

VICINITY MAP (NOT TO SCALE)

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 4923 SQUARE FEET PER LOT

- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
 - 2) AREAS COMPUTED BY COORDINATE METHOD.
 - 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
 - 5) ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5' EACH SIDE OF ALL LOT LINES
 - 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
 - 7) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
 - 8) GRID TIE BY GPS
 - 9) ZONING: AR
 - 10) PARENT TRACT DEED DB 5388 PG 362
 - 11) PARCEL NO. 13D03044A

- REFERENCES:
- DB 5388 PG 362
 - DB 4435 PG 256
 - DB 2476 PG 103
 - PB 85 PG 466
 - PB 90 PG 038
 - PB 92 PG 170

LINE	BEARING	DISTANCE
L1	N15°13'51"E	1.54'
L2	N15°13'51"E	28.78'
L3	S66°24'23"E	101.17'
L4	S66°24'23"E	66.31'
L5	S56°38'08"E	24.09'
L6	S21°41'38"E	77.37'
L7	S28°58'13"E	83.37'
L8	S28°58'13"E	40.02'
L9	S31°56'19"E	16.28'
L10	N25°59'30"E	5.52'
L11	N74°47'22"W	55.57'
L12	N18°41'40"W	58.39'
L13	S69°10'40"W	37.80'
L14	N18°37'35"W	50.04'
L16	N15°13'51"E	130.83'
L17	N71°06'38"W	68.78'
L18	S19°06'44"E	55.55'
L19	S19°06'44"E	33.19'
L20	S25°14'28"E	54.90'
L21	N25°14'28"W	33.60'
L22	N25°14'28"W	12.39'
L23	N19°06'44"W	77.40'
L24	N40°54'56"W	26.92'
L25	N19°06'44"W	21.31'
L26	N16°09'11"E	29.24'
L27	S28°58'13"E	4.20'
L28	N19°06'44"W	108.02'
L29	N19°06'44"W	96.26'
L30	N70°53'16"E	50.38'
L31	S25°00'47"E	119.11'
L32	S16°25'34"E	114.74'
L33	S74°57'42"E	71.42'
L34	N86°35'43"E	71.38'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	43.94'	38.50'	S63°14'46"W
C2	205.00'	114.53'	113.05'	S03°06'24"E
C3	975.00'	65.74'	65.73'	S21°02'39"E
C4	975.00'	38.55'	38.55'	S24°06'31"E
C5	25.00'	21.03'	20.41'	S49°20'10"E
C6	50.00'	25.43'	25.16'	S58°51'38"E
C7	50.00'	41.15'	40.00'	S20°42'44"E
C8	50.00'	41.15'	40.00'	S26°26'39"W
C9	50.00'	90.00'	78.33'	N78°24'41"W
C10	50.00'	43.45'	42.10'	N01°56'54"W
C11	25.00'	21.03'	20.41'	N01°08'47"W
C12	1025.00'	64.41'	64.40'	N23°26'28"W
C13	25.00'	38.91'	35.10'	N66°13'54"W
C14	25.00'	38.52'	34.82'	N25°01'58"E
C15	265.00'	52.64'	52.55'	N13°25'25"W
C16	255.00'	80.73'	80.39'	N07°40'21"E
C17	25.00'	36.33'	33.21'	N24°53'12"W

- THIS SURVEY:
- A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - C. IS ONE OF THE FOLLOWING:
 - 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3) IS A CONTROL SURVEY
 - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
 - D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 - E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

PLAT ORIGINALLY RECORDED IN PLAT BOOK 92 PAGE 170. THE PURPOSE OF THIS RECORDING IS TO CORRECT THE LINECHART. SOME LINE SEGMENTS WERE LEFT OFF ORIGINAL RECORDING. SEE PB 92 PG 170 FOR ORIGINAL SIGNATURES AND APPROVALS. NO LOT LINES CHANGED WITH THIS RECORDING.

11-25-20
DATE SURVEYOR

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.

