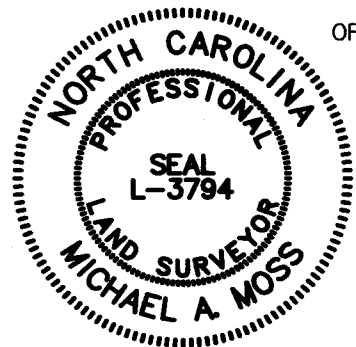


I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL  
 THIS 12TH DAY OF FEBRUARY, 2020.

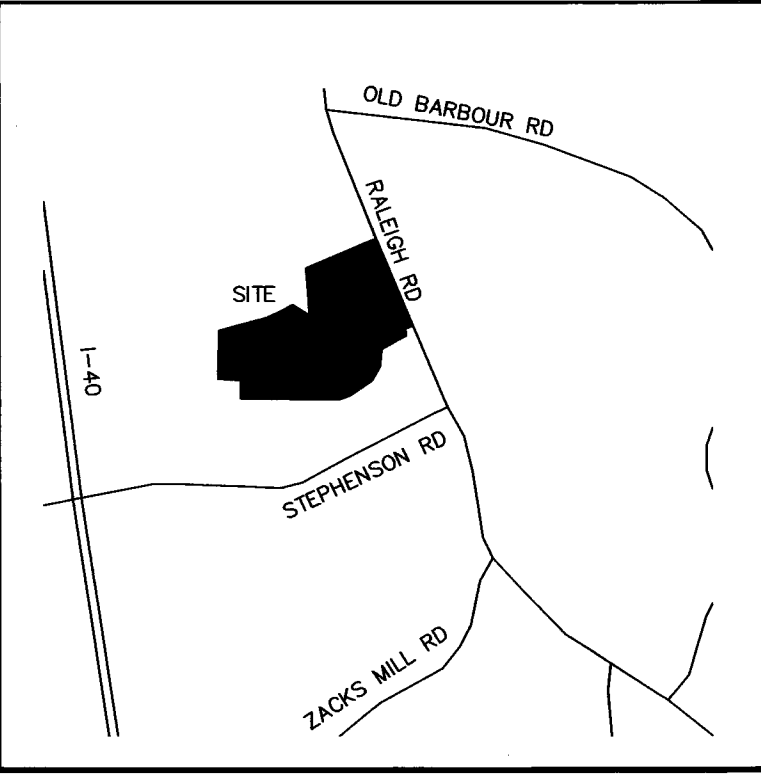
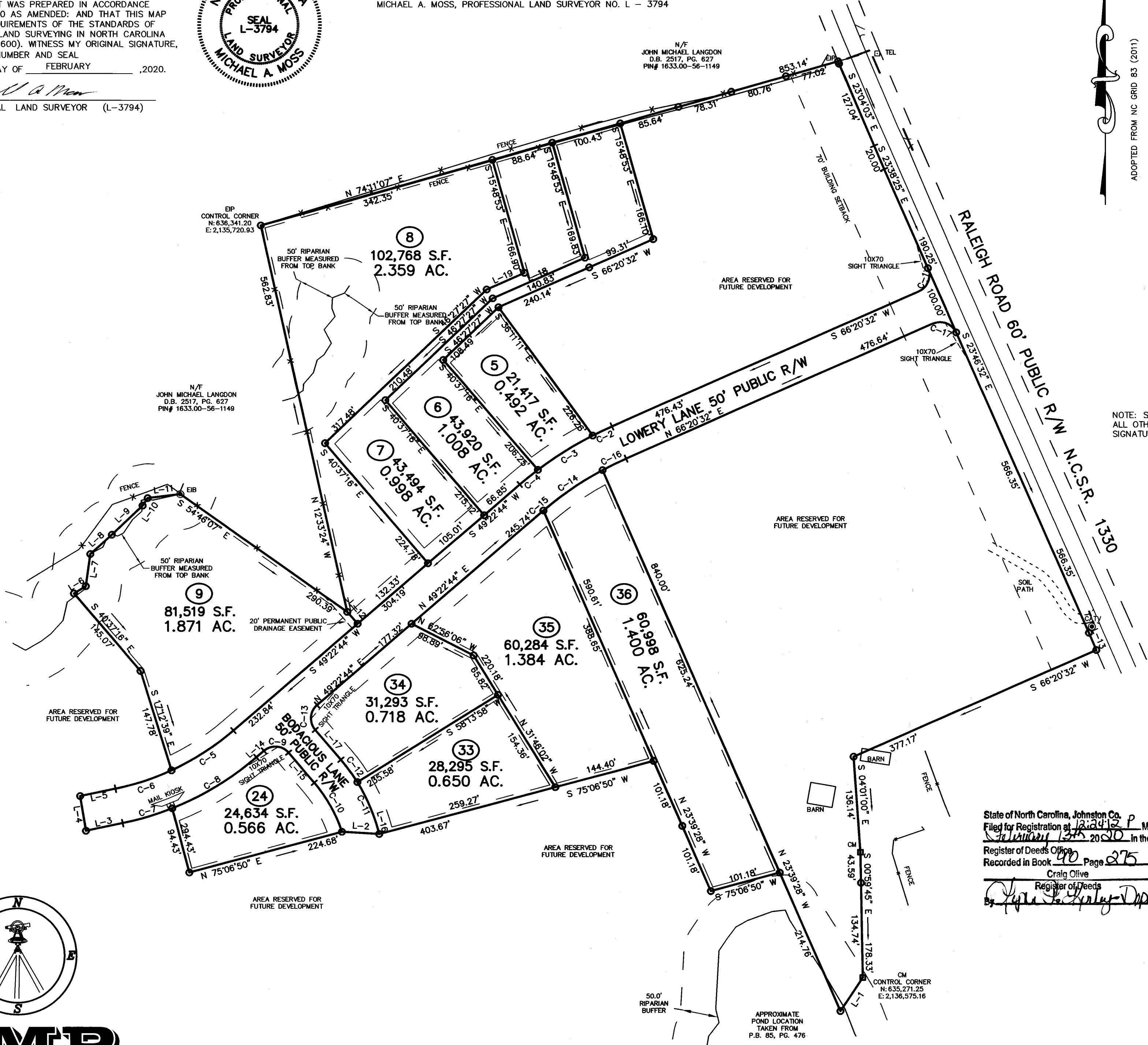


