

VICINITY MAP  
N.T.S.



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 HERBY 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.

4/13/2020  
DATE OWNER

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 DELINATED 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 13<sup>th</sup> DAY OF April, 2020

COUNTY OF JOHNSTON

BY: Chandra C. Juma  
DIRECTOR OF PUBLIC UTILITIES

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

FLOOD HAZARD PANEL NO. : 3720272000J

EFFECTIVE DATE : 12/02/2005

4/13/20 John B. Lowdermilk  
DATE SURVEYOR

NOTES:

- 1) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS, ENCUMBRANCES, AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
- 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
- 3) AREA COMPUTED BY COORDINATE GEOMETRY METHOD
- 4) NO NC GRID MOUMENTS RECOVERED WITHIN 2000'
- 5) GRID TIE BY GPS
- 6) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET R/W
- 7) ALL INTERIOR LOT LINES SHALL HAVE A 20' DRAINAGE AND UTILITY EASEMENT, 10' EACH SIDE OF ALL LOT LINES
- 8) NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT
- 9) MAXIMUM 4200 SQUARE FEET IMPERVIOUS SURFACE COVERAGE PER LOT

REFERENCES:

- LB 8 PG 58
- PB 18 PG 161
- PB 60 PG 342
- PB 56 PG 221
- PB 88 PG 179
- PB 88 PG 331

SURVEYOR'S DISCLAIMER : NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

04/13/20 John B. Lowdermilk  
DATE SURVEYOR

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.

4-21-2020 [Signature]  
DATE SUBDIVISION ADMINISTRATOR

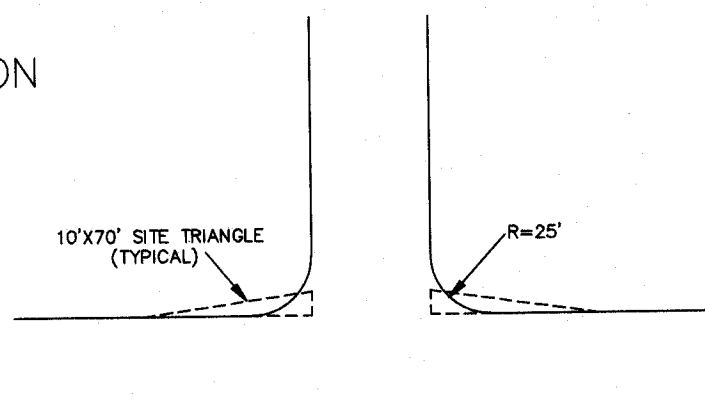
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED [Signature]  
DISTRICT ENGINEER

DATE April 15, 2020

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



TYPICAL INTERSECTION  
DETAIL

NOTE : SIGHT TRIANGLES TAKE PRECEDENT OVER ANY SIGN EASEMENT

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 THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

THE 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 LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY.

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

4/13/2020 [Signature]  
DATE REVIEW OFFICER

I CERTIFY THAT THIS MAP 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.

4/13/20 John B. Lowdermilk  
DATE SURVEYOR

MAXIMUM IMPERVIOUS SURFACE AREA FOR LOTS 1-20, AS SHOWN, SHALL NOT EXCEED 114,404 SQUARE FEET. MAXIMUM IMPERVIOUS SURFACE AREA FOR EACH LOT SHALL NOT EXCEED 4,200 SQUARE FEET.

SITE/ROAD BUA : 30,404 SF  
TOTAL LOT BUA : 84,000 SF  
TOTAL BUA : 30,404 SF + 84,000 SF = 114,404 SF  
ALLOWABLE BUA PER LOT : 84,000 SF / 20 LOTS = 4,200 SF/LOT



STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 4 DAY OF April, 2020 AT 2:57:57 pm

Craig Olive BY Allen M. Sato  
REG. OF DEEDS DEPUTY REG. OF DEEDS

SURVEYED BY:

