

THE LAND SHOWN ON THIS PLAT DOES NOT GRAPHICALLY APPEAR TO BE IN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 3720160200J EFFECTIVE DATE: DEC. 2, 2005

- REFERENCES
- DB 5033 PGS 716-718
 - DB 2669 PGS 838-840
 - PB 85 PG 333
 - AS SHOWN HEREON
 - PB 75 PG 418
 - PB 79 PG 166

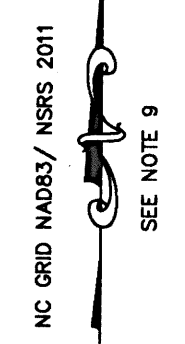
SITE DATA

ZONED AR
LOTS TO BE SERVED BY PUBLIC WATER SYSTEM AND INDIVIDUAL SEPTIC SYSTEMS
PORTION OF:
NC PIN 161300-79-3404
TAX ID # 13D04024D

CERTIFICATE OF PUBLIC UTILITIES:

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE REGAL POND S/D PH1 AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THIS PLAT.

Chandra C. Juma 11/16/17
DIRECTOR OF INFRASTRUCTURE DATE



NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES (U.S. SURVEY FEET)
- AREAS COMPUTED BY COORDINATE METHOD
- PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- # 5 REBAR STAKES SET AT LOT CORNERS UNLESS OTHERWISE NOTED
- A 10' WIDE UTILITY, GRADING, SLOPE AND DRAINAGE EASEMENT IS RESERVED ON THE LOT SIDE AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
- A 15' WIDE UTILITY AND DRAINAGE EASEMENT IS RESERVED FOR ALL INTERIOR LOT LINES, 7.5' EACH SIDE OF ALL LOT LINES
- A 10' WIDE DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
- NO NC GEODETIC MONUMENTS FOUND WITHIN 2000' OF PROPERTY
- THE GRID COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS OBSERVATIONS USING A DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN NAD83/NSRS2011 POSITIONS AND NAVD88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
- 50' RIPARIAN BUFFER MEASURED FROM TOP BANK OF POND

NUMBER	DIRECTION	DISTANCE
L1	N29°01'39"E	64.90'
L2	N29°01'39"E	35.34'
L3	N28°50'52"E	62.85'
L4	N28°50'52"E	35.27'

SURVEYORS STATEMENT:

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS; ANY CEMETERIES OR FAMILY BURYING GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THE SURVEYOR BY THE PRESENT OWNERS AT TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY OTHER NATURE IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN SUCH AS: UNDERGROUND UTILITIES WETLANDS, TOXIC OR HAZARDOUS WASTE MATERIALS, ETC.

THIS SURVEY:

- CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- 11/16/17 *Ethan A. Stauffer*
DATE SURVEYOR

CERTIFICATION OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II OF THE JOHNSTON COUNTY SUBDIVISION REGULATIONS. FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON A DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLANS FOR PROPOSED USE IN ACCORDANCE WITH THE REGULATIONS IN FORCE AT THE TIME OF PERMITTING. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

11-9-2017 *Jedidiah Manning*
DATE COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE

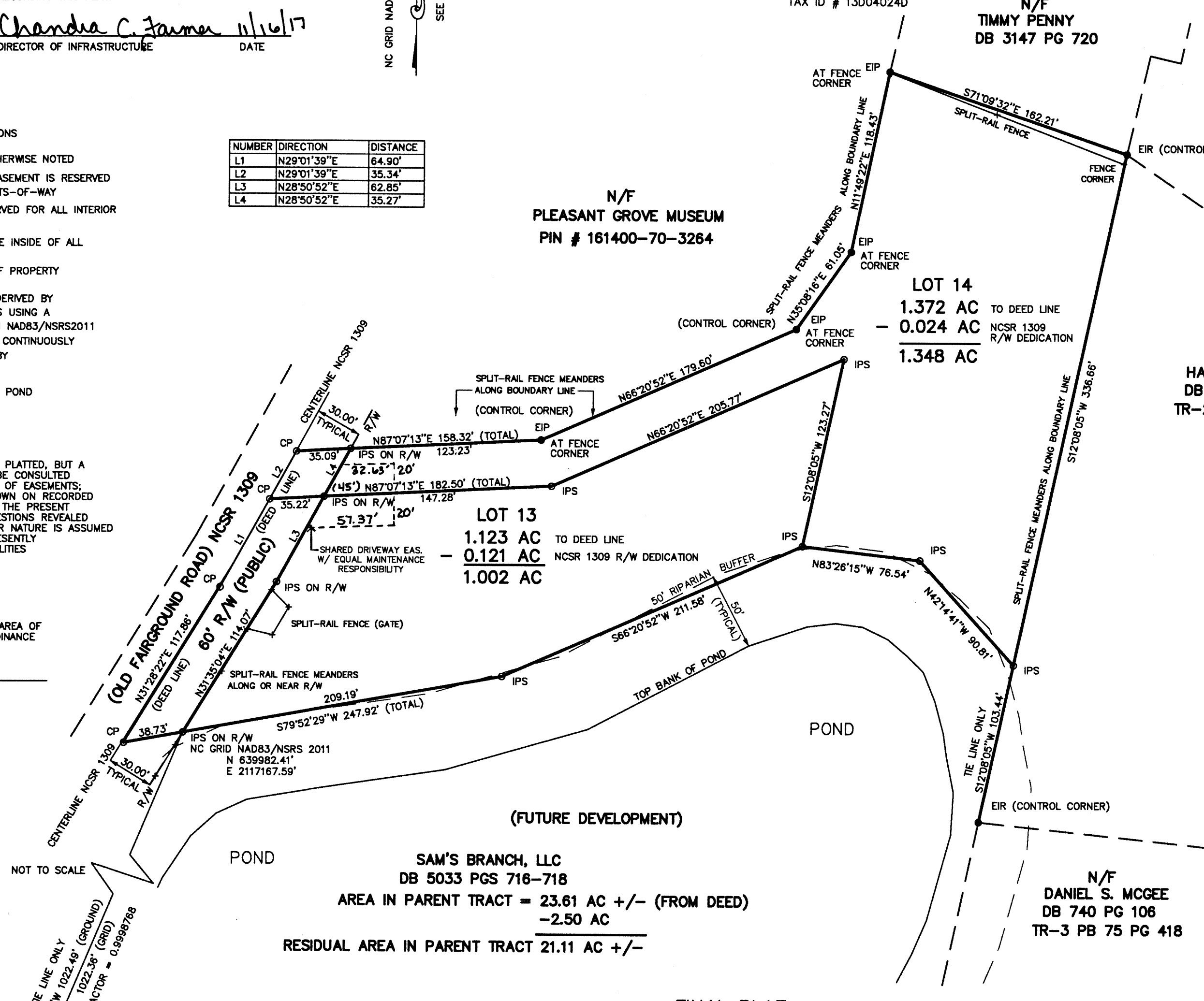
NOTE
EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 15A NCAC 18A SECTION, 1900.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

