

**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

10-10-23 DATE  
OWNER

**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

11-1-2023 DATE  
SUBDIVISION ADMINISTRATOR OR APPROVED REPRESENTATIVE

**CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS**

**CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS** INSTALLED FOR INSTALLATION IN Lots 1-18 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.

10/20/2023 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

**CERTIFICATE OF PUBLIC UTILITIES**

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE Maxwell Farms SUBDIVISION, SECTION 1-18 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

10/20/23 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.

**ROAD MAINTENANCE STATEMENT OF UNDERSTANDING**

I, Phyllis Lee 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

10-13-23 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

**DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION**

**PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION**

APPROVED Oct 17, 2023 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 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 THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE

- LEGEND**
- EXISTING IRON PIPE
  - EXISTING IRON ROD
  - IRON ROD SET
  - △ CALCULATED POINT
  - BOUNDARY LINE
  - ADJOINER LINE
  - EASEMENT LINE

- NOTES**
- NO GRID MONUMENT RECOVERED WITHIN 2000' OF THE SUBJECT PROPERTY
  - SURVEYED ON 06/20/2022, 08/05/2023
  - ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED
  - D ALL AREAS COMPUTED BY COORDINATE METHOD
  - E THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF RECORD.
  - F A 5' UTILITY AND DRAINAGE EASEMENT TO BE PROVIDED AROUND THE PERIMETER OF EACH LOT.
  - G LINES NOT SURVEYED ARE SHOWN DASHED
  - H IMPERVIOUS SURFACE IS 7,500 SF PER LOT
  - I HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE MAIL KIOSK & DRAINAGE EASEMENTS
  - J LOTS 1 & 18 WILL NOT BE PERMITTED UNTIL OVERHEAD UTILITY LINES ARE REMOVED

**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

11-1-23 DATE  
REVIEW OFFICER

**CERTIFICATE OF FLOODWAY INFORMATION**

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

FLOOD HAZARD PANEL NO 3720380100K & 3720381100K

EFFECTIVE DATE: 6/18/2013

10-12-2023 DATE  
SURVEYOR

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 12TH DAY OF OCTOBER, A D 2023

