

VICINITY MAP  
(NTS)

**AREA CALCULATIONS**

AREA IN LOTS (7 TOTAL): 229,602 SF  
 AREA IN PUBLIC R/W: 16,103 SF  
 TOTAL SITE AREA (PHASE 4): 245,705 SF (5.64 Ac.)  
 REMAINING AREA OF TRACT: 840,674 SF (19.30 Ac.)

**MAXIMUM IMPERVIOUS SURFACE**

LOTS 10-12 5,850 S.F.  
 LOT 13 8,300 S.F.  
 LOTS 14-16 5,850 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.

3/25/21 *[Signature]*  
 DATE OWNER

**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.

4-12-2021 *[Signature]*  
 DATE 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.

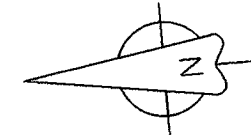
4-9-21 *[Signature]*  
 DATE HEALTH REPRESENTATIVE

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.

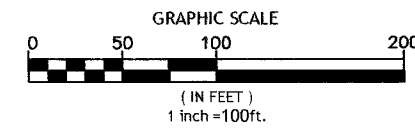
ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

**BUILDING SETBACKS:**

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



P.B. 89, Pg. 324



**CERTIFICATE OF PUBLIC UTILITIES**

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE McGees Crossing Ph 4 SUBDIVISION, SECTION 10-16, AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

3/30/21 *[Signature]*  
 DATE 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 21 DAY OF AT

BY ASST. REG. OF DEEDS

Filed in JOHNSTON COUNTY, NC  
 Filed 04/13/2021 10:23:48 AM  
 CRAIG OLIVE, Register of Deeds  
 Dep/Asst Ikirby  
 PLAT B: 93 P: 175

**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

3-23-21 *[Signature]*  
 DATE SURVEYOR

**REVIEW OFFICER'S CERTIFICATE**

STATE OF NORTH CAROLINA  
 COUNTY OF JOHNSTON

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.

4/13/2021 *[Signature]*  
 DATE REVIEW OFFICER

**DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION**

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

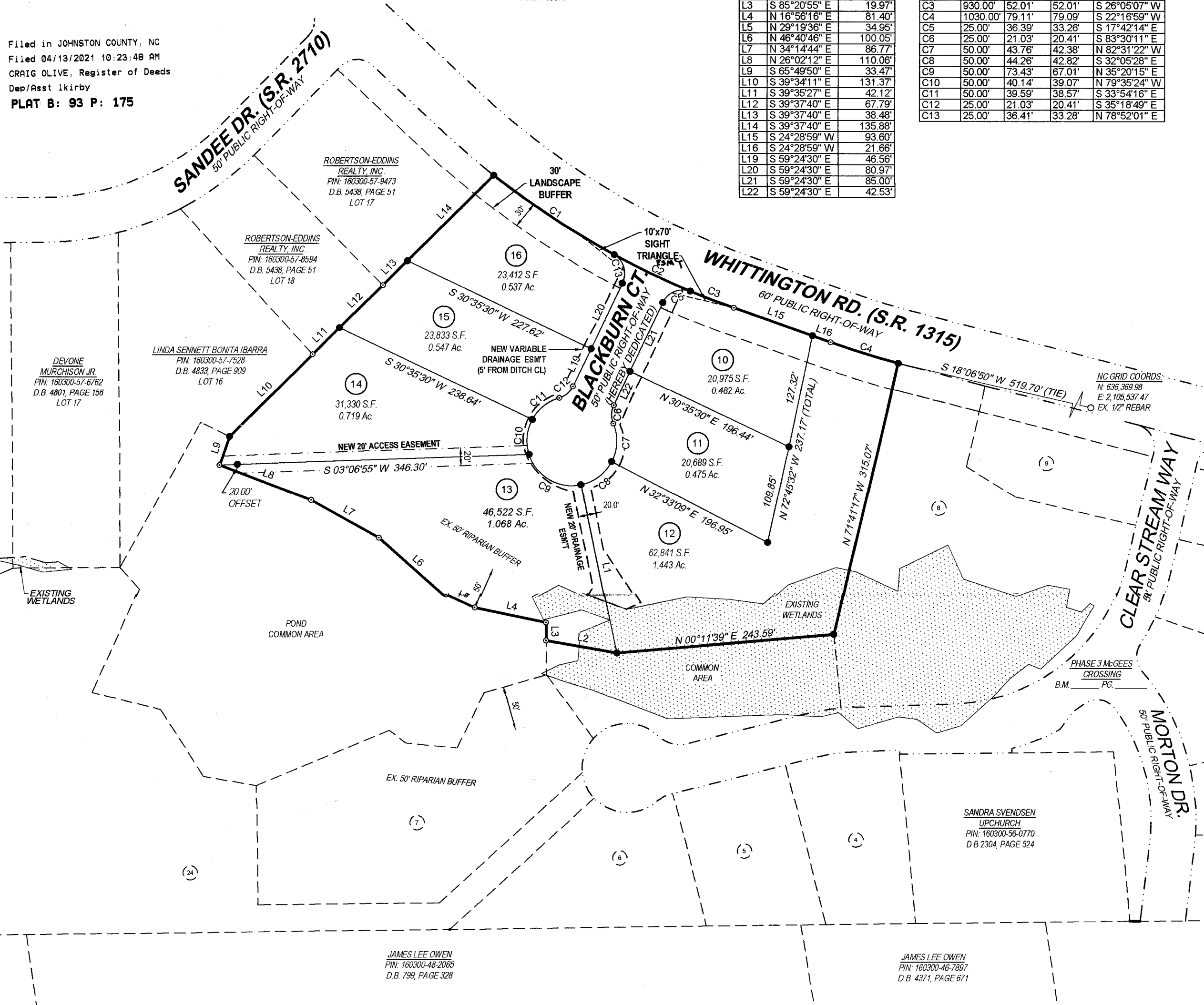
APPROVED: MAR 29 2021 *[Signature]*  
 DATE DISTRICT ENGINEER

