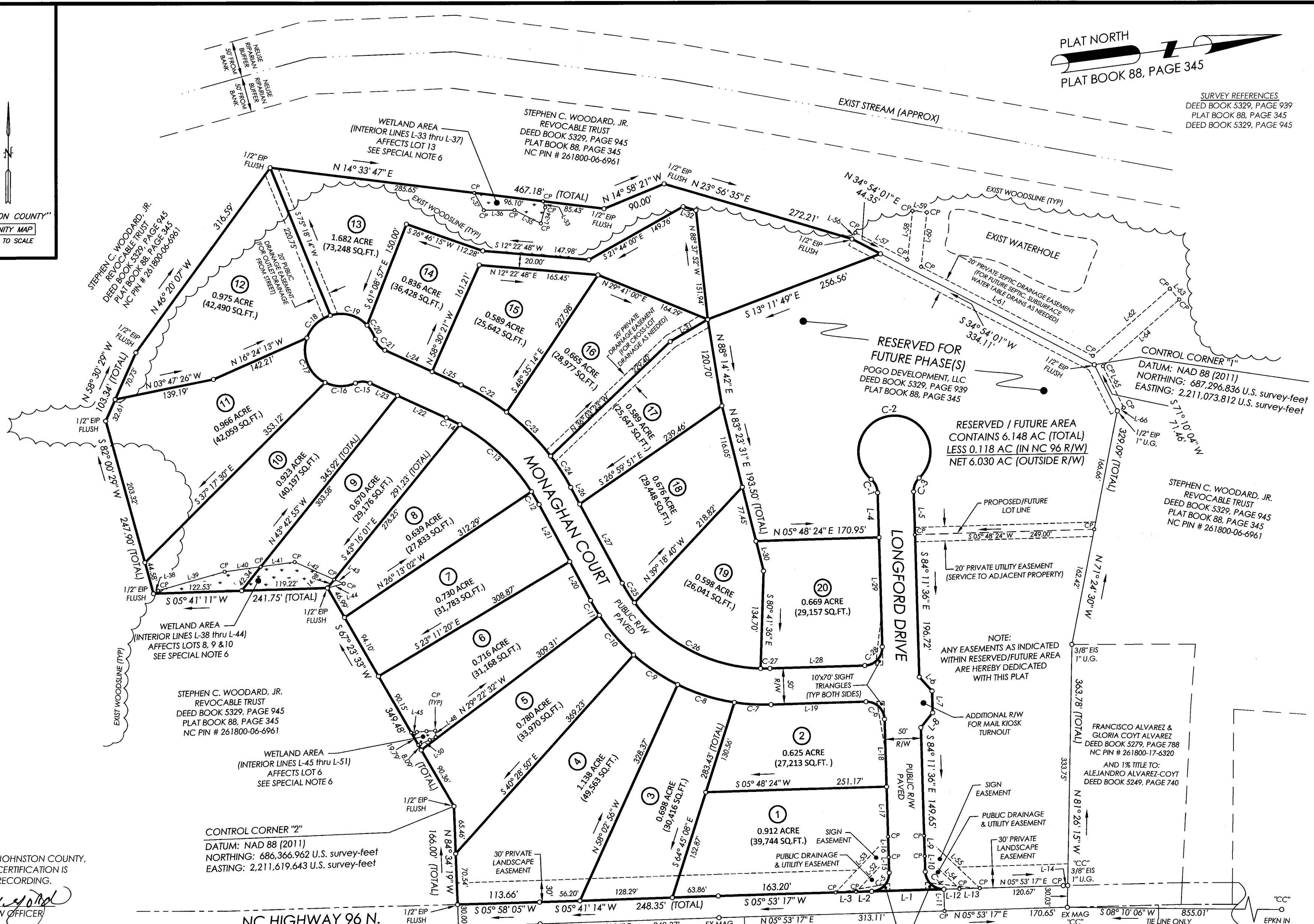


PLAT NORTH
 PLAT BOOK 88, PAGE 345

SURVEY REFERENCES
 DEED BOOK 5329, PAGE 939
 PLAT BOOK 88, PAGE 345
 DEED BOOK 5329, PAGE 945

- LEGEND**
- LINES SURVEYED
 - - - OTHER LINES SURVEYED
 - LINES NOT SURVEYED
 - - - RIGHT-OF-WAY LINE
 - CENTERLINE OF ROAD
 - CC CONTROL CORNER
 - EIP EXIST. IRON PIPE FOUND
 - NIP NEW IRON PIPE SET
 - EIS EXIST. IRON STAKE FOUND
 - NIS NEW IRON STAKE SET
 - EPKN EXIST. P.K. NAIL FOUND
 - PKN NEW P.K. NAIL SET
 - EX. MAG EXIST. MAG NAIL FOUND
 - MAG NEW MAG NAIL SET
 - EX. RRS EXIST. RAILROAD SPIKE FOUND
 - RRS NEW RAILROAD SPIKE SET
 - ECM EXIST. CONC. MONUMENT FOUND
 - CP COMPUTED POINT
 - A. G. ABOVE GROUND
 - U. G. UNDERGROUND
 - R/W RIGHT-OF-WAY
 - DB DEED BOOK
 - PG PAGE
 - PP EXIST. POWER POLE
 - OH-E EXIST. OVERHEAD ELECTRICAL LINE
 - LP EXIST. LIGHT POLE
 - HYD EXIST. FIRE HYDRANT
 - WV EXIST. WATER VALVE
 - WM EXIST. WATER METER
 - CO EXIST. CLEANOUT
 - PED EXIST. UTILITY PEDESTAL
 - SVC EXIST. UTILITY SERVICE
 - B/C EXIST. BACK OF CURB
 - E/P EXIST. EDGE OF PAVEMENT
 - CL CENTER LINE
- LOT CORNERS ARE 1/2" NEW IRON PIPES, SET FLUSH WITH GROUND, UNLESS NOTED OTHERWISE