11-25-20
DATE SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5388, PAGE 362, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5388, PAGE 362; 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. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11 -A. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 25th DAY OF NOVEMBER, A.D. 2020

Filed in JOHNSTON COUNTY, NC
Filed 11/30/2020 04:40:37 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ikirby
PLAT B: 92 P: 218

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720162500 K EFFECTIVE DATE: JUNE 20, 2020

11-25-20
DATE SURVEYOR

SEAL L-3990
LAND SURVEYOR CURK T. LANE
SURVEYOR
L - 3990
LICENSE NUMBER

- LEGEND
- IPF IRON PIPE FOUND
 - IFS IRON PIPE SET
 - CWF CONCRETE MONUMENT FOUND
 - PKNF PARKER-KALON NAIL FOUND
 - PNKS PARKER-KALON NAIL SET
 - RRS RAILROAD SPIKE
 - CSF COTTON SPIKE FOUND
 - CSS COTTON SPIKE SET
 - CC CONTROL CORNER
 - CP COMPUTED POINT
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - ACRE ACRE
 - DB DEED BOOK
 - PB PLAT BOOK
 - BOM BOOK OF MAPS
 - PG PAGE
 - LF LINEAR FEET
 - 15S LOT HAS OFFSITE SEWER
 - 15SL OFFSITE SEWER LOT
 - 15R RECOMBINATION LOT
 - 100 STREET ADDRESS
 - LINES NOT SURVEYED

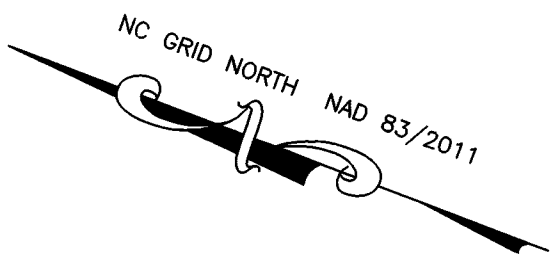
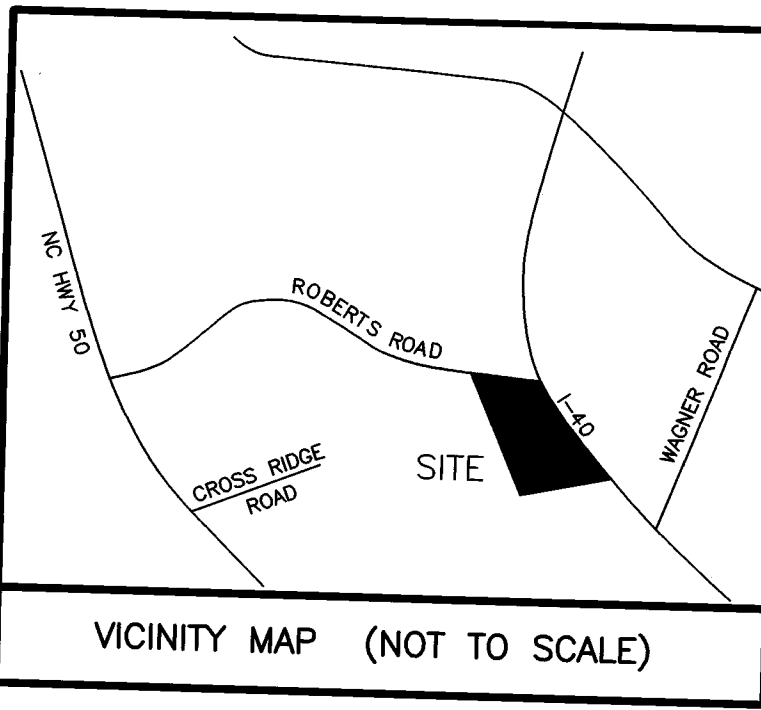
SURVEYED BY: TLS
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: PH1RECORDB.DWG
SURVEY DATE: 6-15-20
JOB NO. 122.413

EXISTING PARCEL SURVEY FOR
WILLOW RIDGE SOUTH PHASE ONE
PLEASANT GROVE TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
NOVEMBER 25, 2020
SHEET 1 OF 2

OWNER: CREECH-LAN, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com



1-40 VARIABLE WIDTH R/W (PUBLIC)

