

**PLANNING DIRECTOR ENDORSEMENT:**

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY, NORTH CAROLINA AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

*[Signature]* **3-3-2023**  
 SUBDIVISION ADMINISTRATOR OR APPROVED REPRESENTATIVE DATE

**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.

**3-3-23** *[Signature]*  
 DATE REVIEW OFFICER

**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.

**2-25-23** *[Signature]*  
 DATE OWNER

**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.

**3-1-23** *[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.

**CERTIFICATE OF PUBLIC UTILITIES**

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE **Avery Landing** SUBDIVISION, SECTION **6B**, LOTS **1-16** AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

**3/1/23** *[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.

**CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES**

THE DIRECTOR OF PUBLIC UTILITIES FOR COUNTY OF JOHNSTON COUNTY, NORTH CAROLINA HEREBY CERTIFIES THAT THIS PLAN MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE JOHNSTON COUNTY ORDINANCES. UPON RECORDATION OF THIS PLAN, 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 PLAN 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 **2nd** DAY OF **March 2023** COUNTY OF JOHNSTON BY: *[Signature]* DIRECTOR OF PUBLIC UTILITIES

**DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION**

**PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION**

APPROVED **FEB 23 2023** *[Signature]*  
 DATE DISTRICT ENGINEER

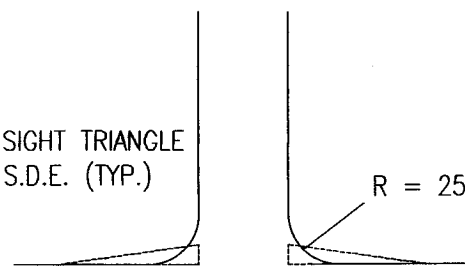
NOTE: ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

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.

10'X70' SIGHT TRIANGLE  
 S.D.E. (TYP.)



**TYPICAL INTERSECTION DETAIL**

S.D.E. (TYP.) SIGHT DISTANCE EASEMENT

**ROAD MAINTENANCE STATEMENT OF UNDERSTANDING**

I, **John 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.