David S. Sanderford REVIEW OFFICER OF JOHNSTON COUNTY,
 I HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
 AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 DATE *5/18/2020* REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
 Filed for Registration at *12:55:38 PM*
May 18, 2020, in the Register of Deeds Office.
 CRAIG OLIVE
 Register of Deeds
 By: *John A. M. Neal, Jr.* Deputy
 This Plat Recorded in Plat Book *91*, Page *90*

TONY JOE ALLEN DB 3436, PG 644 PB 46, PG 71 NC PIN # 261800-15-8818	TONY JOE ALLEN DB 2868, PG 184 PB 46, PG 71 NC PIN # 261800-16-8025	DENNIS NEVELL MAIDON, SANDRA MAIDON BARNES, BEVERLY MAIDON JONES & JUDY MAIDON BROWN DB 2794, PG 168 PB 9, PG 5 NC PIN # 261800-26-0299	JOSEPH RAY KING & LISA NETTLES KING DB 1897, PG 710 NC PIN # 261800-26-0493	CURTIS KING & SUE C. KING DB 1058, PG 102 NC PIN # 261800-26-1505	JOSEPH RAY KING & LISA N. KING DB 4916, PG 519 PLAT BOOK 51, PAGE 104 NC PIN # 261800-26-1608	BRANCH CHAPEL FREEWILL BAPTIST CHURCH DB 1997, PG 711 PB 51, PG 104 REF ALSO: PB 79, PG 13 NC PIN # 261800-27-1016
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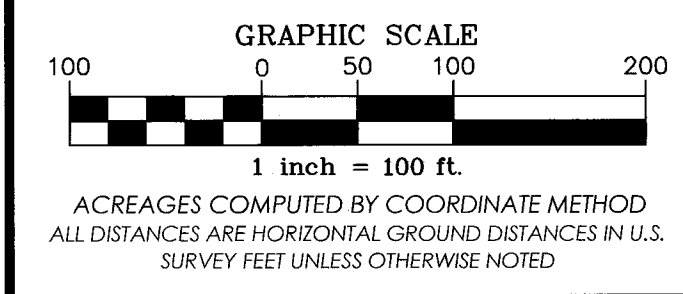
LYNCHFORD POINTE SUBDIVISION, PHASE 1

