

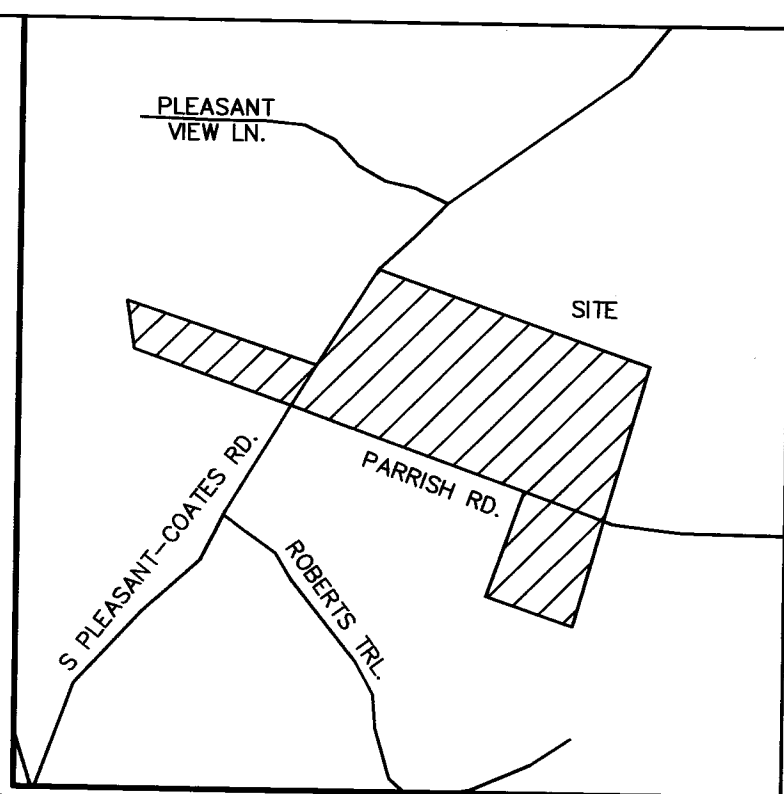
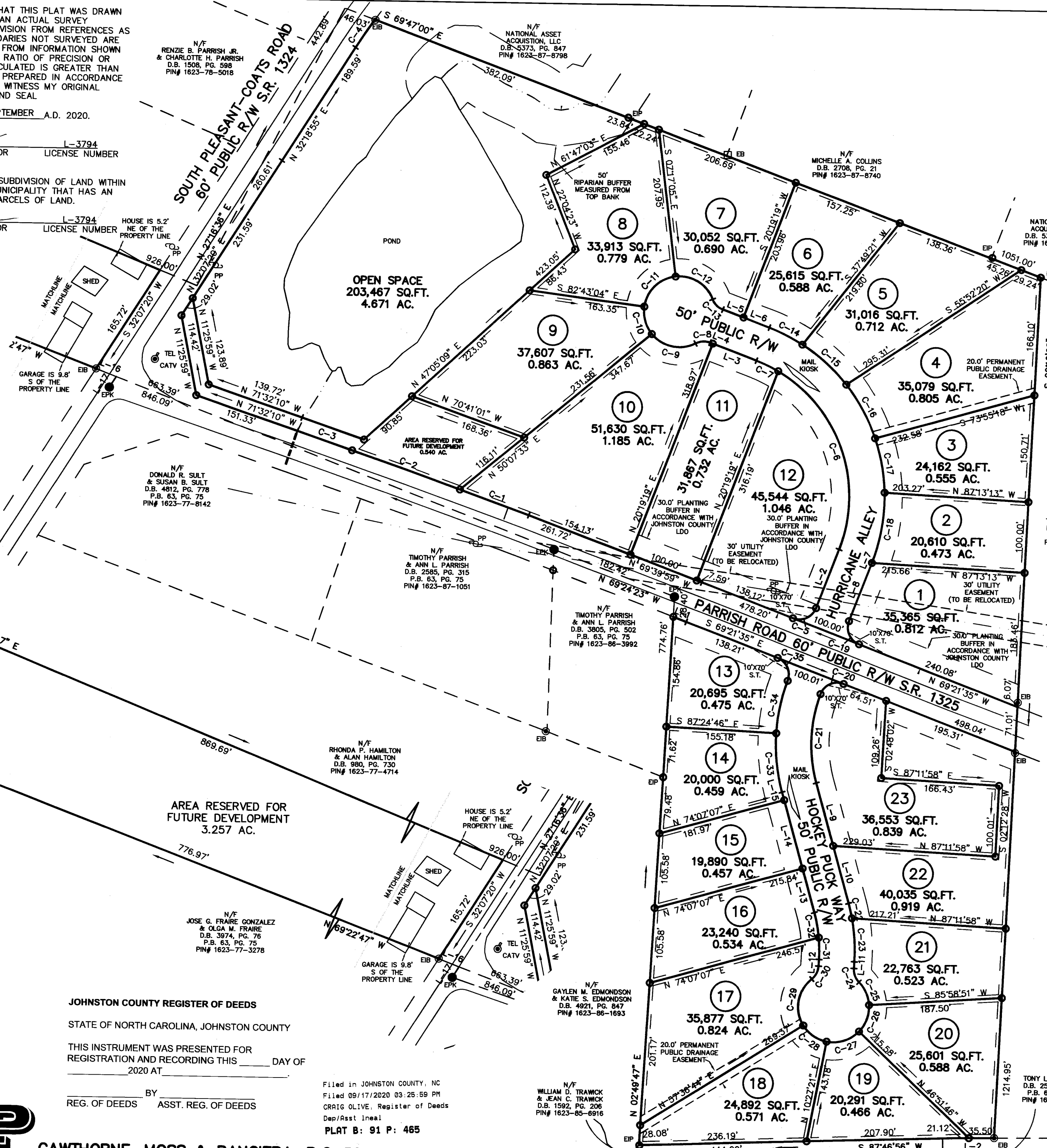
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 3RD DAY OF SEPTEMBER A.D. 2020.