**2-23-23** *[Signature]*  
 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.26'	35.35'	N 60°14'46" E	89°59'08"
C2	500.00'	101.49'	101.32'	S 68°58'35" E	11°37'49"
C3	350.00'	20.48'	20.48'	S 64°50'16" E	3°21'11"
C4	350.00'	96.75'	96.44'	S 74°26'00" E	15°50'16"
C5	350.00'	87.13'	86.91'	S 89°29'02" E	14°15'49"
C6	348.47'	91.28'	91.02'	N 75°54'00" E	15°00'31"
C7	349.43'	121.95'	121.33'	N 58°28'08" E	19°59'44"
C8	350.00'	43.07'	43.05'	N 44°57'08" E	7°03'05"
C9	300.00'	151.31'	149.71'	N 55°52'31" E	28°53'50"
C10	25.00'	36.68'	33.48'	S 67°38'27" E	84°04'14"
C11	350.00'	83.63'	83.43'	S 32°27'04" E	13°41'26"
C12	350.00'	145.78'	144.73'	S 51°13'44" E	23°51'54"
C13	1050.00'	31.14'	31.14'	S 64°00'39" E	1°41'57"
C14	1050.00'	50.31'	50.31'	S 66°13'59" E	2°44'44"
C15	35.00'	27.55'	26.84'	S 45°03'23" E	45°05'57"
C16	50.00'	91.73'	79.40'	S 75°04'01" E	105°07'14"
C17	50.00'	52.38'	50.02'	N 22°21'43" E	60°01'17"
C18	50.00'	52.32'	49.97'	N 37°37'38" W	59°57'26"
C19	50.00'	39.36'	38.35'	S 89°50'40" W	45°05'57"
C20	35.00'	27.55'	26.84'	S 89°50'40" W	45°05'57"
C21	1000.00'	9.62'	9.62'	N 67°19'49" W	0°33'05"
C22	1000.00'	67.95'	67.94'	N 65°06'28" W	3°53'36"
C23	300.00'	185.28'	182.35'	N 45°28'04" W	35°23'12"
C24	25.00'	42.80'	37.76'	N 21°16'29" E	98°05'54"
C25	550.00'	110.10'	109.92'	N 64°35'20" E	11°28'11"
C26	25.00'	39.27'	35.36'	S 76°08'45" E	90°00'00"
C27	35.00'	27.55'	26.84'	S 08°35'47" E	45°05'57"
C28	50.00'	48.57'	46.68'	S 13°52'36" E	55°39'35"
C29	50.00'	69.32'	63.90'	S 81°25'34" E	79°26'22"
C30	50.00'	78.54'	70.71'	N 13°51'15" E	90°00'00"
C31	50.00'	39.36'	38.35'	N 53°41'44" W	45°05'57"
C32	35.00'	27.55'	26.84'	N 53°41'44" W	45°05'57"
C33	35.00'	12.60'	12.53'	N 20°50'02" W	20°37'27"
C34	35.00'	14.95'	14.84'	N 01°42'57" E	24°28'29"
C35	50.00'	61.68'	57.84'	N 21°23'57" W	70°41'24"
C36	50.00'	56.20'	53.29'	N 88°55'59" W	64°24'14"
C37	50.00'	41.75'	40.55'	S 34°56'00" W	47°50'35"
C38	50.00'	41.77'	40.57'	S 12°55'14" E	47°52'06"
C39	50.00'	34.38'	33.70'	S 56°32'58" E	39°23'34"
C40	35.00'	27.55'	26.84'	S 53°41'44" E	45°05'57"
C41	25.00'	39.27'	35.36'	S 13°51'15" W	90°00'00"
C42	500.00'	20.73'	20.73'	S 60°02'31" W	2°22'33"
C43	500.00'	52.73'	52.71'	S 64°15'04" W	6°02'33"
C44	500.00'	26.63'	26.63'	S 68°47'53" W	3°03'05"
C45	350.00'	83.86'	83.66'	S 63°27'34" W	13°43'43"
C46	350.00'	22.64'	22.63'	S 54°44'33" W	3°42'20"
C47	350.00'	70.03'	69.91'	S 47°09'30" W	11°27'48"
C48	300.00'	111.74'	111.10'	S 52°05'49" W	21°20'27"
C49	300.00'	283.12'	272.73'	S 89°48'11" W	54°04'17"
C50	550.00'	111.64'	111.45'	N 68°58'35" W	11°37'49"
C51	25.00'	39.29'	35.37'	N 29°46'09" W	90°02'41"
C52	679.94'	108.18'	108.07'	N 10°41'43" E	9°06'58"
C53	679.94'	22.38'	22.38'	N 05°11'39" E	1°53'10"

I, MICHAEL STOKES, CERTIFY THAT THIS PLAN 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 PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22ND DAY OF FEBRUARY, A.D. 2023

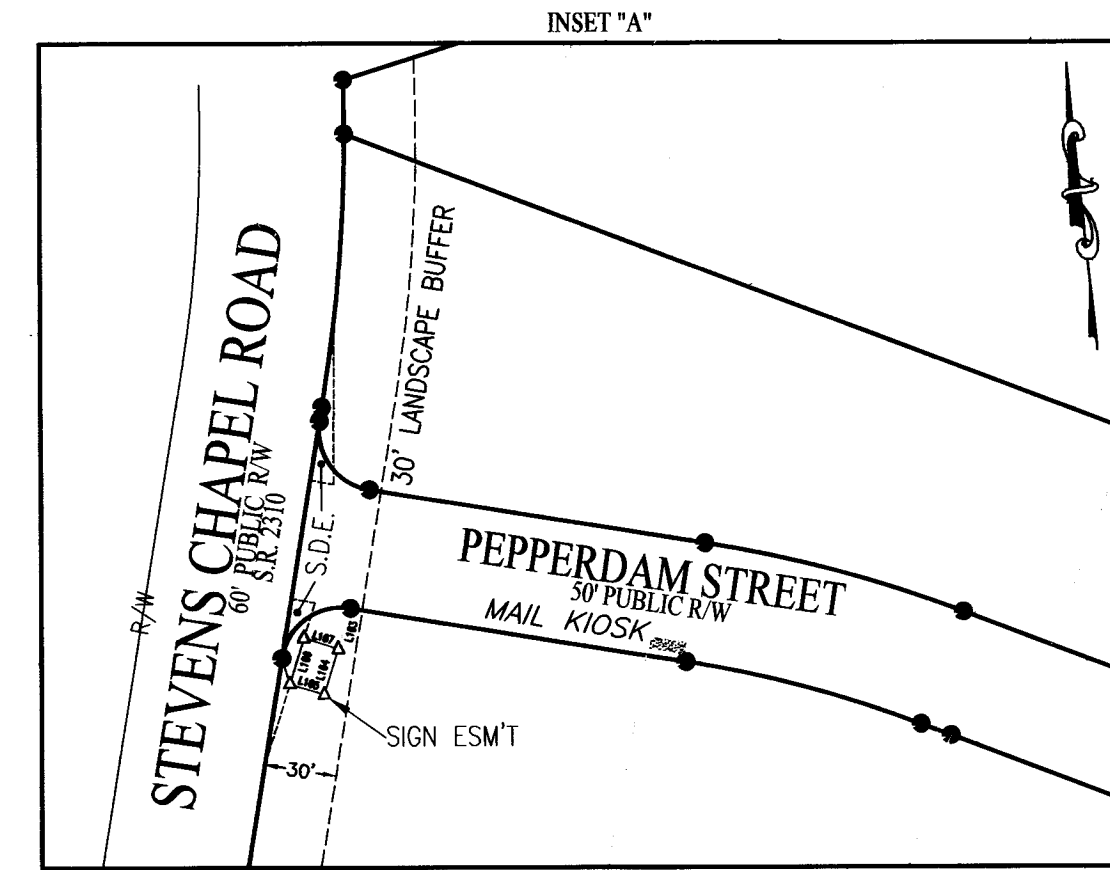
SIGNATURE *[Signature]*  
 MICHAEL S. STOKES L-4996

