

- EXISTING IRON PIPE
- EXISTING IRON ROD
- IRON ROD SET
- EXISTING CONCRETE MONUMENT
- ⊙ EXISTING AXLE
- △ CALCULATED/SET POINT

NOTE 'A'
ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED.

NOTE 'B'
ALL AREAS COMPUTED BY COORDINATE METHOD.

NOTE 'C'
THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

NOTE 'D'
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT AND RIGHTS-OF-WAY OF RECORD

NOTE 'E'
UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY

NOTE 'F'
IRON RODS AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

NOTE 'G'
PROPERTY OWNERS ARE RESPONSIBLE FOR ALL MAINTENANCE AND IMPROVEMENTS FOR SHARED DRIVEWAYS. A MAINTENANCE AGREEMENT SHALL BE RECORDED BETWEEN PROPERTY OWNERS OF LOT 5 AND LOT 6.

CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 3720262200K

EFFECTIVE DATE: 06/20/2018

DATE 01/24/2023 SURVEYOR Michael S. Stokes

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 6TH DAY OF JANUARY, A.D. 2023

SIGNATURE Michael S. Stokes I-4996

I, MICHAEL S. STOKES CERTIFY:

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



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.

DATE 1/31/23 REVIEW OFFICER Carolyn Allen

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.

DATE 1-31-2023
SUBDIVISION ADMINISTRATOR OR APPROVED REPRESENTATIVE [Signature]

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.

THIS THE 30th DAY OF Jan, 20 23
COUNTY OF JOHNSTON
BY: Chandra C. Farmer
DIRECTOR OF PUBLIC UTILITIES

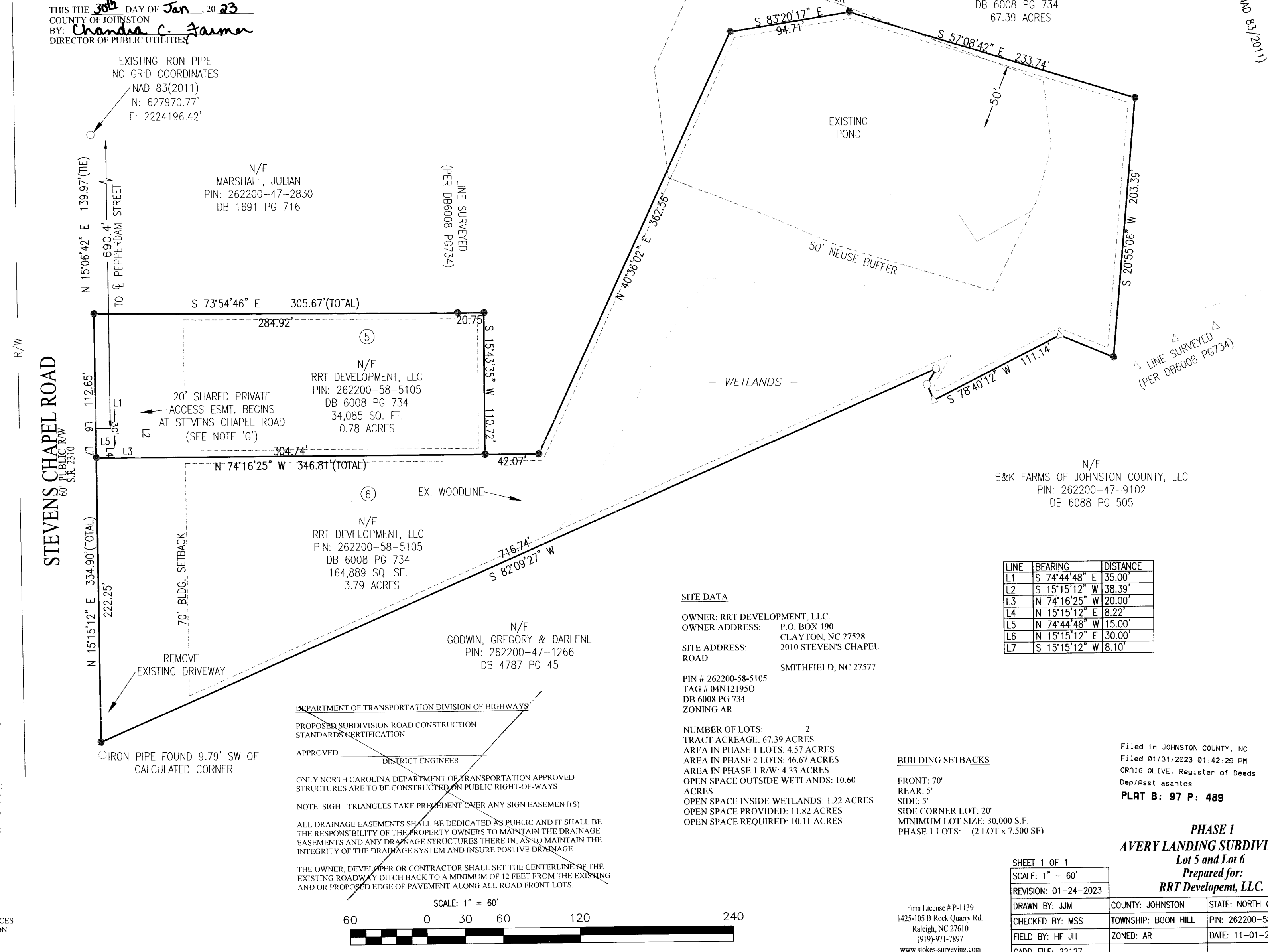
CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