I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

N/F  
 JOHN MICHAEL LANGDON  
 D.B. 2517, PG. 627  
 PIN# 1633.00-56-1149

PROFESSIONAL LAND SURVEYOR (L-3794)



VICINITY MAP

- LEGEND:**
- EIP - EXISTING IRON PIPE
  - EIB - EXISTING IRON BAR
  - BEIP - BENT IRON PIPE
  - BEIB - BENT IRON BAR
  - CM - CONCRETE MONUMENT
  - EPK - EXISTING PK NAIL
  - SPK - SET PK NAIL
  - O - NEW IRON PIPE SET
  - R/W - RIGHT OF WAY
  - CATV - CABLE TV BOX
  - EB - ELECTRIC BOX
  - TEL - TELEPHONE PEDESTAL
  - PP - POWER POLE
  - OHL - OVERHEAD LINE
  - LP - LIGHT POLE
  - WM - WATER METER
  - WV - WATER VALVE
  - ⊗ - FIRE HYDRANT

NOTE: SEE SHEET 2 OF 2 FOR NCDOT, OWNERS, AND ALL OTHER GOVERNMENTAL SIGNOFFS AND SIGNATURES, AND LINE AND CURVE TABLES.

**LINE TYPE LEGEND**

	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS

**MINIMUM BUILDING SETBACKS**

FRONT	20'
REAR	5'
SIDE	5'

**OWNER/DEVELOPER:**

STEEL BRIDGE CROSSING, LLC  
 5160 NC HWY 42 W.  
 GARNER, NC 27529

**FINAL PLAT FOR LOWERY MEADOWS SUBDIVISION PHASE 1**

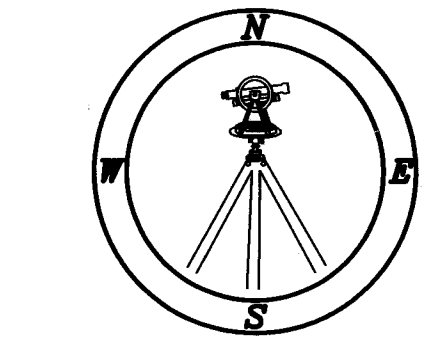
OWNER: JO ANN L. CLIFTON,  
 OWNER: PEGGY L. BREWER  
 OWNER: JENNIFER L. KRALL  
 2040 STEPHENSON ROAD  
 REF: P.B. 85, PG. 476  
 REF: D.B 5055, PG. 51  
 ELEVATION TOWNSHIP  
 JOHNSTON COUNTY, NORTH CAROLINA

State of North Carolina, Johnston Co.  
 Filed for Registration at 12:41 P.M.  
 September 17, 2019 in the  
 Register of Deeds Office  
 Recorded in Book 40 Page 275  
 Craig Olive  
 Register of Deeds



SCALE 1"=100'

