

VICINITY MAP
(NTS)

AREA CALCULATIONS

AREA IN LOTS (12 TOTAL): 738,073 SF
 AREA IN COMMON AREA: 38,988 SF
 AREA IN PUBLIC RW: 63,613 SF

TOTAL SITE AREA (PHASE 3): 840,674 SF (19.3 Ac.)
 REMAINING AREA OF TRACT: 245,693 SF (5.64 Ac.)

MAXIMUM IMPERVIOUS SURFACE

LOTS 1-7: 5,850 S.F.
 LOTS 8 & 9: 7,100 S.F.
 LOTS 20 & 23: 5,850 S.F.
 LOT 24: 22,500 S.F.

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 THE 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.

3/12/21 DATE
 S. S. R. Manager OWNER
 Blackridge Properties, LLC

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.

4-5-2021 DATE
 [Signature] SUBDIVISION ADMINISTRATOR

CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

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

4-1-21 DATE
 [Signature] HEALTH 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.

CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE McGees Crossing SUBDIVISION, SECTION Phase 3, LOTS 1-9, 20+23 AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

4/5/21 DATE
 Chandra C. Farmer DIRECTOR OF INFRASTRUCTURE

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

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 PRINCIPAL STRUCTURE.

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING ON THIS ____ DAY OF _____ 21 AT _____

REG. OF DEEDS BY ASST. REG. OF DEEDS

CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 3720160200K

EFFECTIVE DATE: JUNE 20, 2018

3/10/21 DATE
 [Signature] SURVEYOR

Filed in JOHNSTON COUNTY, NC
 Filed 04/06/2021 10:00:45 AM
 CRAIG OLIVE, Register of Deeds
 Dep/Asst I Kirby

PLAT B: 93 P: 155

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
 COUNTY OF JOHNSTON

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

4/5/21 DATE
 [Signature] REVIEW OFFICER

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARD CERTIFICATION

APPROVED: MAR 17, 2021 DATE
 [Signature] DISTRICT ENGINEER

NOTE: ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.
 NOTE: SITE TRIANGLES TAKES PRECEDENCE OVER ANY SIGN EASEMENT.
 NOTE: 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 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 DRAINAGE.
 NOTE: ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

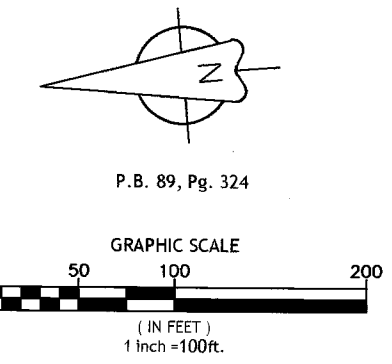
ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, Shawn Poulser 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 THE HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