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,

11/17/2017 *[Signature]*
DATE SUBDIVISION ADMINISTRATOR OR AUTHORIZED REPRESENTATIVE

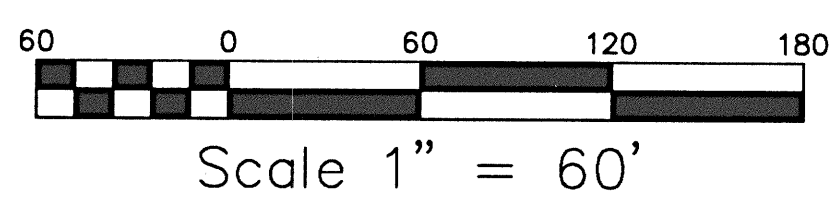
CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I (WE) HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM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

11/16/2017 *SAM'S BRANCH, LLC BY: [Signature]*
DATE OWNER(S)



FINAL PLAT
REGAL POND SUBDIVISION
PHASE 1

FOR
SAM'S BRANCH, LLC
PLEASANT GROVE TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
DATE: NOVEMBER 6, 2017



RECORDED IN PB 86 PG 3

- LEGEND
- EIP IRON PIPE FOUND
 - EIR IRON REBAR FOUND
 - IPS IRON PIN SET - # 5 REBAR
 - EXRRS EXISTING RAILROAD SPIKE FOUND
 - EPKN EXISTING PARKER-KALON NAIL FOUND
 - PKNS PARKER-KALON NAIL SET
 - CP COMPUTED POINT
 - R PROPERTY LINE
 - TELE TELEPHONE PEDESTAL
 - P/P POWER POLE
 - EOP EDGE OF PAVEMENT
 - S.F. SQUARE FEET
 - AC ACRE
 - LWS LIGHTWOOD STAKE
 - N/F NOW OR FORMERLY
 - CATV CABLE TELEVISION PEDESTAL
 - SL STREET LIGHT
 - DB DEED BOOK
 - WM WATER METER
 - PG PAGE
 - PB PLAT BOOK
 - GW GUY WIRE
 - OPW OVER HEAD POWER
 - WRE WIRE
 - [100] STREET ADDRESS
 - LINES NOT SURVEYED

OWNER CONTACT:
SAM'S BRANCH, LLC
114 W. MAIN STREET, SUITE 102
CLAYTON, NC 27520
DB 5033 PGS 716-718

GREENBROOK SURVEYING, P.C.
C-4414

315 Summers Walk Circle
Garner, North Carolina 27529

919-427-8210 ncsurveyor@aol.com
ethan@greenbrooksurveying.com

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
I, ETHAN A. STAUFFER, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 8TH DAY OF NOV., A.D., 2017

ETHAN A. STAUFFER
SURVEYOR
L-3839
LICENSE NUMBER

REVIEW OFFICER'S CERTIFICATE
I, *[Signature]*, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

11/17/2017 *[Signature]*
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION
AND RECORDING THIS 17 DAY OF November
2017 AT 10:16:15 AM
BY *[Signature]*
REGISTER OF DEEDS DEPUTY REG. OF DEEDS