A "MAJOR SUBDIVISION" OF THE PROPERTY OWNED BY:
POGO DEVELOPMENT, LLC

PROPERTY/SITE INFORMATION	CURRENT PROPERTY OWNER INFORMATION
TOWNSHIP, COUNTY & STATE: O'NEALS, JOHNSTON CO., NC	OWNER NAME(S): POGO DEVELOPMENT, LLC
CITY OR TOWN LIMIT/ETJ: ---	REF: DEED BOOK 5329, PAGE 939
NC PIN #(s): 261800-16-2655	OTHER INFO (PLAT/SUBDIVISION/LOT): PLAT BOOK 88, PAGE 345 (TRACT 16B)
ZONING: AR	SURVEYED FOR: POGO DEVELOPMENT, LLC

DATE: 5/4/2020
 SCALE: 1" = 100'
 SURVEY BY: JW/L/LEB/BRL
 DRAWN BY: BRL
 CHECKED BY: BRL
 PROJECT No: S119004.01
 DWG: MajorSD-Ph1-v2004

BRL ENGINEERING & SURVEYING
 112 East Johnston Street
 Smithfield, NC 27577
 Office: (919) 989-9300
 Field: (919) 631-6934
 www.brlengineering.com
 brlengineering@earthlink.net
 NCBELS Firm No: P-0323



Sheet No.
1 of 2

SURVEYORS DECLARATION TO WHOM IT MAY CONCERN: It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any physical conditions (ie. utilities, hazardous wastes, cemeteries or family burial plots, wetlands, buffers, high water table, poor soils, etc.) OR any legal encumbrances (ie. easements, rights-of-way, claims, etc.) which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property, but are unknown to the surveyor. Surveyor has only made reference to current, and sometimes historic, public records as necessary to complete the purpose of the survey, and has not performed a complete historic search of the chain of title. This property may be subject to additional easements or rights-of-ways unknown to the surveyor at this time that a complete title examination may reveal. It is advised that the owner of this property consult with a Licensed Attorney at Law to perform a complete title examination to confirm all known encumbrances and reveal any potential encumbrances or title issues associated with this property.

NOTICE TO OWNER
IT IS THE SOLE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SHOWN HEREON TO SUBJECT THIS PROPERTY TO ANY AND ALL RESTRICTIONS THEY DEEM NECESSARY OR APPLICABLE. IT IS FURTHER THE SOLE RESPONSIBILITY OF THE SAID OWNER(S) TO MAKE SURE SAID RESTRICTIONS ARE RECORDED AND EFFECTIVE.

CERTIFICATE OF OWNERSHIP AND DEDICATION:
[I/WE] HEREBY CERTIFY THAT [I/WE] AM/[ARE] THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT [I/WE] HEREBY, ADOPT THIS SUBDIVISION PLAN WITH MY/(OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

5-4-20 Chad P. Hahn
DATE POGO DEVELOPMENT (AGENT)
5-4-20 Stephen C. Woodard, Jr.
DATE STEPHEN C. WOODARD, JR. REVOCABLE TRUST (AGENT)
(ONLY FOR ADJACENT EASEMENTS AS INDICATED) HEREON

GENERAL NOTES FOR MAJOR SUBDIVISION SURVEY:

1. THE CHANGES TO NEW OR EXISTING PARCELS SHOWN HEREON ARE PROPOSED CHANGES. THE CHANGES SHOWN DO NOT TAKE EFFECT UNTIL THE PROPER APPROVALS HAVE BEEN OBTAINED AND THE PROPER DEEDS OR OTHER LEGAL DOCUMENTS ARE FILED WITH THE APPROPRIATE COUNTY REGISTER OF DEEDS OFFICE.
2. PORTIONS OF THIS PARCEL OF LAND MAY CONTAIN WETLANDS. THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL REGULATIONS BY US ARMY CORPS OF ENGINEERS (USACE) AND NC DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ), AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE. SEE SPECIAL NOTE 6 BELOW.
3. THIS PARCEL OF LAND IS LOCATED IN A BASIN THAT MAY BE SUBJECT TO RIPARIAN STREAM BUFFERS, FORMAL OR FINAL STREAM BUFFER DETERMINATIONS HAVE NOT BEEN MADE BY NCDEQ OR A LOCAL DELEGATED AUTHORITY UNLESS OTHERWISE CERTIFIED OR NOTATED HEREON. SURVEYOR HAS MADE EFFORTS TO CHECK FOR STATE-DEFINED RIPARIAN BUFFERS. (BASED ON USGS & SOILS REFERENCE MAPS); HOWEVER, RULES VARY FROM BASIN TO BASIN AND OWNER SHOULD CONSULT NCDEQ OR A LOCAL DELEGATED AUTHORITY FOR A FINAL DETERMINATION REGARDING BUFFER LOCATION OR EXISTENCE, AND ANY CONSTRUCTION THAT MAY IMPACT THE BUFFER. BUFFER LOCATION ON THE GROUND IS TYPICALLY MEASURED FROM TOP OF BANK AND MAY BE SCALED OR APPROXIMATE HEREON UNLESS INDICATED OTHERWISE. OWNER SHOULD VERIFY WITH NCDEQ OR LOCAL DELEGATED AUTHORITY WHETHER ANY DITCHES, STREAMS, CANALS, PONDS, ETC. THAT EXIST ON THE PROPERTY ARE BUFFERED, PRIOR TO ANY CONSTRUCTION.
4. THE SURVEYOR DOES NOT TAKE RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR DOES NOT AFFIRM THAT ALL ABOVE GROUND UTILITIES ARE SHOWN, UNLESS SPECIFICALLY INSTRUCTED TO DO SO AND SUCH UTILITIES ARE CLEARLY MARKED IN THE FIELD PRIOR TO SURVEYING. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. SEE SPECIAL NOTE 3 BELOW.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD. CONSULT AN ATTORNEY AT LAW REGARDING A FULL TITLE SEARCH AND ANY POTENTIAL ENCUMBRANCES IN THE CHAIN OF TITLE.
6. PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.
7. ANY NAMES OR NOTES IMPLYING OWNERSHIP ON THIS PLAN ARE TAKEN FROM CURRENT PUBLIC RECORDS. CONSULT AN ATTORNEY AT LAW REGARDING ACTUAL LEGAL OWNERSHIP AND TITLE.
8. SEE FLOOD CERTIFICATION HEREON FOR INFORMATION REGARDING ANY POTENTIAL FLOODPLAIN IMPACTS ON SUBJECT PROPERTY.
9. ROAD/STREET RIGHTS-OF-WAY: ROAD/STREET R/W ON THIS PLAN WAS TAKEN FROM SURVEYOR'S PLAT REFERENCES AS CURRENTLY AND READILY AVAILABLE FROM PUBLIC RECORD, OR ANY RECOVERED FIELD INFORMATION AS INDICATED HEREON. STREET R/W IS SUBJECT TO ALL PLANS, SURVEYS & OTHER LEGAL INSTRUMENTS WHICH MAY BE ARCHIVED WITH NCDOT OR THE LOCAL MUNICIPALITY, AND MAY SUPERSEDE CERTAIN PLATS OF RECORD. STREET R/W MAY ALSO BE RESERVED OR DEDICATED BY PREVIOUS OWNERS IN HISTORICAL RECORDS AND NOT EVIDENT IN CURRENT RECORDS. SEE SPECIAL NOTE 2 BELOW.