NC GRID COORDINATES
N 654282.3102
E 2124846.9750
CONTROL CORNER

NOTE: 20' ACCESS & SEPTIC TANK
SUPPLY LINE EASEMENT BETWEEN
LOTS 8-9 AND LOTS 9-10

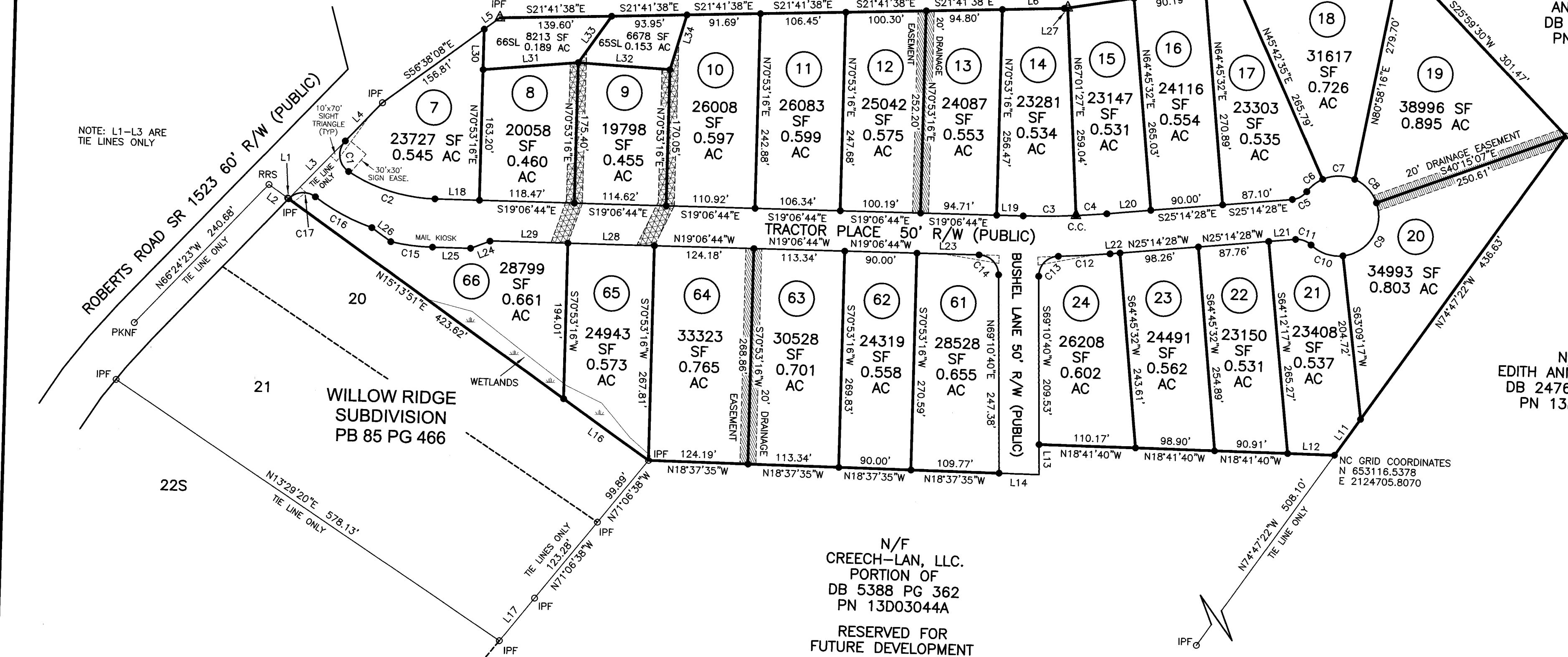
NOTE: L10 IS A
TIE LINE ONLY

N/F
ANTONIO ROCHA
DB 4435 PG 256
PN 13D03046M

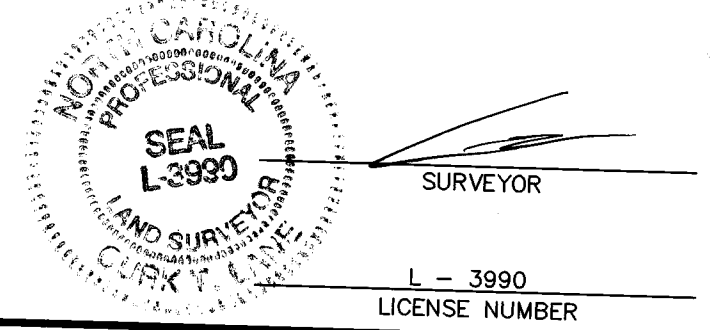
NC GRID COORDINATES
N 652987.4000
E 2125180.7630
IPF

N/F
EDITH ANN FERRELL
DB 2476 PG 103
PN 13D03044

N/F
CREECH-LAN, LLC.
PORTION OF
DB 5388 PG 362
PN 13D03044A
RESERVED FOR
FUTURE DEVELOPMENT



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PLEASANT GROVE TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
NOVEMBER 25, 2020
SHEET 2 OF 2

OWNER: CREECH-LAN, LLC.
5180 NC HWY 42 W
GARNER, N.C. 27529

LEGEND

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0 100 200 300
SCALE: 1" = 100'

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C-1859