Surveyor L-3935 Date

**Owner:**  
DMS Partners, LLC  
P.O. Box 129  
Pine Level, NC 27568  
Deed Book 4823 Page 485  
NCPIN: 161600-48-3628  
Tax ID: 06E03003B



**Hall Land Surveying, Inc.**  
1899 Steven's Chapel Road  
Smithfield, NC 27577  
(919) 868-8132  
Firm# C-3441

Final Plat Sheet 2 of 2

**Jones Farm Phase 1**

TOWNSHIP	Cleveland	COUNTY	Johnston	STATE	NC
SURVEYED BY	TMH	DRAWN BY	TMH		
DATE	01/04/19	SCALE	1"=80'	DRAWING NO. HLS15-0103	