SPECIAL NOTES:

1. PURPOSE: THE PURPOSE OF THIS PLAT IS TO CREATE A PROPOSED 20-LOT 1ST SECTION/PHASE OF A MAJOR SUBDIVISION, AND TO CREATE A NEW PUBLIC STREET AND RIGHT-OF-WAY. A PORTION OF THIS TRACT SHALL BE RESERVED FOR FUTURE SECTIONS/PHASES OF THE SUBDIVISION.
2. EXISTING STREET/ROAD RIGHTS-OF-WAY: EXISTING RIGHT OF WAY INFORMATION HEREON IS TAKEN FROM RECENT & HISTORICAL MAPS OF RECORD. ROAD R/W ON NC 96 IS SHOWN AS 60' WIDE, AS TAKEN FROM VARIOUS PLATS INCLUDING PB 31, PG 104, PB 25, PG 219, AND PB 46, PG 71. NO MONUMENTS OR OTHER R/W EVIDENCE WAS RECOVERED IN THE FIELD; AND RIGHT-OF-WAY AS SHOWN HEREON IS APPROXIMATE ONLY AND HAS BEEN ESTABLISHED AS BEST AS POSSIBLE ACCORDING TO EXISTING CENTERLINES IN THE FIELD AND/OR PROPERTY CORNERS IN THE FIELD. OWNER SHOULD VERIFY ANY AND ALL RIGHTS-OF-WAY WITH NCDOT; AND VERIFY ANY LOCAL SETBACKS FROM RIGHT-OF-WAY WITH THE LOCAL PLANNING & ZONING DEPARTMENT.
3. UTILITIES: NO UTILITY LOCATIONS WERE SURVEYED FOR THIS PLAT.
4. NOTE FOR ENVIRONMENTAL HEALTH DEPARTMENT: ALL LOTS SHALL BE SERVED BY PUBLIC WATER AND REQUIRE SUBDIVISION EVALUATION FOR PRIVATE ONSITE SEPTIC SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. SEE CERTIFICATION HEREON BY LOCAL HEALTH DEPARTMENT INDICATING PRELIMINARY WELL/SEPTIC EVALUATIONS FOR THIS SUBDIVISION PLAN. SEPTIC PERMITTING IS STILL REQUIRED FOR FUTURE HOMESITES ON EACH LOT.
5. PLAT FOR RECORDING: THIS PLAT HAS BEEN PREPARED FOR RECORDING AT THE LOCAL REGISTER OF DEEDS OFFICE, IN ACCORDANCE WITH NCGS 47-30. IT IS ONLY FOR THE PURPOSES AS STATED ABOVE. NO N.C.G.S. GRID MONUMENTS WERE FOUND WITHIN 2000 FEET OF THIS PROPERTY; NC GRID REFERENCE WAS ESTABLISHED USING GPS-SURVEYED CONTROL CORNERS WITH COORDINATES TRANSFERRED TO PROPERTY CORNERS AS INDICATED HEREON AND THE LINE(S) TO OTHER MONUMENTS OR LANDMARKS HAVE BEEN MADE AS INDICATED HEREON. IN ACCORDANCE WITH 21 N.C.A.C. 56.1602(a) and NCGS 47-30(e)(9).
6. ENVIRONMENTAL INFORMATION (WETLANDS & RIPARIAN BUFFERS): INITIAL ENVIRONMENTAL DETERMINATIONS (INCLUDING WETLAND DELINEATION & RIPARIAN BUFFER DETERMINATIONS) WERE PERFORMED BY WYATT BROWN, LICENSED SOIL SCIENTIST, WITH BROWN'S ENVIRONMENTAL GROUP OF SELMA, NC. WETLANDS WERE VERIFIED BY US ARMY CORPS OF ENGINEERS (USACE) VIA EMAIL TO WYATT BROWN DATED 3/18/20. THE FIELD LOCATION OF THESE WETLANDS ARE INDICATED AS COMPUTED POINTS AND LINES HEREON. INDIVIDUAL LOTS WITH WETLANDS AS INDICATED MAY BE RESTRICTED OR LIMITED TO CERTAIN ACTIVITIES IN ACCORDANCE WITH USACE REGULATIONS. ANY OWNER, OR FUTURE OWNER, OF AFFECTED LOTS SHOULD CONTACT USACE PRIOR TO ANY ACTIVITY IN THESE AREAS. WETLAND AREAS ARE SUBJECT TO CHANGE OVER TIME AND USACE VERIFICATION OF WETLANDS MAY EXPIRE AFTER A STATUTORY PERIOD OF TIME. RIPARIAN BUFFERS DO NOT APPEAR TO BE PRESENT WITHIN THIS SITE BOUNDARY OR PROJECT AREA.