I, MICHAEL S. STOKES CERTIFY:

THAT THIS SURVEY IS OF A SUBDIVISION OF LAND IN AT AREA THAT HAS SUBDIVISION ORDINANCE.



Filed in JOHNSTON COUNTY, NC  
 Filed 03/03/2023 01:41:04 PM  
 CRRIG OLIVE, Register of Deeds  
 Dep/Asst I Kirby  
**PLAT B: 98 P: 75**



**REFERENCES**

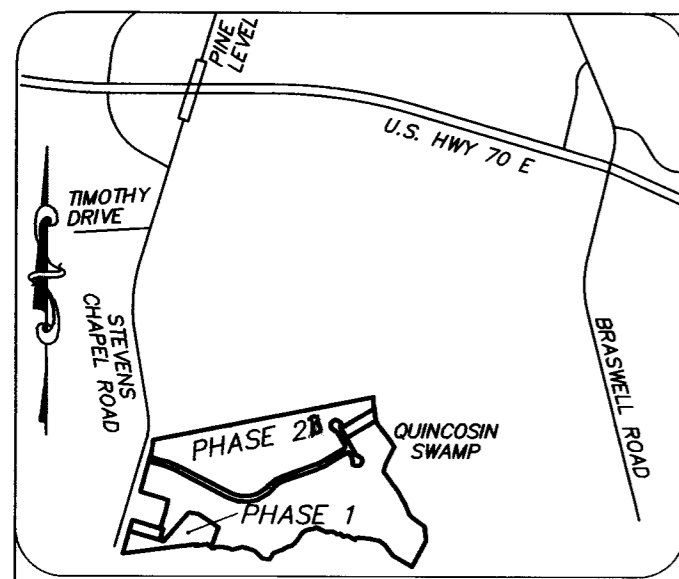
- DB 6008 PG 734
- DB 1691 PG 716
- DB 1691 PG 714
- DB 6256 PG 324
- DB 6271 PG 239
- DB 5779 PG 3030
- DB 6256 PG 950
- DB 6252 PG 407
- DB 2894 PG 940
- DB 1881 PG 88
- DB 6088 PG 505
- DB 4787 PG 45
- DB 48 PG 337
- PB 25 PG 225
- PB 26 PG 33
- PB 26 PG 99
- PB 66 PG 466
- PB 68 PG 222
- PB 93 PG 337

OTHER REFERENCES SHOWN HEREON

**PHASE 2B**  
**AVERY LANDING SUBDIVISION**  
 Lot 1-16 18-45  
 Prepared for:  
**RRT Development, LLC.**

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

SHEET 1 OF 2  
 SCALE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DRAWN BY: JUM COUNTY: JOHNSTON STATE: NORTH CAROLINA  
 CHECKED BY: MSS TOWNSHIP: BOON HILL PIN: 262200-58-1505  
 FIELD BY: HF JH ZONED: AR DATE: 02-22-2023  
 CADD FILE: 22127