PROFESSIONAL LAND SURVEYOR L-3794  
MICHAEL A. MOSS LICENSE NUMBER

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

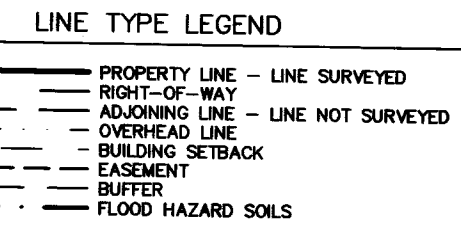
PROFESSIONAL LAND SURVEYOR L-3794  
MICHAEL A. MOSS LICENSE NUMBER



VICINITY MAP

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

- 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.
  - NO SEPTIC PERMIT WILL BE ISSUED FOR LOTS 1, 11 AND 12, UNTIL THE OVERHEAD POWERLINE AND ASSOCIATED EASEMENT HAS BEEN RELOCATED.



30.64'  
17.64'

N/F BETTY J. FAIRCLOTH  
D.B. 1317, PG. 820  
PIN# 1623-67-9805

N/F ANTHONY E. FAIRCLOTH & VICTORIA D. FAIRCLOTH  
D.B. 1817, PG. 796  
PIN# 1623-67-7443

N/F DONALD R. SULT & SUSAN E. SULT  
D.B. 4812, PG. 778  
P.B. 63, PG. 75  
PIN# 1623-77-8142

N/F TIMOTHY PARRISH & ANN L. PARRISH  
D.B. 2585, PG. 315  
P.B. 63, PG. 75  
PIN# 1623-67-1051

N/F TIMOTHY PARRISH & ANN L. PARRISH  
D.B. 3805, PG. 502  
P.B. 63, PG. 75  
PIN# 1623-66-3992

N/F RHONDA P. HAMILTON & ALAN HAMILTON  
D.B. 980, PG. 730  
PIN# 1623-77-4714

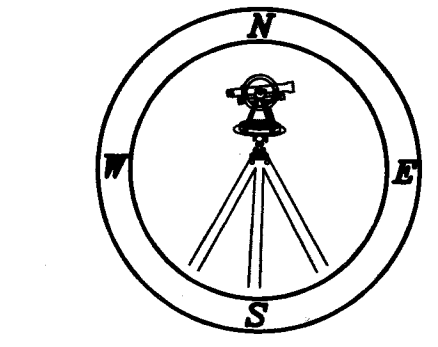
N/F JOSE G. FRAIRE GONZALEZ & OLGA M. FRAIRE  
D.B. 3974, PG. 76  
P.B. 63, PG. 75  
PIN# 1623-77-3278

