

JOHNSTON COUNTY REGISTER OF DEEDS
 STATE OF NORTH CAROLINA, JOHNSTON COUNTY
 THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF 20 AT
 BY ASST. REG. OF DEEDS
 Filed in JOHNSTON COUNTY, NC
 Filed 11/24/2021 01:43:52 PM
 CRAIG OLIVE, Register of Deeds
 Dep/Asst ekopp
PLAT B: 95 P: 2

CERTIFICATE OF FLOODWAY INFORMATION
 PROPERTY SHOWN HEREON IS X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
 FLOOD HAZARD PANEL NO. 3720263800J
 EFFECTIVE DATE: 12/02/2005
 11/14/21 DATE SURVEYOR

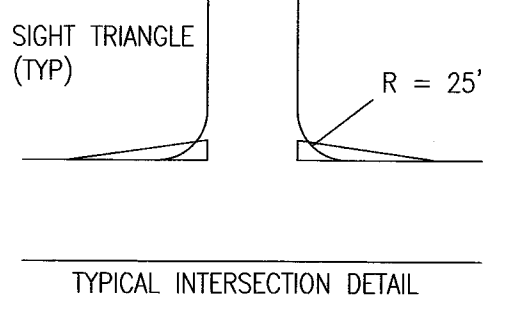
PLANNING DIRECTOR ENDORSEMENT:
 I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.
 11-18-2021 DATE
 SUBDIVISION ADMINISTRATOR OR APPROVED REPRESENTATIVE

REVIEW OFFICER'S CERTIFICATE
 STATE OF NORTH CAROLINA COUNTY OF JOHNSTON
 I, Carolyn Allen, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 11/23/21 DATE REVIEW OFFICER

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.
 11/18/2021 DATE HEALTH REPRESENTATIVE
 EIP CONC. MONUMENT NC GRID COORDINATES NAD 83(2011) N: 687868.26 E: 2238005.51' (TIE LINE ONLY)

LINE	BEARING	DISTANCE
L1	N 151°10'06" E	114.81'
L2	N 21°56'54" E	129.83'
L3	N 16°02'31" E	100.33'
L4	N 10°31'11" E	102.28'
L5	N 05°24'08" E	70.57'
L6	S 88°53'06" E	30.05'
L7	N 01°35'45" E	194.82'
L8	S 88°56'51" E	219.13'
L9	S 02°43'38" W	11.81'
L10	N 30°05'54" E	116.95'
L11	N 21°56'54" E	129.82'
L12	N 16°02'31" E	93.83'
L13	N 05°49'55" E	80.94'
L14	S 70°12'02" E	21.19'
L15	S 88°29'26" E	17.99'
L16	S 88°29'26" E	12.11'
L17	N 71°13'10" E	21.19'
L18	N 88°29'26" W	1.39'

- LEGEND**
- EXISTING IRON PIPE
 - ⊙ EXISTING IRON ROD
 - IRON ROD SET
 - EXISTING CONCRETE MONUMENT
 - △ CALCULATED POINT
 - P.D.E. PRIVATE DRAINAGE EASEMENT
 - P.A.E. PRIVATE ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
- NOTES:**
- NO GRID MONUMENT RECOVERED WITHIN 2000' OF THE SUBJECT PROPERTY.
 - SURVEYED ON 12/17/2020
 - ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED.
 - ALL AREAS COMPUTED BY COORDINATE METHOD
 - THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF RECORD.
 - UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY.
 - WETLAND AREAS DELINEATED BY OTHERS
 - ALL RIPARIAN BUFFERS MEASURED FROM TOP OF BANK OF WATERCOURSE.
 - NO TITLE REPORT FURNISHED



ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, Jana H. Richard, 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 HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR

PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

11-4-21 DATE DEVELOPER/OWNER

NOTE: ONLY 75% OF RECORDED LOTS WILL BE PERMITTED FOR CONSTRUCTION UNTIL THE ROADS ARE ACCEPTED BY NCDOT FOR STATE MAINTENANCE. JOHNSTON COUNTY LAND DEVELOPMENT CODE SEC 14-226 (7) b.

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 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.

11-4-21 DATE OWNER

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: Nov 5, 2021 DATE DISTRICT ENGINEER

NOTE: ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

NOTE: SITE TRIANGLE TAKES PRECEDENT 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.