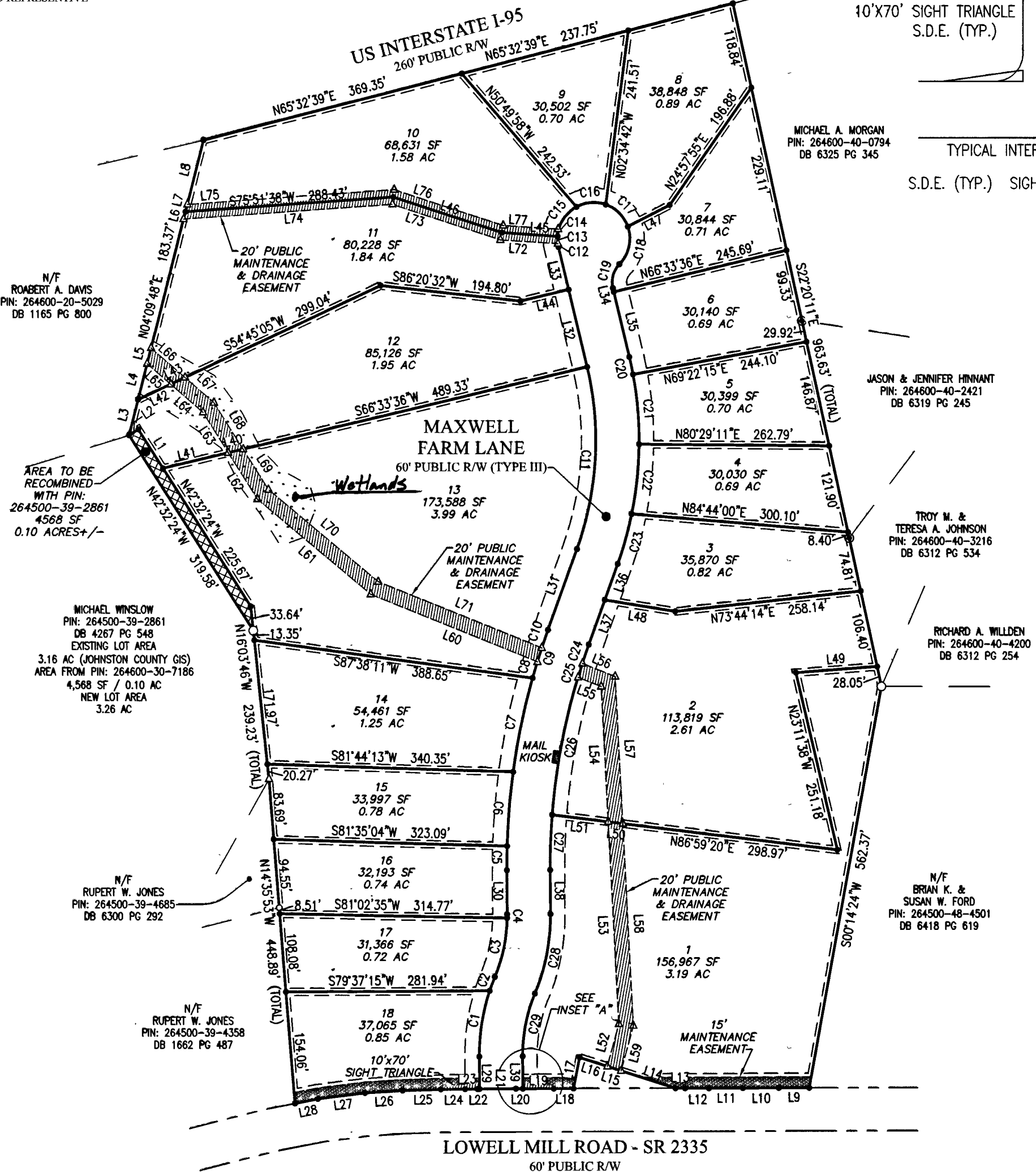
SIGNATURE: Michael S. Stokes L-4996



**SURVEYOR CERTIFICATION**

I, MICHAEL S. STOKES CERTIFY THE FOLLOWING

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

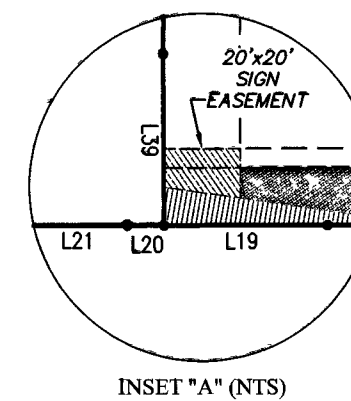


**CURVE TABLE**

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S00°57'19"E	91.69	280.00	92.10
C2	S10°33'36"W	20.44	280.00	20.45
C3	N01°48'42"E	82.75	220.00	83.25
C4	N09°42'12"W	5.18	220.00	5.18
C5	S09°22'41"E	33.52	960.00	33.52
C6	S05°18'59"E	102.54	960.00	102.59
C7	S01°42'00"W	132.43	960.00	132.53
C8	S06°21'06"W	23.35	960.00	23.35
C9	S07°38'50"W	20.06	960.00	20.06
C10	S09°01'22"W	26.04	960.00	26.04
C11	N06°49'12"W	251.70	440.00	255.27
C12	S20°37'11"E	4.92	50.00	4.92
C13	S12°01'51"E	10.05	50.00	10.07
C14	S00°29'38"E	10.05	50.00	10.07
C15	S28°16'20"W	39.07	50.00	40.14
C16	S75°13'00"W	40.59	50.00	41.79
C17	N55°09'40"W	43.33	50.00	44.81
C18	N02°33'16"E	53.05	50.00	55.92
C19	S05°34'38"W	33.95	35.00	35.45
C20	N22°01'11"W	24.78	500.00	24.79
C21	N15°03'24"W	96.59	500.00	96.75
C22	N03°56'29"W	97.10	500.00	97.25
C23	N05°42'55"E	71.23	500.00	71.29
C24	S08°56'17"W	27.08	900.00	27.08
C25	S07°26'16"W	20.06	900.00	20.06
C26	S00°38'23"W	193.14	900.00	193.51
C27	S07°56'57"E	76.30	900.00	76.32
C28	N01°08'12"E	111.79	280.00	112.55
C29	S01°08'12"W	87.84	220.00	88.43