N/F GAYLEN M. EDMONDSON & KATIE S. EDMONDSON  
D.B. 4921, PG. 847  
PIN# 1623-66-1693

N/F WILLIAM D. TRAWICK & JEAN C. TRAWICK  
D.B. 1592, PG. 206  
PIN# 1623-85-6916

N/F TONY LYNN CLIFTON  
D.B. 3212, PG. 596  
P.B. 69, PG. 77  
PIN# 1623-97-2103

N/F TONY LYNN CLIFTON  
D.B. 2520, PG. 954  
P.B. 62, PG. 447  
PIN# 1623-95-2817



JOHNSTON COUNTY REGISTER OF DEEDS  
STATE OF NORTH CAROLINA, JOHNSTON COUNTY  
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 AT \_\_\_\_\_ BY \_\_\_\_\_ REG. OF DEEDS ASST. REG. OF DEEDS

Filed in JOHNSTON COUNTY, NC  
Filed 09/17/2020 03:25:59 PM  
CRAIG OLIVE, Register of Deeds  
Dep/Asst Ineal  
PLAT B: 91 P: 465



CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

FINAL SUBDIVISION PLAT FOR  
**MADISON LANDING SUBDIVISION**

OWNER: PoSTEEL LODGE, LLC  
REF: D.B. 5607, PG. 54-56  
REF: P.B. 90, PAGE 287  
ELEVATION TOWNSHIP  
JOHNSTON COUNTY, NORTH CAROLINA



SCALE 1"=100'

APRIL 28, 2020

ZONED AR

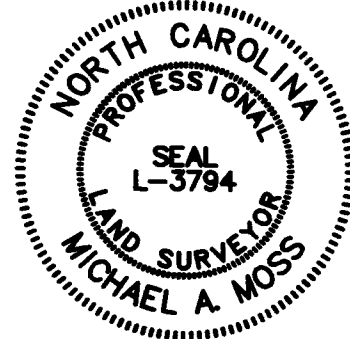
PIN # 1623-87-5415

SHEET 1 OF 2

ADOPTED FROM NC GRID NAD 83 (2011)

(MATTHEWS-SUBD.DWG - MM)

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL



THIS 18<sup>th</sup> DAY OF AUGUST A.D. 2020.

*Michael A. Moss*  
PROFESSIONAL LAND SURVEYOR L-3794  
LICENSE NUMBER

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

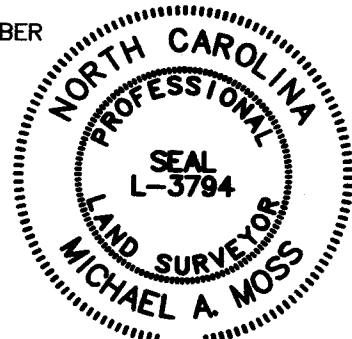
*Michael A. Moss*  
PROFESSIONAL LAND SURVEYOR L-3794  
LICENSE NUMBER

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  
8-18-2020 *Michael A. Moss*  
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 16<sup>th</sup> DAY OF September 20, 2020  
COUNTY OF JOHNSTON  
DIRECTOR OF PUBLIC UTILITIES: *Chandra C. Farmer*

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.

8-19-20 *Matthew S. Lusk*  
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.

9-17-2020 *Beth A. ...*  
DATE SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE

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

9/17/2020 *David H. Saldersford*  
DATE REVIEW OFFICER

Filed in JOHNSTON COUNTY, NC  
Filed 09/17/2020 03:25:59 PM  
CRRIG OLIVE, Register of Deeds  
Dep/Asst lineal  
PLAT B: 91 P: 466

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN MEADOWS AT MADISON LANDING, 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.

9-9-2020 *Todd P. ...*  
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.