JOHN LOWDERMILK, PLS  
7310 COVERED BRIDGE RD  
WENDELL, NC 27591  
(919) 810-6406

John B. Lowdermilk L-4829  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

OWNER:  
XCESSIVE RISK DEVELOPMENT, INC.  
P.O. BOX 4580  
EMERALD ISLE, NC 28594

SHEET 1 OF 2



SUBDIVISION PLAT OF  
**SUMMERFIELD**  
FOR  
**XCESSIVE RISK DEVELOPMENT, INC.**

O'NEALS TOWNSHIP  
DATE: 12-02-18  
PIN# 272000-36-0736

JOHNSTON COUNTY, N.C.  
SCALE : 1"=100'  
ZONED : AR

RECORDED IN PLAT BOOK 91, PAGE 14 JOHNSTON COUNTY REGISTRY

LINE	BEARING	DISTANCE
L1	N 09°01'41" E	17.00'
L2	N 86°06'48" E	44.18'
L3	N 86°08'07" E	56.35'
L4	N 86°08'07" E	64.49'
L5	N 85°48'20" E	3.84'
L6	N 86°10'17" E	26.68'
L7	N 86°10'17" E	12.01'
L8	S 26°24'07" E	25.25'
L9	S 85°42'43" W	1.56'
L10	S 49°53'54" W	34.01'
L11	S 49°53'54" W	26.79'
L12	S 82°05'35" E	18.79'
L13	S 82°05'35" E	47.24'
L14	N 49°53'54" E	13.97'
L15	N 17°10'54" W	17.32'
L16	N 33°17'11" W	22.49'
L17	N 48°33'42" W	13.16'
L18	N 25°02'08" W	63.28'
L19	S 85°42'28" W	21.80'
L20	S 09°03'03" W	103.95'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	255.00'	53.87'	53.77'	N 76°02'29" W
C2	255.00'	9.14'	9.14'	N 86°57'48" W
C3	255.00'	224.55'	213.49'	N 80°54'37" E
C4	255.00'	56.28'	58.18'	S 56°26'46" W
C5	255.00'	101.11'	100.45'	S 74°21'10" W
C6	35.00'	27.55'	26.84'	N 63°09'45" E
C7	50.00'	20.06'	19.92'	S 52°06'20" W
C8	50.00'	50.39'	48.28'	N 87°32'00" W
C9	50.00'	35.18'	34.46'	N 38°30'26" W
C10	50.00'	53.73'	51.18'	N 12°25'58" E
C11	50.00'	76.44'	69.21'	N 87°00'47" E
C12	35.00'	8.65'	8.62'	N 56°15'57" W
C13	35.00'	18.90'	18.67'	N 78°48'55" W
C14	205.00'	22.77'	22.76'	S 82°31'46" W
C15	205.00'	106.37'	104.21'	N 64°37'22" W
C16	255.00'	63.81'	63.65'	N 56°46'17" E
C17	255.00'	214.99'	208.66'	N 88°05'35" E
C18	205.00'	50.65'	50.52'	N 75°00'54" W
C19	25.00'	39.72'	35.67'	S 53°24'57" W
C20	25.00'	38.83'	35.05'	S 36°35'03" E