3/12/21 DATE
 [Signature] DEVELOPER/OWNER
 Blackridge Properties, LLC

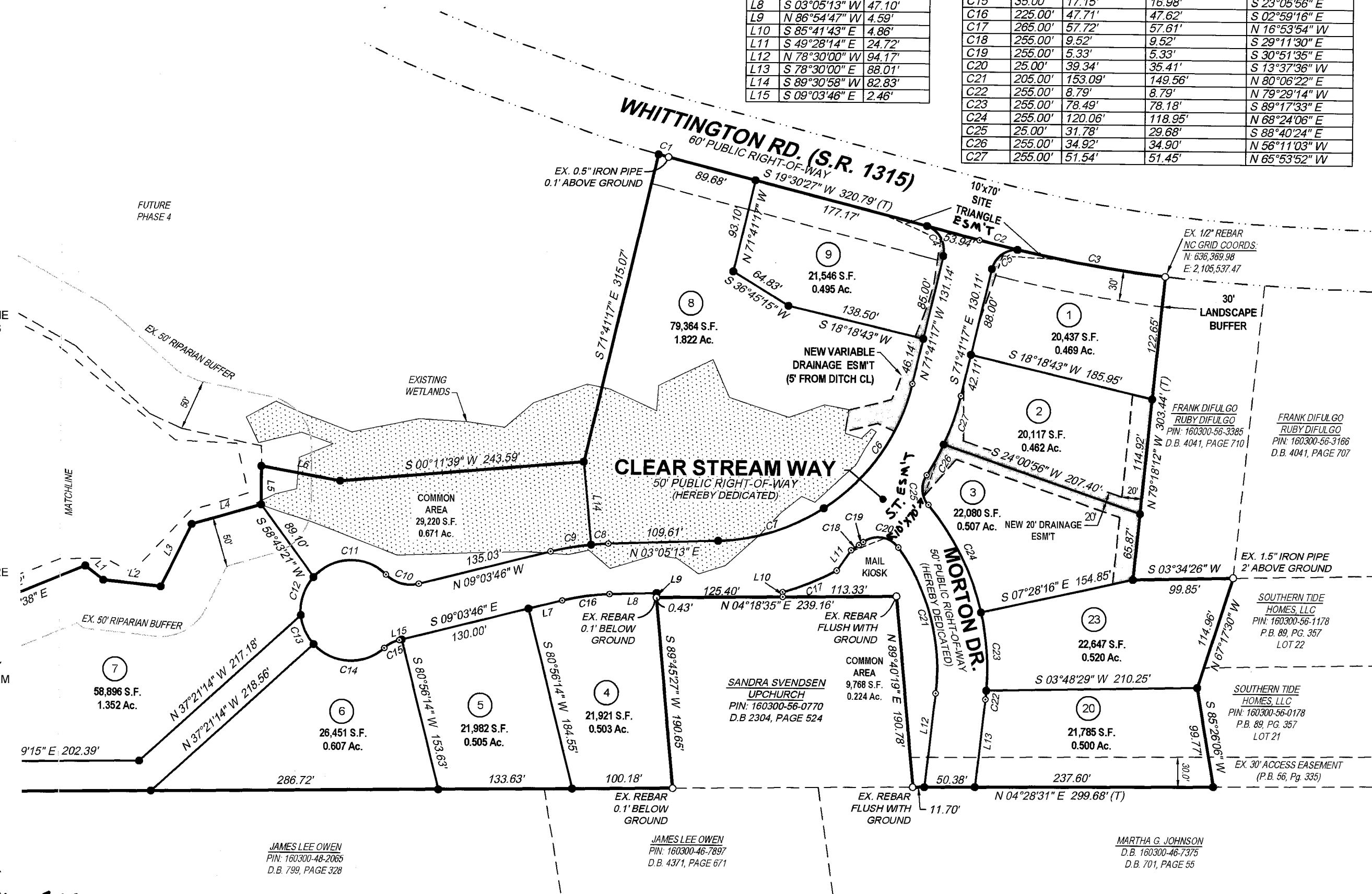
BUILDING SETBACKS:

FRONT: 20'
 SIDE: 5'
 REAR: 5'
 CORNER: 20'
 CORNER: 50' (FROM WHITTINGTON ROAD)
 HEIGHT: 40' MAX



LINE	BEARING	DISTANCE
L1	S 42°33'36" W	22.96'
L2	S 10°58'28" W	57.86'
L3	S 59°01'13" E	69.31'
L4	S 11°04'21" E	72.11'
L5	S 85°20'55" E	38.26'
L6	S 15°05'53" W	80.14'
L7	S 09°03'46" E	34.68'
L8	S 03°05'13" W	47.10'
L9	N 86°54'47" W	4.59'
L10	S 85°41'43" E	4.88'
L11	S 49°28'14" E	24.72'
L12	N 78°30'00" W	94.17'
L13	S 78°30'00" E	88.01'
L14	S 89°30'58" W	82.83'
L15	S 09°03'46" E	2.46'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1030.00'	10.34'	10.34'	N 19°47'42" E
C2	1405.00'	39.16'	39.16'	S 18°42'33" W
C3	1405.00'	149.82'	149.75'	S 14°51'21" W
C4	25.00'	37.13'	33.81'	N 65°45'33" E
C5	25.00'	34.45'	31.79'	N 32°12'21" W
C6	205.00'	155.87'	152.15'	N 49°54'19" W
C7	205.00'	111.66'	110.29'	N 12°31'04" W
C8	275.00'	17.14'	17.14'	S 01°18'06" W
C9	275.00'	41.18'	41.14'	S 04°46'24" E
C10	35.00'	35.45'	33.95'	N 19°57'16" E
C11	50.00'	80.85'	72.32'	N 02°39'01" E
C12	50.00'	40.85'	39.73'	S 67°04'39" E
C13	50.00'	32.18'	31.62'	S 71°04'51" W
C14	50.00'	78.35'	70.58'	S 07°45'19" W
C15	35.00'	17.15'	16.98'	S 23°05'56" E
C16	225.00'	47.71'	47.62'	S 02°59'16" E
C17	265.00'	57.72'	57.61'	N 16°53'54" W
C18	255.00'	9.52'	9.52'	S 29°11'30" E
C19	255.00'	5.33'	5.33'	S 30°51'35" E
C20	25.00'	39.34'	35.41'	S 13°37'36" W
C21	205.00'	153.09'	149.56'	N 80°06'22" E
C22	255.00'	8.79'	8.79'	N 79°29'14" W
C23	255.00'	78.49'	78.18'	S 89°17'33" E
C24	255.00'	120.06'	118.95'	N 68°24'06" E
C25	25.00'	31.78'	29.68'	S 88°40'24" E
C26	255.00'	34.92'	34.90'	N 56°11'03" W
C27	255.00'	51.54'	51.45'	N 65°53'52" W