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY  
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS \_\_\_ DAY OF \_\_\_ 20\_\_ AT \_\_\_ BY \_\_\_ ASST. REG. OF DEEDS

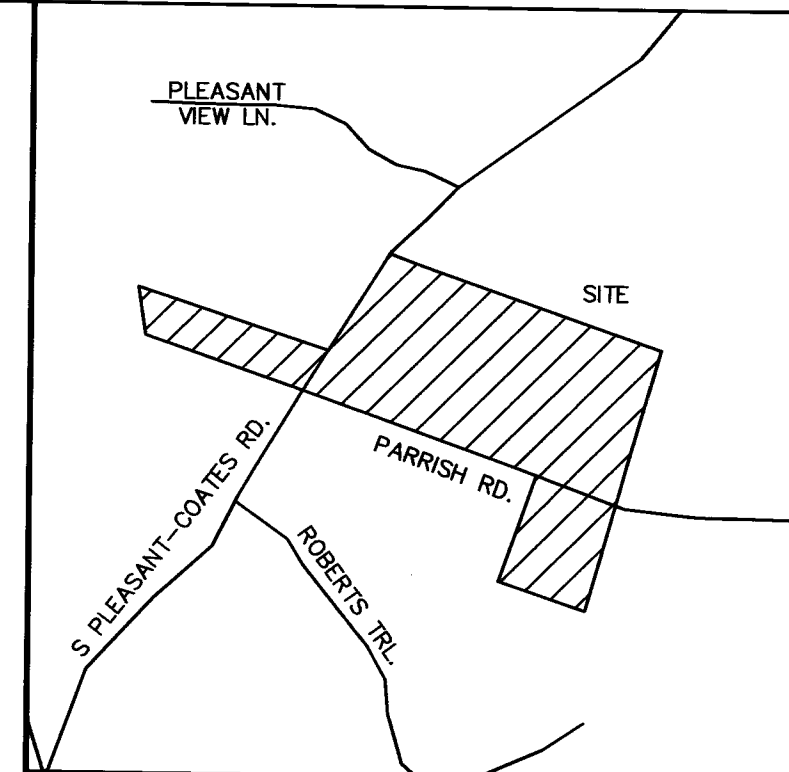
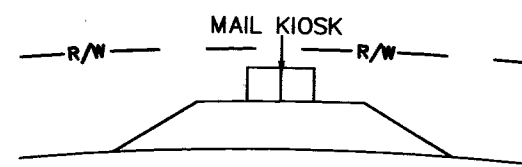
SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	25.872 AC.
LESS R/W =	1.513 AC.
LESS OPEN SPACE =	8.089 AC.
NET AREA =	16.270 AC.
TOTAL LOTS =	23
AVERAGE LOT SIZE =	0.678 AC.
TOTAL ROAD LENGTH =	1,149 L.F.
PROPOSED USE =	RESIDENTIAL SINGLE FAMILY SUBDIVISION

LINE TYPE LEGEND

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

MAIL KIOSK DETAIL NOT TO SCALE



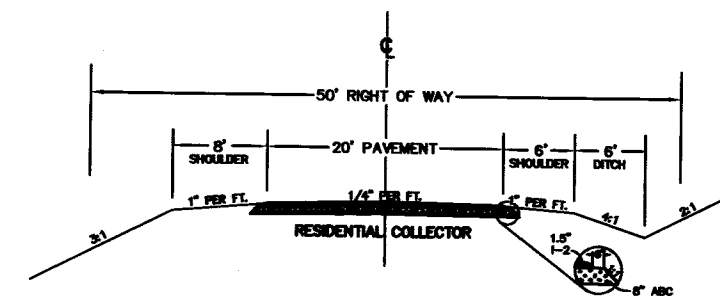
VICINITY MAP

- LEGEND:
- EP - 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
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  - R/W - RIGHT OF WAY
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  - EB - ELECTRIC BOX
  - TEL - TELEPHONE PEDESTAL
  - PP - POWER POLE
  - OHL - OVERHEAD LINE
  - LP - LIGHT POLE
  - WM - WATER METER
  - WV - WATER VALVE
  - FH - FIRE HYDRANT

ADOPTED FROM NC GRID 83 (2011)