NOTES FOR PUBLIC DEDICATION AND OTHER COUNTY NOTATIONS:

1. Any easements as indicated on this plat, or stated below, for public use are hereby dedicated for public use; and hereby accepted for public use as indicated by signature of the appropriate public agency hereon.
2. All interior lots shall have a 10 ft. Public Drainage, Slope and Utility Easement (5' each side of all lot lines).
3. All exterior boundary lines shall have a 10 ft. Public Drainage and Utility Easement (10 ft. inside the boundary line).
4. All new street rights-of-way shall have a 10 ft. Public Grading, Slope and Utility Easement (10' on the lot side adjacent to right-of-way).
5. No driveway shall be located within 50 ft. of a street intersection.
6. All structures placed on lots shall meet all applicable minimum setback requirements.

NORTH CAROLINA JOHNSTON COUNTY

I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed references as shown on hereon); that the boundaries not surveyed are clearly indicated (as drawn from information as indicated hereon); that the ratio of precision as calculated is 1:10,000 + for unadjusted field data; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 4th day of May, A.D. 2020.

B. Leonard
Professional Land Surveyor, License Number L-4368

I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual GPS survey made under my supervision, for the purpose of horizontal control in order to tie this survey to NC Grid; and the following information was used to perform the survey:

Class of Survey: Class AA (Horizontal)
Positional Accuracy: 0.028 Feet, elliptical error axis (Max. Horizontal)
Type of GPS Field Procedure: OPUS Real-Time Sessions at 2 Separate Control Stations
Control Stations: 1/17/19 & 1/25/19
Dates of Survey: NAD 83(2011) Epoch 2010.0000
Datum/Epoch: NAD 83(2011) Epoch 2010.0000
Published/Fixed-Control Used: NCTA, NCKI, NCLU, DURH, NCRW, NCKN, SNFD, NCRX, NCJA
Geoid Model: NAVD88 using GEOID 12B
Combined Grid Factor(s): 0.99988915 (Avg.)
Reporting Units: US Feet

B. Leonard
Surveyor, Registration Number L-4368

I, BRIAN R. LEONARD, Professional Land Surveyor

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.

B. Leonard
BRIAN R. LEONARD, PLS - L-4368

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT GRAPHICALLY APPEAR TO BE IN AN AREA OF SPECIAL FLOOD HAZARD OR 100-YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE RATE MAP NUMBER: 3720261800K EFFECTIVE DATE: JUNE 20, 2018