- LEGEND**
- EXISTING IRON PIPE
  - EXISTING IRON ROD
  - IRON ROD SET
  - EXISTING CONCRETE MONUMENT
  - △ CALCULATED POINT
  - P.D.E. PUBLIC DRAINAGE EASEMENT

- NOTES:**
- A. NO GRID MONUMENT RECOVERED WITHIN 2000' OF THE SUBJECT PROPERTY.
  - B. SURVEYED ON 11/08/2019
  - C. 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. UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY.
  - G. WETLAND AREAS DELINEATED BY OTHERS
  - H. ALL RIPARIAN BUFFERS MEASURED FROM TOP OF BANK OF WATERCOURSE

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 22ND DAY OF FEBRUARY, A.D. 2023

SIGNATURE: *[Signature]*  
MICHAEL S. STOKES L-4996

I, MICHAEL S. STOKES CERTIFY:  
THAT THIS SURVEY IS OF A SUBDIVISION OF LAND IN AN AREA THAT HAS SUBDIVISION ORDINANCE.



Filed in JOHNSTON COUNTY, NC  
Filed 03/03/2023 01:41:04 PM  
CRAIG OLIVE, Register of Deeds  
Dep/Asst Ikirby  
PLAT B: 96 P: 76

**CERTIFICATE OF FLOODWAY INFORMATION**

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

FLOOD HAZARD PANEL NO. 3720262200K

EFFECTIVE DATE: 06/20/2018

DATE: 02/22/2023 SURVEYOR: *[Signature]*

**REFERENCES**

- DB 6008 PG 734
- DB 1691 PG 716
- DB 1691 PG 714
- DB 6256 PG 324
- DB 6271 PG 239
- DB 5779 PG 3030
- DB 6256 PG 950
- DB 6252 PG 407
- DB 2894 PG 940
- DB 1881 PG 88
- DB 6088 PG 505
- DB 4787 PG 45
- PB 48 PG 337
- PB 25 PG 225
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- PB 66 PG 466
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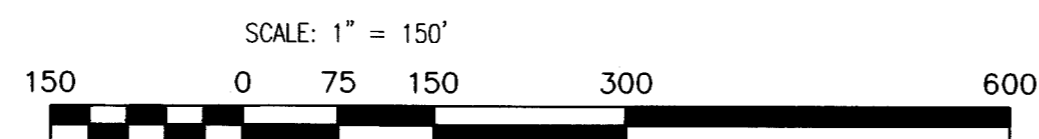
OTHER REFERENCES SHOWN HEREON

**SITE DATE**

DEVELOPER: RRT DEVELOPMENT, LLC.  
5194 US 70 BUS HWY W  
CLAYTON, NC 27520  
OWNER: RRT DEVELOPMENT, LLC.  
5194 US 70 BUS HWY W  
CLAYTON, NC 27520  
SITE ADDRESS:  
2010 STEVEN'S CHAPEL ROAD  
SMITHFIELD, NC 27577  
TAG # 04N121950  
PIN # 262200-58-5105  
DB 6008 PG 734  
ZONING: AR  
TOTAL TRACT (ALL PHASES): 67.84 ACRES  
AREA IN PHASE 2B: 63.28 ACRES  
AREA IN PHASE 2B LOTS: 46.52 ACRES  
AREA IN R/W (ALL PHASES): 4.33 ACRES  
OPEN SPACE: 11.53 ACRES  
OPEN SPACE O/S BUFFERS AND WETLANDS: 10.29 ACRES

**BUILDING SETBACKS**

FRONT: 20'  
REAR: 5'  
SIDE: 5'  
SIDE CORNER LOT: 20'  
MINIMUM LOT SIZE: 30,000 S.F.  
PROPOSED STREET IMPERVIOUS: 1.89 ACRES  
~~PHASE 2B LOTS: 41.10, 18.43, 1.09, 7.23, 3.00 AC~~  
Max impervious surface per lot 75,000 SF  
7,500



ALL PHASE 2B LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY

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

SHEET 2 OF 2		SCALE: 1" = 150'	
REVISION:		DRAWN BY: JIM	
CHECKED BY: MSS	COUNTY: JOHNSTON	STATE: NORTH CAROLINA	PIN: 262200-58-5105
FIELD BY: HF JH	TOWNSHIP: BOON HILL	ZONED: AR	DATE: 02-22-2023
CADD FILE: 22127	Prepared for: <b>RRT Development, LLC.</b>		