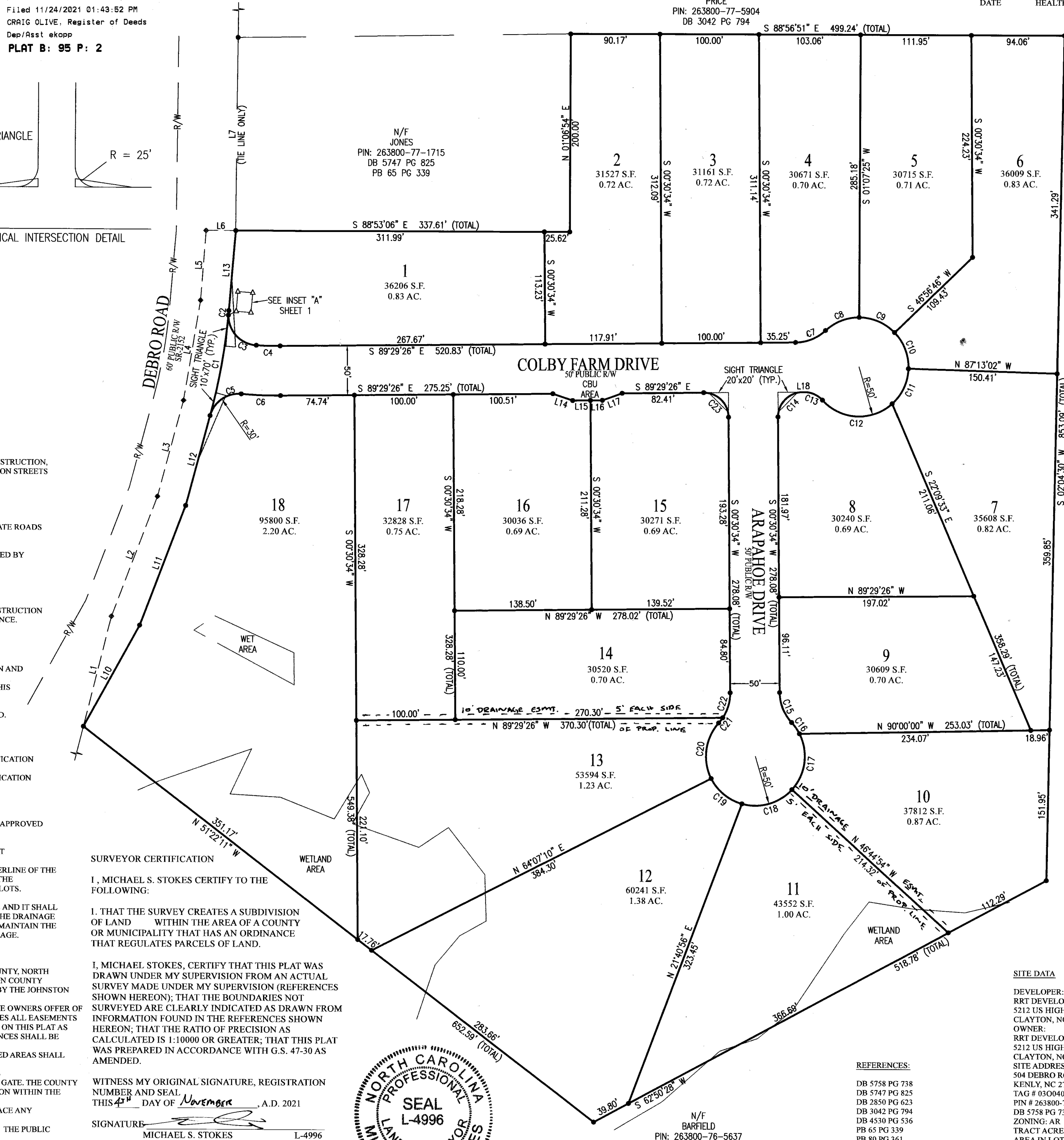
NOTE: ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES

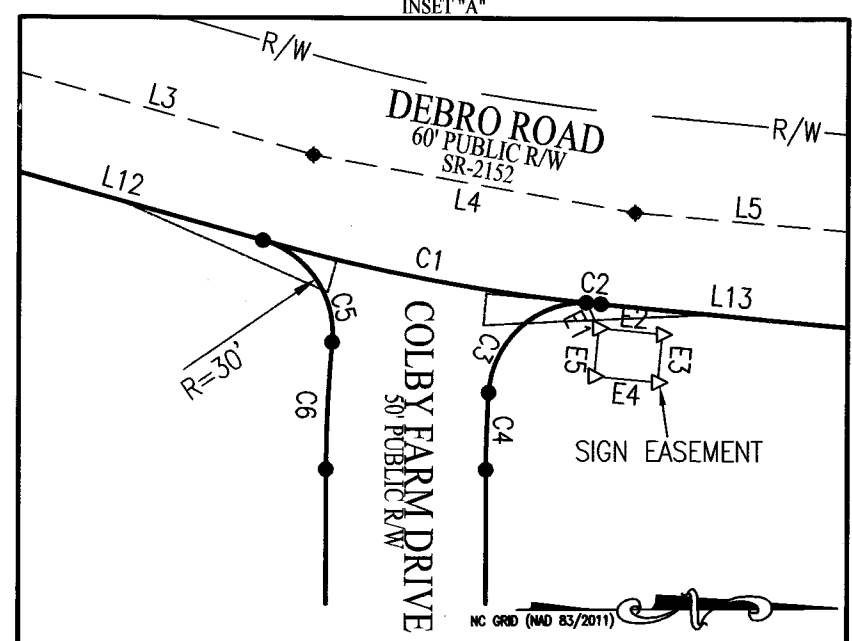
THE DIRECTOR OF PUBLIC UTILITIES FOR COUNTY OF JOHNSTON COUNTY, NORTH CAROLINA HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE JOHNSTON COUNTY ORDINANCES.