B. Leonard
BRIAN R. LEONARD, PLS [L-4368]

FLOOD CERTIFICATION IS SUBJECT TO FUTURE CHANGES BY FEMA

LINE	BEARING	DISTANCE
L-1	S 05° 53' 17" W	100.00'
L-2	S 05° 53' 17" W	21.70'
L-3	S 05° 53' 17" W	28.26'
L-4	N 84° 11' 36" W	61.63'
L-5	S 84° 11' 36" E	59.40'
L-6	N 35° 26' 32" E	26.25'
L-7	S 84° 11' 36" E	30.10'
L-8	S 43° 49' 44" E	26.25'
L-9	S 84° 11' 36" E	28.30'
L-10	S 84° 11' 36" E	21.73'
L-11	S 84° 06' 43" E	30.00'
L-12	N 05° 53' 17" E	21.73'
L-13	N 05° 53' 17" E	28.30'
L-14	N 06° 07' 40" E	1.34'
L-15	N 84° 11' 36" W	21.70'
L-16	N 84° 11' 36" W	28.26'
L-17	N 84° 11' 36" W	69.35'
L-18	N 84° 11' 36" W	93.39'
L-19	S 05° 48' 24" W	131.96'
L-20	S 69° 15' 06" W	60.74'
L-21	S 69° 15' 06" W	89.98'
L-22	S 31° 56' 38" W	74.51'
L-23	S 31° 56' 38" W	41.73'
L-24	N 31° 56' 38" E	71.93'
L-25	N 31° 56' 38" E	44.30'
L-26	N 69° 15' 06" E	26.33'
L-27	N 69° 15' 06" E	124.39'
L-28	N 05° 48' 24" E	131.96'
L-29	N 84° 11' 36" W	151.43'
L-30	N 83° 23' 31" E	42.60'
L-31	N 22° 36' 04" W	60.17'
L-32	S 25° 56' 35" W	18.55'
L-33	N 79° 09' 18" E	8.91'
L-34	S 67° 18' 35" E	22.95'
L-35	S 34° 10' 03" W	40.69'
L-36	S 07° 27' 56" W	42.76'
L-37	S 69° 10' 07" W	27.48'
L-38	N 25° 06' 16" W	7.68'
L-39	N 08° 07' 32" W	95.87'
L-40	N 00° 20' 54" W	50.67'
L-41	N 00° 20' 54" W	47.66'
L-42	N 31° 14' 02" E	59.97'
L-43	N 31° 14' 02" E	14.25'
L-44	S 07° 05' 48" E	23.27'
L-45	N 02° 37' 42" E	7.97'
L-46	N 02° 37' 42" E	13.39'
L-47	N 03° 58' 24" E	12.14'
L-48	S 86° 40' 25" E	8.89'
L-49	S 17° 08' 07" E	9.08'
L-50	S 16° 22' 13" E	14.43'
L-51	S 16° 22' 13" E	2.93'
L-52	S 39° 09' 09" E	66.05'
L-53	N 39° 09' 09" W	105.99'
L-54	N 50° 50' 51" E	66.08'
L-55	S 50° 50' 51" W	106.14'
L-56	N 55° 05' 59" W	10.00'
L-57	N 34° 54' 01" E	81.20'
L-58	N 76° 26' 26" W	67.80'
L-59	N 13° 33' 34" E	20.00'
L-60	S 76° 26' 26" E	75.62'
L-61	N 34° 54' 01" E	268.31'
L-62	N 33° 25' 36" W	141.58'
L-63	N 56° 34' 24" E	20.00'
L-64	S 33° 25' 36" E	140.21'
L-65	N 71° 10' 04" E	64.40'
L-66	S 18° 49' 56" E	10.00'

JOHNSTON COUNTY 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.

5-18-2020 B. Hahn
DATE SUBDIVISION ADMINISTRATOR

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
BY: May 5, 2020 Jan Seaman
DATE DISTRICT ENGINEER

NOTE: Only North Carolina Department of Transportation approved structures are to be constructed on Public Right-of-Way.

NOTE: Sight Triangle takes precedent over any sign easements.

NOTE: 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.

NOTE: 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.

NOTE: All lots are to be served by the internal street system only.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, Chad P. Hahn
DEVELOPER/OWNER

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 Road Maintenance; OR...

Private Road Maintenance Agreement is signed and recorded for by Owners of each lot.

5-4-20 Chad P. Hahn
DATE DEVELOPER/OWNER

NOTE: Only 75% of recorded lots will be permitted for construction until the roads are accepted by NCDOT for State Maintenance. Johnston County Development Code Section 14-226(f)(b).