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	103.53'	11554.88'	103.53'	N 70°18'16" W
C-2	161.82'	11554.88'	161.82'	N 70°57'45" W
C-3	81.66'	11554.88'	81.66'	N 71°33'58" W
C-4	47.60'	838.10'	47.59'	N 34°04'13" E
C-5	39.30'	25.00'	35.38'	N 65°36'06" E
C-6	288.95'	205.00'	265.61'	N 19°48'57" W
C-7	33.93'	205.00'	33.89'	N 64°56'11" W
C-8	21.03'	25.00'	20.41'	S 86°13'37" W
C-9	68.06'	50.00'	62.93'	N 78°52'16" W
C-10	41.15'	50.00'	40.00'	N 16°17'46" W
C-11	65.83'	50.00'	61.18'	N 44°59'55" E
C-12	66.14'	50.00'	61.43'	S 59°23'12" E
C-13	21.03'	25.00'	20.41'	S 45°35'00" E
C-14	52.45'	255.00'	52.36'	S 63°47'08" E
C-15	84.08'	255.00'	83.70'	S 48°28'51" E
C-16	86.21'	255.00'	85.80'	S 29°18'59" E
C-17	78.02'	255.00'	77.71'	S 10°51'58" E
C-18	100.87'	255.00'	100.21'	S 09°13'52" W
C-19	39.24'	25.00'	35.33'	S 24°23'54" E
C-20	39.68'	25.00'	35.64'	N 65°10'31" E
C-21	127.34'	205.00'	125.31'	S 01°54'53" W
C-22	21.53'	255.00'	21.52'	S 13°27'45" E
C-23	61.62'	255.00'	61.47'	S 04°07'17" E
C-24	21.03'	25.00'	20.41'	S 21°17'39" E
C-25	36.10'	50.00'	35.32'	S 24°42'15" E
C-26	41.15'	50.00'	40.00'	S 19°33'33" W
C-27	50.02'	50.00'	47.96'	S 71°47'47" W
C-28	41.15'	50.00'	40.00'	N 55°57'58" W
C-29	72.76'	50.00'	66.51'	N 09°18'05" E
C-30	21.03'	25.00'	20.41'	N 26°53'44" E
C-31	30.93'	205.00'	30.90'	N 01°31'17" W
C-32	35.92'	205.00'	35.87'	N 10°51'44" W
C-33	83.93'	255.00'	83.55'	N 06°27'10" W
C-34	75.96'	255.00'	75.68'	N 11°30'35" E
C-35	39.01'	25.00'	35.17'	N 24°39'31" W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 69°39'59" E	19.69'
L-2	N 20°33'47" E	89.00'
L-3	N 69°40'41" W	66.22'
L-4	N 69°40'41" W	4.10'
L-5	S 69°40'41" E	31.25'
L-6	S 69°40'41" E	39.07'
L-7	S 20°33'47" W	0.44'
L-8	S 20°33'47" W	88.70'
L-9	S 15°52'53" E	92.05'
L-10	S 15°52'53" E	83.75'
L-11	S 02°48'02" W	9.39'
L-12	N 02°48'02" E	9.39'
L-13	N 15°52'53" W	64.27'
L-14	N 15°52'53" W	100.00'
L-15	N 15°52'53" W	11.53'



ALL OBLIGATIONS AND REQUIREMENT FOR THE UTILITY TO SERVE MADISON LANDING, LOTS 1-23 MADISON LANDING SUBD, 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. Farmer* 9/16/20  
DIRECTOR OF INFRASTRUCTURE & ENGINEERING

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.

THE TOTAL ALLOWABLE IMPERVIOUS AREA PER LOT IS 5,789 SQUARE FEET PER LOT. IMPERVIOUS AREA IS DEFINED AS ASPHALT, CONCRETE BLOCK, STONE, SLATE, CONCRETE, OR OTHER HARDENED MATERIAL.

MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	5'
SIDE	5'

OWNER/DEVELOPER:

POSTEEL LODGE, LLC  
5160 NC HWY 42 W.  
GARNER, NC 27529

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

*John S. ...* 8/24/2020  
DISTRICT ENGINEER

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY

FINAL SUBDIVISION PLAT FOR

MADISON LANDING SUBDIVISION

OWNER: PoSTEEL LODGE, LLC  
REF: D.B. 5607, PG. 54-56

REF: P.B. 90, PAGE 287

ELEVATION TOWNSHIP

JOHNSTON COUNTY, NORTH CAROLINA

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, POSTEEL LODGE, 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.

8-19-20 *Matthew S. Lusk*  
DATE DEVELOPER/OWNER

100 50 0 100 200

SCALE 1"=100'

APRIL 28, 2020

ZONED AR

PIN # 1623-87-5415

SHEET 2 OF 2

(MATTHEWS-SUBD.DWG - MM)

