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SURVEYOR'S DISCLAIMER:

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED; HOWEVER, A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATIONS OF ANY EASEMENTS, RIGHTS OF WAY, CEMETERIES OR FAMILY BURIAL GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THIS SURVEYOR BY THE RECENT OWNER(S) AT THE TIME OF THIS SURVEY AND OTHER QUESTIONS THAT MAY BE REVEALED BY THE TITLE EXAMINATION INCLUDING ANY RESTRICTIVE COVENANTS. ALSO THIS SURVEYOR HAS NO KNOWLEDGE OF THE OWNERSHIP OR MAINTENANCE RESPONSIBILITIES OF ANY FENCES ON OR NEAR THE BOUNDARY LINES. 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 WAS TERROVED MATERIALS/SITES, WETLANDS, FLOOD HAZARD AREAS/SOILS, OR ANY UNDERGROUND UTILITIES, EXISTING OR PROPOSED EASEMENTS OR RIGHT-OF-WAYS, ETC. NOT SHOWN HEREON. ANY UTILITIES OR FEATURES AND ANY EASEMENTS RIGHT-OF-WAYS OR BUFFERS ASSOCIATED WITH SAID UTILITIES OR FEATURES SHOWN HEREON ARE SHOWN ACCORDING ONLY TO WHAT WAS KNOWN OR VISIBLE AT THE TIME OF THIS SURVEY BY THIS SURVEYOR. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS UNKNOWN TO THE SURVEYOR AT THIS TIME THAT A COMPLETE TITLE EXAMINATION MAY REVEAL. THIS SURVEYOR IS NOT AN ATTORNEY AT LAW AND 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 OR ANYTHING ELSE THAT MAY BE IN THE RESTRICTIVE COVENANTS. ALSO AS

USED IN THE SURVEYOR'S CERTIFICATION HEREON, THE WORD "CERTIFY" MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED. THE MAP OR PLAT SHOWN HEREON SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO FUTURE LOAN CLOSINGS, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC., IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE NOTED ON THE MAP. JIMMY BARBOUR SURVEYING, PA., ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE AND SCOPE AS NOTED

NOTES:

1. A 10' WIDE GRADING, SLOPE, ROAD MAINTENANCE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS OF WAY.

- 2. ALL SUBDIVISION STREETS SHALL HAVE A 50' PUBLIC R/W.
- 3. SETBACKS TO BE DETERMINED AT TIME OF PERMITTING. 4. #5 IRON REBAR with RED PLASTIC CAPS ARE SET FLUSH WITH GRADE
- UNLESS OTHERWISE NOTED. 5. OWNER SHALL PROVIDE LANDSCAPED SUBDIVISION ENTRANCE SIGN AND ALL OTHER STREET SIGNAGE AS
- 6. ONLY ACTUAL LOT CORNERS ALONG THE WESTERN R/W OF RIVER RUN ROAD WERE SET. ALL OTHER POINTS WERE COMPUTED. ONLY ACTUAL LOT CORNERS IN RUN THE OF THE BRANCH WERE SET, UNLESS SHOWN OTHERWISE.
- 7. A 10' DRAINAGE AND UTILITY EASEMENT IS RESERVED, 5' EACH SIDE OF ALL INTERIOR LOT LINES UNLESS SHOWN
- 8. IMPERVIOUS SURFACE AREA FOR ALL INTERIOR LOTS SHALL BE 3,800 SF, IMPERVIOUS SURFACE AREA FOR ROAD FRONT LOTS SHALL BE 4,925 SF.
- 9. 50' RIPARIAN BUFFER BEGINS AT THE TOP OF BANK, 50' BOTH SIDES OF THE BRANCH.
- 10. WETLANDS SHOWN WERE DELINEATED BY WYATT BROWN OF BROWN ENVIRONMENTAL GROUP AND LOCATED BY JIMMY BARBOUR SURVEYING.

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION DISTRICT ENGINEER DATE OCT 11, 2019

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

1-82 26 SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY.

THE 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENTS.

THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12' FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

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

CERTIFICATION OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN MASON POINTE EAST. 1: 17819-26: SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPROVAL FOR MEDITAL OF WITHIN APPROVAL FOR MEDITAL OF WITHIN DIVISION 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 THIS TIME OF PERMITTING.