SEPTEMBER 17, 2019  
 ZONED AR  
 PIN # 1633-65-0471  
 SHEET 1 OF 2



LOWERY MEADOWS.DWG - JM

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

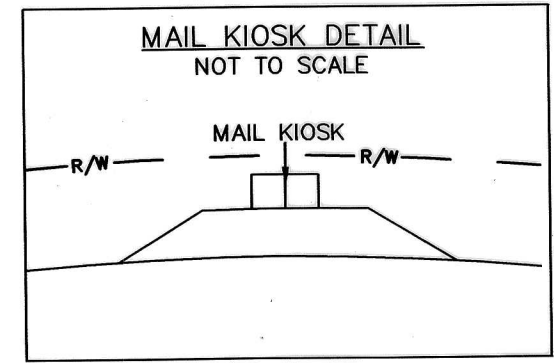
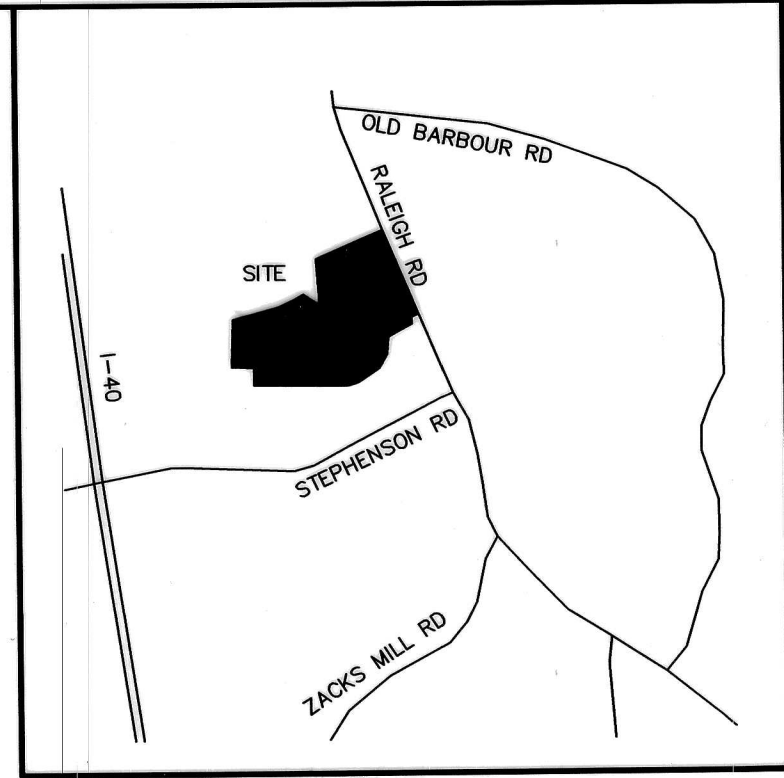


I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS



SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	24.388 AC.
LESS R/W =	1.874 AC.
NET AREA =	22.514 AC.
TOTAL LOTS =	10
AVERAGE LOT SIZE =	2.251 AC.
TOTAL ROAD LENGTH =	1,644.76 L.F.
PROPOSED USE =	RESIDENTIAL SINGLE FAMILY SUBDIVISION

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3720-1622-00K  
EFFECTIVE DATE: JUNE 20, 2018

2-12-2020  
DATE PROFESSIONAL LAND SURVEYOR



CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES: THE DIRECTOR OF PUBLIC UTILITIES FOR COUNTY OF JOHNSTON, NORTH CAROLINA, HEREBY 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 12<sup>th</sup> DAY OF Feb 2020  
COUNTY OF JOHNSTON  
DIRECTOR OF PUBLIC UTILITIES: *Chandra C. James*

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	39.32'	25.00'	35.39'	S 21°17'00" W
C-2	30.26'	525.00'	30.25'	S 64°41'28" W
C-3	92.01'	525.00'	91.89'	S 58°01'10" W
C-4	33.17'	525.00'	33.16'	S 51°11'20" W
C-5	104.90'	375.00'	104.56'	S 57°23'34" W
C-6	83.92'	375.00'	83.75'	S 71°49'04" W
C-7	73.38'	425.00'	73.29'	N 73°16'57" E
C-8	140.62'	425.00'	139.98'	N 58°51'27" E
C-9	39.27'	25.00'	35.36'	S 85°37'16" E
C-10	80.62'	205.00'	80.11'	S 29°21'15" E
C-11	75.13'	255.00'	74.86'	N 23°19'36" W
C-12	39.41'	255.00'	39.37'	N 36°11'39" W
C-13	39.27'	25.00'	35.36'	N 04°22'44" E
C-14	101.95'	475.00'	101.75'	N 55°41'42" E
C-15	1.39'	475.00'	1.39'	N 49°27'46" E
C-16	37.29'	475.00'	37.28'	N 64°05'35" E
C-17	39.22'	25.00'	35.32'	S 68°42'53" E