JAMES LEE OWEN
 PIN: 160300-46-2066
 D.B. 799, PAGE 328

JAMES LEE OWEN
 PIN: 160300-46-7897
 D.B. 4371, PAGE 671

MARTHA G. JOHNSON
 D.B. 160300-46-7375
 D.B. 701, PAGE 55

SUBDIVISION PLAT

McGEE'S CROSSING PHASE 3

PLEASANT GROVE TOWNSHIP
 JOHNSTON COUNTY
 NORTH CAROLINA

SITE DATA

OWNER: BLACKRIDGE PROPERTIES, LLC
 ADDRESS: 414 FORSYTH ST. RALEIGH, NC 27609
 NC PIN: 160300-57-4382
 SOURCE OF TITLE: D.B. 5429, PAGE 095
 ZONING: AR

LEGEND & NOMENCLATURE

- Existing Iron Pipe (unless noted otherwise)
- New 3/4" Iron Pipe
- Concrete Monument Set
- Computed Point
- Deed Book
- B.M.
- Pg.
- S.F.
- Ac.
- S.T.
- [000] Square Feet
- [000] Acres
- [000] Sight Triangle
- [000] Address

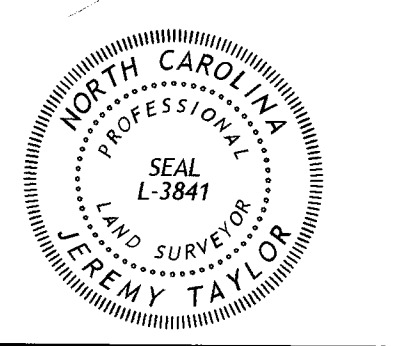
SURVEYOR CERTIFICATION

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Book referenced etc. (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book referenced; that the ratio of precision or positional accuracy as calculated exceeds 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Furthermore, I certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, license number and seal this 10th day of March, A.D., 2021.

[Signature] Professional Land Surveyor
 License Number: L-3841



J. TAYLOR
 LAND CONSULTANTS, PLLC
 License No P-0829
 1600 Olive Chapel Road, #140 Apex, NC 27502 (919) 801-1104

**SUBDIVISION
PLAT**

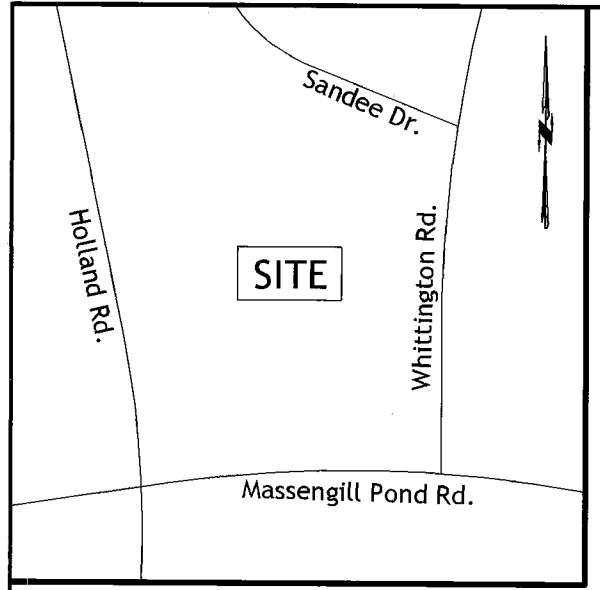
**McGEE'S
CROSSING
PHASE 3**

PLEASANT GROVE
TOWNSHIP
JOHNSTON COUNTY
NORTH CAROLINA

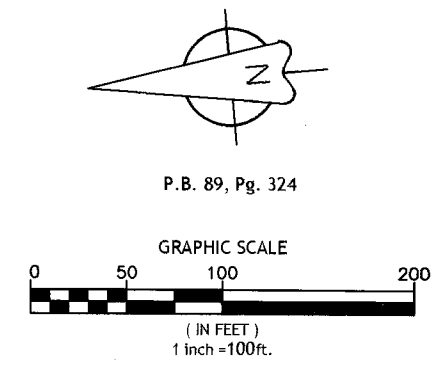
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(NTS)**