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N42°32'24"W	63.79	L40	S66°33'36"W	21.13
L2	S47°27'36"W	15.00	L41	S66°33'36"W	92.83
L3	N04°09'48"E	50.36	L42	S54°45'05"W	50.08
L4	N04°09'48"E	51.31	L43	S54°45'05"W	21.86
L5	N04°09'48"E	22.40	L44	S66°33'10"W	68.58
L6	N04°09'48"E	10.53	L45	S83°44'15"W	77.52
L7	N04°09'48"E	10.53	L46	N81°46'43"W	158.05
L8	N04°09'48"E	90.78	L47	N52°38'16"E	65.05
L9	S78°48'18"W	42.08	L48	N89°17'11"E	98.74
L10	S78°40'50"W	49.88	L49	N75°45'32"E	112.67
L11	S78°47'41"W	46.94	L50	N86°59'20"E	20.31
L12	S80°02'28"W	32.90	L51	N86°59'20"E	78.09
L13	S78°57'32"W	13.33	L52	N05°22'50"E	60.35
L14	N82°18'53"W	78.08	L53	N12°59'59"W	278.45
L15	N82°18'53"W	20.00	L54	N12°59'59"W	186.81
L16	N82°18'53"W	40.18	L55	N78°11'29"W	34.52
L17	S01°11'07"W	43.49	L56	S78°11'29"W	48.83
L18	S79°43'32"W	27.35	L57	S12°59'59"E	203.14
L19	S79°46'06"W	42.65	L58	S12°59'59"E	279.16
L20	S79°46'06"W	9.59	L59	S05°23'42"W	64.39
L21	S79°44'48"W	50.38	L60	N78°02'25"E	248.75
L22	S78°09'52"W	2.74	L61	N60°11'18"E	203.88
L23	S79°26'38"W	17.22	L62	N42°14'57"W	75.96
L24	S79°28'27"W	33.54	L63	N42°14'57"W	65.95
L25	S78°13'31"W	52.97	L64	N59°03'53"W	58.83
L26	S76°14'28"W	52.22	L65	N59°03'53"W	43.33
L27	S72°35'03"W	65.75	L66	S59°03'53"E	62.25
L28	S68°42'30"W	32.36	L67	S59°03'53"E	52.96
L29	N10°22'56"W	44.43	L68	S42°14'57"E	75.72
L30	S10°22'42"E	60.82	L69	S42°14'57"E	65.99
L31	N09°48'00"E	118.40	L70	S60°11'18"E	197.58
L32	N23°26'24"W	110.00	L71	S78°02'25"E	244.10
L33	N23°26'24"W	59.92	L72	S83°44'15"W	79.80
L34	N23°26'24"W	5.34	L73	N81°46'43"W	157.35
L35	N23°26'24"W	92.48	L74	S75°51'38"W	289.76
L36	N09°48'00"E	52.84	L75	N75°51'38"E	287.10
L37	N09°48'00"E	65.55	L76	S81°46'43"E	158.76
L38	S10°22'42"E	60.82	L77	N83°44'15"E	77.26
L39	S10°22'42"E	44.57			



Filed in JOHNSTON, NC  
Filed 11/01/2023 10 37 12 AM  
CRAIG OLIVE, Register of Deeds  
Dep/Asst ebyrd  
PLAT B: 99 P: 382



Firm License # P-1139  
1425-105 B Rook Quarry Rd.  
Raleigh, NC 27610  
(919)-971-7897  
www.stokes-surveying.com



**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 REPLACED WITH SEED) WITHIN THE PUBLIC UTILITY EASEMENT AREA DISTURBED FOR MAINTENANCE OF THE UTILITIES

**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 \_\_\_\_\_

REG OF DEEDS ASST REG OF DEEDS

THIS THE 30th DAY OF Oct, 2023  
COUNTY OF JOHNSTON  
BY Chandra C. Farmer  
DIRECTOR OF PUBLIC UTILITIES

**REFERENCES**

DB 6418 PG 619  
DB 6325 PG 345  
DB 6319 PG 245  
DB 6312 PG 534  
DB 6312 PG 254  
DB 6300 PG 292  
DB 4267 PG 548  
DB 1662 PG 487  
DB 1165 PG 800

**SITE DATA**

DEVELOPER/OWNER  
RRT DEVELOPMENT COMPANY, LLC  
PO BOX 190  
CLAYTON, NC 27528  
SITE ADDRESS  
1429 LOWELL MILL ROAD  
SELMA, NC 27576  
PIN # 264600-30-7186  
PARCEL # 10007071D  
DB 6229 PG 439  
ZONING AR  
TOTAL ACREAGE 26.78 ACRES  
AREA IN LOTS: 25.01 ACRES  
AREA IN R/W 1.77 ACRES

**SETBACKS**

MINIMUM FRONT 20'  
MINIMUM SIDE 10'  
MINIMUM REAR 10'  
SIDE CORNER LOT 20'  
MINIMUM LOT SIZE 20,000 SF

FINAL SUBDIVISION PLAT OF

**MAXWELL FARM SUBDIVISION**

SHEET 1 OF 1

SCALE: 1" = 150'

REVISION:

DRAWN BY: ARP COUNTY: JOHNSTON STATE: NORTH CAROLINA

CHECKED BY: MSS TOWNSHIP: MICRO DATE: 10/12/2023

FIELD BY: JH ZONED: AR PIN: 264600-30-7186

CADD FILE: 23189

Prepared for:  
**RRT DEVELOPMENT COMPANY, LLC**