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

2-12-20  
DATE OWNER

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

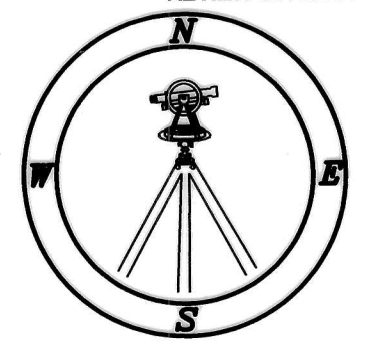
I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

2-13-2020  
DATE SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA  
COUNTY OF JOHNSTON  
REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

2/13/2020  
DATE REVIEW OFFICER



CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN MEADOWS AT LOWERY MEADOWS PH 1, SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II JOHNSTON COUNTY SUBDIVISION REGULATIONS FINAL APPROVAL FOR INDIVIDUAL LOTS WITH 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.

2-12-2020  
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.

NOTE: ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY. 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 THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE. 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.

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO MONUMENT WITHIN 2000' OF THIS PROPERTY.
- ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
- ALL LOTS SHALL ACCESS INTERNAL STREETS.
- THERE SHALL BE A DRAINAGE AND PUBLIC UTILITY EASEMENT TEN FEET IN WIDTH ON THE LOT SIDE AND ALONG THE ENTIRE LENGTH OF THE ROAD RIGHT OF WAY.
- THERE SHALL BE A DRAINAGE AND PUBLIC UTILITY EASEMENT SEVEN AND ONE-HALF FEET IN WIDTH OR WIDTH OF REQUIRED MINIMUM SETBACK AS DESCRIBED IN SUBSECTIONS (1) AND (2), WHICHEVER IS LESS RESTRICTIVE, ALONG ALL INTERIOR PROPERTY LINES AND EXTERIOR BOUNDARY LINES.
- 10'X70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENTS.

State of North Carolina, Johnston Co.  
Filed for Registration at 12:28 P.M.  
January 13<sup>th</sup> 2020  
Register of Deeds Office  
Recorded in Book 90 Page 276  
Craig Olive  
Register of Deeds  
By *Alice C. Kirby Deputy*

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
DESIGN STANDARDS CERTIFICATION

*Samuel S. ...*  
DISTRICT ENGINEER FEB 12, 2020  
ONLY NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
APPROVED STRUCTURES ARE TO  
BE CONSTRUCTED ON PUBLIC  
RIGHT-OF-WAY

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, STEEL BRIDGE CROSSING, LLC, AM 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.

2-12-20  
DATE DEVELOPER/OWNER

ALL OBLIGATIONS AND REQUIREMENT FOR THE UTILITY TO SERVE LOWERY MEADOWS, PHASE 1, LOTS 5-9, 24, & 33-36, AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITY DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.  
*Chandra C. James 2/12/20*  
DIRECTOR OF INFRASTRUCTURE & ENGINEERING

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.  
THE TOTAL ALLOWABLE IMPERVIOUS AREA PER LOT IS 5,243 SQUARE FEET PER LOT. IMPERVIOUS AREA IS DEFINED AS ASPHALT, CONCRETE BLOCK, STONE, SLATE, CONCRETE, OR OTHER HARDENED MATERIAL.

VICINITY MAP

- LEGEND:
- EIP - EXISTING IRON PIPE
  - EIB - EXISTING IRON BAR
  - BEIP - BENT IRON PIPE
  - BEIB - BENT IRON BAR
  - CM - CONCRETE MONUMENT
  - EPK - EXISTING PK NAIL
  - SPK - SET PK NAIL
  - - NEW IRON PIPE SET
  - R/W - RIGHT OF WAY
  - CATV - CABLE TV BOX
  - EB - ELECTRIC BOX
  - TEL - TELEPHONE PEDESTAL
  - PP - POWER POLE
  - OH - OVERHEAD LINE
  - LP - LIGHT POLE
  - WM - WATER METER
  - WV - WATER VALVE
  - ⊗ - FIRE HYDRANT

MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	5'
SIDE	5'

OWNER/DEVELOPER:

STEEL BRIDGE CROSSING, LLC  
5160 NC HWY 42 W.  
GARNER, NC 27529

FINAL PLAT FOR  
LOWERY MEADOWS  
SUBDIVISION PHASE 1

OWNER: JO ANN L. CLIFTON,  
OWNER: PEGGY L. BREWER  
OWNER: JENNIFER L. KRALL  
2040 STEPHENSON ROAD

REF: P.B. 85, PG. 476  
REF: D.B 5055, PG. 51

ELEVATION TOWNSHIP  
JOHNSTON COUNTY, NORTH CAROLINA



SCALE 1"=100'

SEPTEMBER 17, 2019  
ZONED AR  
PIN # 1633-65-0471  
SHEET 2 OF 2



(LOWERY MEADOWS.DWG - JIM)