UPON RECORDATION OF THIS PLAT, JOHNSTON COUNTY ACCEPTS THE OWNERS OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES ALL EASEMENTS COMMON AREAS, AND/OR RIGHT-OF-WAY SHOWN AND DELINEATED 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 RELACED WITH SEED) WITHIN THE PUBLIC UTILITY EASEMENT AREA DISTURBED FOR MAINTENANCE OF THE UTILITIES.

THIS THE DAY OF 20 COUNTY OF JOHNSTON BY: DIRECTOR OF PUBLIC UTILITIES



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	600.15	103.21	103.08	N 11°13'38" E	9°51'12.08"
C2	600.15	4.65	4.65	S 06°04'44" W	0°26'36.72"
C3	30.00	45.78	41.46	S 42°04'33" E	87°25'39.61"
C4	375.00	24.22	24.22	S 87°38'24" E	3°42'03.43"
C5	30.00	41.74	38.46	N 56°00'39" E	79°43'26.84"
C6	425.00	39.78	39.77	S 86°48'32" E	5°21'48.25"
C7	45.00	33.41	32.65	N 69°14'27" E	42°32'12.83"
C8	50.00	37.64	36.76	N 69°32'28" E	43°08'13.36"
C9	50.00	40.00	38.94	S 65°58'20" E	45°50'11.85"
C10	50.00	40.00	38.94	S 20°08'08" E	45°50'11.85"
C11	50.00	40.00	38.94	S 25°42'04" W	45°50'11.85"
C12	50.00	78.61	70.76	N 86°20'27" W	90°04'46.80"
C13	25.00	21.07	20.41	N 65°23'45" W	48°11'22.87"
C14	25.00	39.23	35.36	S 45°30'34" W	90°00'00.00"
C15	45.00	33.41	32.65	S 20°45'33" E	42°32'12.83"
C16	50.00	13.90	13.85	S 34°03'56" E	15°55'24.97"
C17	50.00	60.52	56.90	S 08°34'26" W	69°21'20.19"
C18	50.00	55.24	52.47	S 74°54'10" W	63°18'06.99"
C19	50.00	41.51	40.33	N 49°39'49" W	47°33'56.53"
C20	50.00	60.15	56.59	N 08°34'58" E	68°55'36.99"
C21	45.00	6.67	6.66	N 38°48'11" E	8°29'10.91"
C22	45.00	26.74	26.35	N 17°32'05" E	34°03'01.93"
C23	25.00	39.27	35.36	N 44°29'26" W	90°00'00.00"



LINE	BEARING	DISTANCE
E1	N 64°09'49" E	8.82'
E2	N 05°49'55" E	20.00'
E3	S 84°10'05" E	15.00'
E4	S 05°49'55" W	20.00'
E5	N 84°10'05" W	15.00'

CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE SUBDIVISION, SECTION 18, LOTS 1-18, AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

11-18-21 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.

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, IS A NCAC 18A SECTION 1900. THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

STOKES
 SURVEYING & MAPPING, PLLC
 Firm License # P-1139
 1425-105 B Rock Quarry Rd.
 Raleigh, NC 27610
 (919)-971-7897
 www.stokes-surveying.com

BUILDING SETBACKS

FRONT: 20'
 REAR: 5'
 SIDE: 5'
 SIDE CORNER LOT: 20'
 MINIMUM LOT SIZE: 30,000 S.F.

IMPERVIOUS AREA:
 STREET: 2.58 ACRES
 LOTS: (18 LOTS @ 5,000 SF/LOT)

FINAL SUBDIVISION PLAT OF:
Colby Farm Subdivision
 Prepared for:
RRT DEVELOPMENT, LLC

SHEET 1 OF 1
 SCALE: 1" = 80'
 REVISION: 11-02-2021

DRAWN BY: JUM	COUNTY: JOHNSTON	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIP: BEULAH	PIN: 263800-77-3363
FIELD BY: HF JH	ZONED: AR	DATE: 10-26-2021
CADD FILE: 20268		



SURVEYOR CERTIFICATION

I, MICHAEL S. STOKES CERTIFY TO THE FOLLOWING:

I. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 4TH DAY OF November, A.D. 2021

SIGNATURE: MICHAEL S. STOKES L-4996

ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