1. Jan D. Spidderford REVIEW OFFICER OF JOHNSTON COUNTY, NC
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
5/18/2020 Jan D. Spidderford
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

Filed for Registration at 12:55:38 PM
May 18, 2020, in the Register of Deeds Office.

CERTIFICATE OF APPROVAL BY JOHNSTON COUNTY 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 shall be replaced with seed) within the Public Utility Easement area disturbed for maintenance of the utilities.

THIS THE 12th DAY OF May, 2020

COUNTY OF JOHNSTON
BY: Chandha C. Farmer
DIRECTOR OF PUBLIC UTILITIES

IMPERVIOUS AREA RESTRICTION:

No more than 3,957 Sq. Ft. of any lot shall be covered by impervious materials including asphalt, concrete block, stone, slate, wood deck, concrete or other hardened material. This covenant is intended to insure continued compliance with the stormwater management plan approved by the Johnston County Stormwater Program. The covenant cannot be changed or deleted without the consent of the Johnston County Stormwater Program.

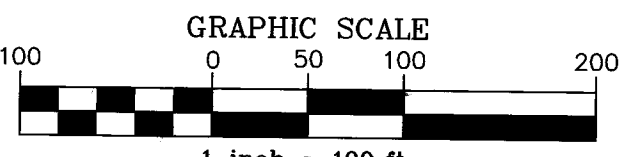
JOHNSTON COUNTY CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

Certificate of Preliminary Approval of water supply and sewage disposal systems installed for installation in "LYNCHFORD POINTE SUBDIVISION, PHASE 1" meets 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 plan for proposed use. This preliminary certification is advisory only and confers no guarantee.

5-6-2020 Jedd Palmer
DATE HEALTH REPRESENTATIVE

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.

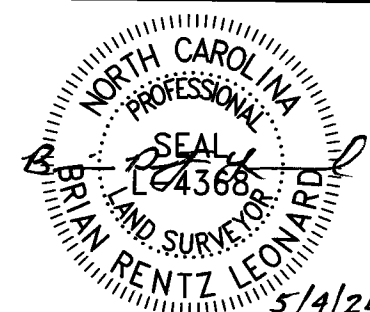
NOTE: RESTRICTIVE COVENANTS FOR LOTS SHALL BE RECORDED SEPARATELY BY DEVELOPER AT A LATER DATE.



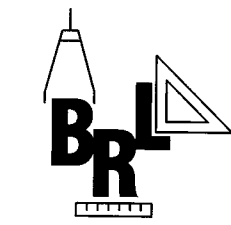
ACREAGES COMPUTED BY COORDINATE METHOD
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED

LYNCHFORD POINTE SUBDIVISION, PHASE 1

A "MAJOR SUBDIVISION" OF THE PROPERTY OWNED BY: POGO DEVELOPMENT, LLC	
PROPERTY/SITE INFORMATION	CURRENT PROPERTY OWNER INFORMATION
TOWNSHIP, COUNTY & STATE: O'NEALS; JOHNSTON CO., NC	OWNER NAME(S): POGO DEVELOPMENT, LLC REF: DEED BOOK 5329, PAGE 839
CITY OR TOWN LIMITS/ETJ: —	OTHER INFO (PLAT/SUBDIVISION/LOT): PLAT BOOK 88, PAGE 345 (TRACT 16B)
NC PIN #(s): 261800-16-2655	SURVEYED FOR: CHARLES B. GORDON
ZONING: AR	



DATE: 5/4/2020
SCALE: 1" = 100'
SURVEY BY: JWL/LEB/BRL
DRAWN BY: BRL
CHECKED BY: BRL
PROJECT No: S119004.01
DWG: MajorSD-Ph1-v2004



BRL ENGINEERING & SURVEYING
112 East Johnston Street
Smithfield, NC 27577
Office: (919) 989-9300
Field: (919) 631-6934
www.brleengineering.com
brleengineering@earthlink.net
NCBELS Firm No: P-0323