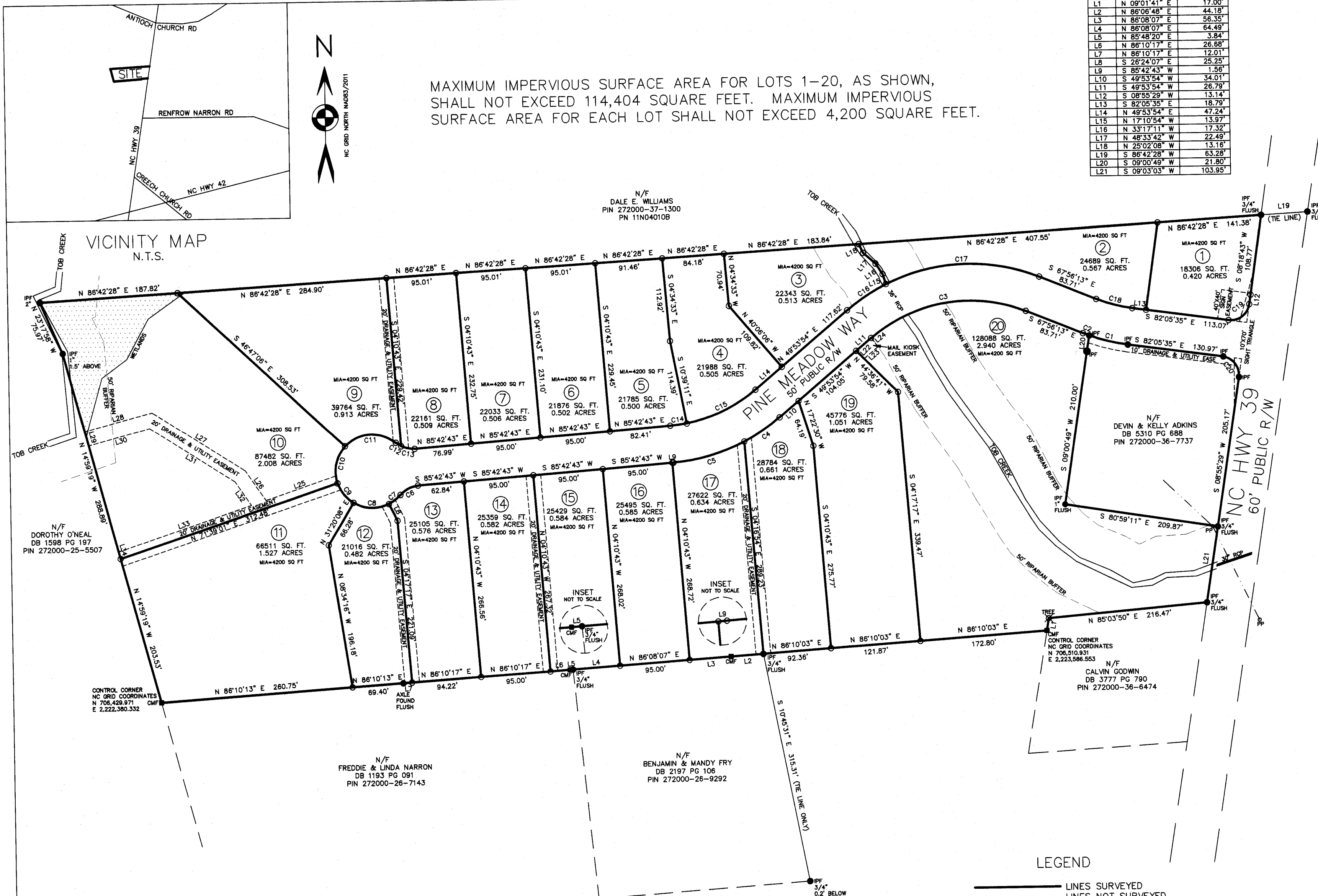
MAXIMUM IMPERVIOUS SURFACE AREA FOR LOTS 1-20, AS SHOWN, SHALL NOT EXCEED 114,404 SQUARE FEET. MAXIMUM IMPERVIOUS SURFACE AREA FOR EACH LOT SHALL NOT EXCEED 4,200 SQUARE FEET.

MAIL KIOSK EASEMENT

L22	S 44°36'41" E	15.05'
L23	N 49°53'54" E	25.00'
L24	N 37°48'22" W	15.01'

LOT 10  
20' DRAINAGE & UTILITY EASEMENT

L25	N 71°39'01" E	100.53'
L26	S 34°23'20" E	48.83'
L27	S 57°18'25" E	149.55'
L28	N 75°00'41" E	95.10'
L29	N 14°59'19" W	20.00'
L30	S 75°00'41" W	86.27'
L31	N 57°18'25" W	136.66'
L32	N 34°23'20" W	39.02'
L33	N 71°39'01" E	181.56'
L34	N 14°59'19" W	10.02'



LEGEND

- LINES SURVEYED
- - - LINES NOT SURVEYED
- RIGHT OF WAY (R/W)
- - - OVERHEAD ELECTRIC EASEMENT
- - - 50' RIPARIAN BUFFER
- WETLANDS
- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET 3/4"
- ▲ RAILROAD SPIKE FOUND
- △ PKS - PK NAIL SET
- ⊗ CP - COMPUTED POINT
- CMF - CONCRETE MON. FOUND

SHEET 2 OF 2



SUBDIVISION PLAT OF

**SUMMERFIELD**

FOR

**XCESSIVE RISK DEVELOPMENT, INC.**

SURVEYED BY:

JOHN LOWDERMILK, PLS  
7310 COVERED BRIDGE RD  
WENDELL, NC 27591  
(919) 810-6406

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 21 DAY OF April 2020 AT 3:57:57pm  
Cruz Drive BY [Signature] DEPUTY REG. OF DEEDS



I, JOHN B. LOWDERMILK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5262, PG 173); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK (SEE REFERENCES); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER (L-4829), AND SEAL THIS 13 DAY, OF 04, A.D. 2020.

John B. Lowdermilk L-4829  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

O'NEALS TOWNSHIP JOHNSTON COUNTY, N.C.  
DATE: 12-02-18 SCALE: 1"=100'  
PIN# 272000-36-0736 ZONED: AR