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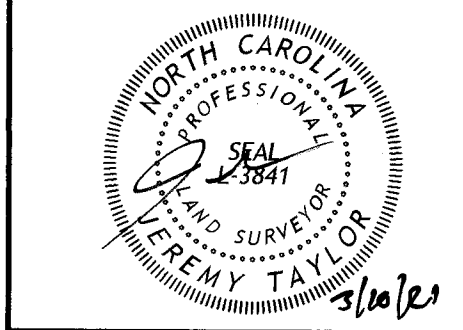
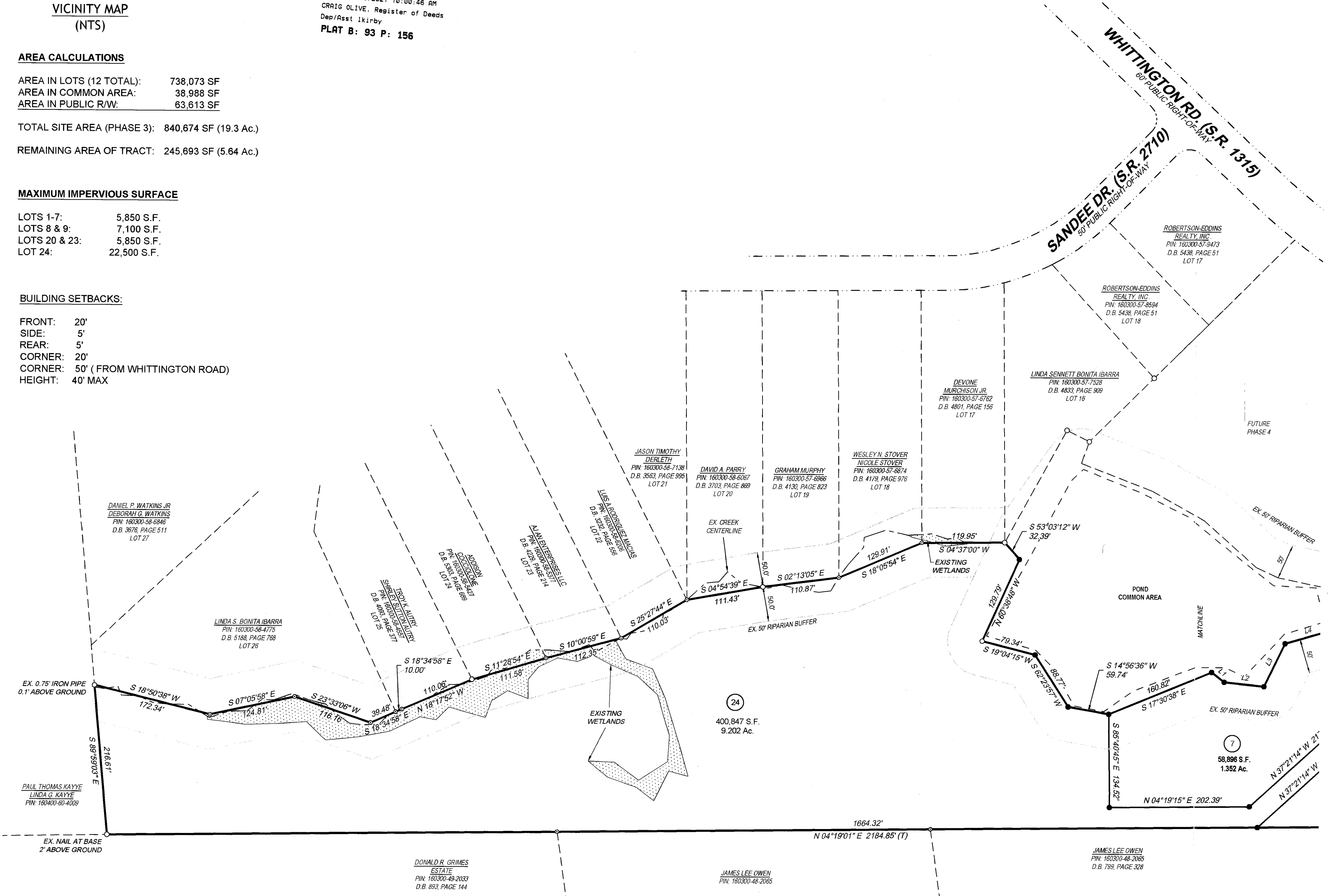
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