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, *[Signature]* 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.

3/25/21 *[Signature]*  
 DATE DEVELOPER/OWNER



LINE	BEARING	DISTANCE
L1	N 83°15'54" E	195.31'
L2	N 15°05'53" E	80.14'
L3	S 85°20'55" E	19.97'
L4	N 16°56'18" E	81.40'
L5	N 29°19'36" E	34.95'
L6	N 46°40'46" E	100.05'
L7	N 34°14'44" E	86.77'
L8	N 26°02'12" E	110.06'
L9	S 65°49'50" E	33.47'
L10	S 39°34'11" E	131.37'
L11	S 39°35'27" E	42.12'
L12	S 39°37'40" E	67.79'
L13	S 39°37'40" E	38.48'
L14	S 39°37'40" E	135.88'
L15	S 24°28'59" W	93.60'
L16	S 24°28'59" W	21.66'
L19	S 59°24'30" E	46.56'
L20	S 59°24'30" E	80.97'
L21	S 59°24'30" E	85.00'
L22	S 59°24'30" E	42.53'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	930.00'	161.20'	161.00'	S 38°27'51" W
C2	930.00'	94.32'	94.28'	S 30°35'34" W
C3	930.00'	52.01'	52.01'	S 26°05'07" W
C4	1030.00'	79.11'	79.09'	S 22°16'59" W
C5	25.00'	36.39'	33.26'	S 17°42'14" E
C6	25.00'	21.03'	20.41'	S 83°30'11" E
C7	50.00'	43.76'	42.38'	N 82°31'22" E
C8	50.00'	44.26'	42.82'	S 32°05'28" E
C9	50.00'	73.43'	67.01'	N 35°20'15" E
C10	50.00'	40.14'	39.07'	N 79°35'24" W
C11	50.00'	39.59'	38.57'	S 33°54'16" E
C12	25.00'	21.03'	20.41'	S 35°18'49" E
C13	25.00'	36.41'	33.28'	N 78°52'01" E

**SUBDIVISION PLAT**

**McGEE'S CROSSING PHASE 4**

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
- D.B. Deed Book
- B.M. Book of Maps
- Pg. Page
- S.F. Square Feet
- Ac. Acres
- S.T. Sight Triangle
- Address

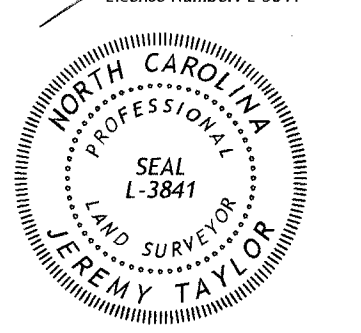
**SURVEYOR CERTIFICATION**

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.); 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 23rd day of March, A.D., 2021.

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



**TAYLOR**  
 LAND CONSULTANTS, PLLC  
 License No P-0829

1600 Olive Chapel Road, #140  
 Apex, NC 27502 (919) 801-1104