GUARANTEE. JOHNSTON COUNTY HEALTH OFFICIAL

THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO

NOTE:

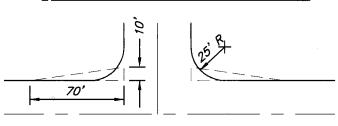
EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF
SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL
SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER
ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS ALTERNATIVE STATEM TITE AND SITE MODIFICATIONS
SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES
FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 15A
NCAC 18A SECTION.1900. THE ACTUAL SYSTEM TYPE,
DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED
AT THE THE OFFICIENT OF STATEMENT OF SECONDARY STATEMENT.

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORDED 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.

SUBDIVISION ADMINISTRATOR

50' R/W 10'x70' SIGHT TRIANGLE



SITE TRIANGLE DETAIL

EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OF THE UTILITIES.

Chandia

DATE OWNER

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES:

THIS THE 21st DAY OF Octuber.

DIRECTOR OF PUBLIC UTILITIES

THE DIRECTOR OF PUBLIC UTILITIES FOR THE COUNTY OF JOHNSTON, NORTH

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

COMMON AREAS, AND/OR RIGHTS-OF-WAY SHOWN AND DELINEATED ON

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

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

FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES ALL EASEMENTS,

THIS PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. NO STRUCTURES

PROVIDED WITH A 12' MINIMUM OPENING GATE. THE COUNTY SHALL HAVE THE

NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER (AND SEWER, WHERE

AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPLE

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

I HEREBY CERTIFY THAT I AM THE OWNER OF THE

ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND

CAROLINA, HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON

AS AGENT FOR OWNER

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF THE SUBDIVISION STREETS UNTIL: APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS,

> APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROAD MAINTENANCE, OR

PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

DATE DE**V**ELÒPER / OWNER



REFERENCES: PLAT BOOK 85, PAGES 3 PLAT BOOK 84, PAGE 327 DEED BOOK 4721, PAGE 3 DEED BOOK 4263, PAGE 651 DEED BOOK 3243, PAGE 769 PLAT BOOK 89, PAGES 359-360

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON_ LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FLOOD HAZARD PANEL NO. 3720264500 J

PARCEL ID NO. 10P07008D

ROAD R/W REFERENCES

PLAT BOOK 16, PAGE 117 PLAT BOOK 45, PAGE 301

PLAT BOOK 63, PAGE 220

EFFECTIVE DATE: 12-2-2005. 10-4-19 C Barl

I, JIMMY C. BARBOUR, PROFESSIONAL LAND SURVEYOR No. L-2855, 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 IN ACCORDANCE WITH

IMMY C. BARBOUR, PROFESSIONAL LAND SURVEYOR LICENSE No. L—2855

OWNER: RRT DEVELOPMENT, LLC P. O. BOX 190 CLAYTON, NC 27528

GRID NOTE GRID NORTH NCGS VRS NAD 1983 (2011) GEOID 12 A COMBINED FACTOR-0.99988448

THIS MAP IS RECORDED IN TWO SHEETS

JIMMY BARBOUR SURVEYING, PA JIMMY C. BARBOUR, PLS, GSI C-3109

213 S. SECOND STREET P. O. BOX 28 SMITHFIELD, N.C. 27577 919 989-6642 919-989-3013

SURVEY FOR MASON POINTE EAST

OWNER RRT DEVELOPMENT, LLC TOWNSHIP :

STATE NC COUNTY JOHNSTON **MICRO** DRAWN BY CINDA S LASSITER

WM / WV **ERRS** EΙΑ **ECS**

Ferry C Barbon DASHED LINES -----LINES NOT SURVEYED WATER METER / WATER VALVE EXISTING IRON PIPE FOUND EXISTING IRON STAKE FOUND EXISTING CONCRETE MONUMENT FOUND -- CENTERLINE OF ROAD EXISTING PARKER-KALON NAIL FOUND EXISTING RAILROAD SPIKE FOUND EXISTING IRON AXLE FOUND #5 IRON REBAR SET WITH RED PLASTIC CAP

MAGNETIC NAIL SET EXISTING IRON REBAR RAILROAD SPIKE SET NOW OR FORMERLY PP/SP/AL POWER POLE/SERVICE POLE/AREA LIGHT OVERHEAD POWER LINE COMPUTED POINT FROM REFERENCED SOURCES

EXISTING COTTON SPINDLE FOUND EXISTING MAGNETIC NAIL FOUND

COTTON SPINDLE SET -RIGHT OF WAY

Email: jimmy@jbsurveying.com

SURVEYED BY JS & RM DATE SURVEYED 10-4-2019

1"=100

DRAWING NO. 18-030