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.

DATE 1-31-23 HEALTH REPRESENTATIVE [Signature]

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.

N/F
AVERY LANDING
PHASE 2
RRT DEVELOPMENT, LLC
PIN: 262200-58-5105
DB 6008 PG 734
67.39 ACRES



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
- PB 26 PG 33
- PB 26 PG 99
- PB 66 PG 466
- PB 68 PG 222
- PB 93 PG 337

OTHER REFERENCES SHOWN HEREON

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED DISTRICT ENGINEER

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAYS

NOTE: SIGHT TRIANGLES TAKE PRECEDENT OVER ANY SIGN EASEMENT(S)

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, AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING AND OR PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

SCALE: 1" = 60'



JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF 20 AT .

RECORDED IN BOOK PAGE

REG. OF DEEDS BY ASST. REG. OF DEEDS

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.

DATE 1-24-23 OWNER(S) [Signature]

SITE DATA

OWNER: RRT DEVELOPMENT, LLC
OWNER ADDRESS: P.O. BOX 190
CLAYTON, NC 27528
SITE ADDRESS: 2010 STEVEN'S CHAPEL ROAD
SMITHFIELD, NC 27577

PIN # 262200-58-5105
TAG # 04N121950
DB 6008 PG 734
ZONING AR

NUMBER OF LOTS: 2
TRACT ACREAGE: 67.39 ACRES
AREA IN PHASE 1 LOTS: 4.57 ACRES
AREA IN PHASE 2 LOTS: 46.67 ACRES
AREA IN PHASE 1 R/W: 4.33 ACRES
OPEN SPACE OUTSIDE WETLANDS: 10.60 ACRES
OPEN SPACE INSIDE WETLANDS: 1.22 ACRES
OPEN SPACE PROVIDED: 11.82 ACRES
OPEN SPACE REQUIRED: 10.11 ACRES

BUILDING SETBACKS

FRONT: 70'
REAR: 5'
SIDE: 5'
SIDE CORNER LOT: 20'
MINIMUM LOT SIZE: 30,000 S.F.
PHASE 1 LOTS: (2 LOT x 7,500 SF)

LINE	BEARING	DISTANCE
L1	S 74°44'48" E	35.00'
L2	S 15°15'12" W	38.39'
L3	N 74°16'25" W	20.00'
L4	N 15°15'12" E	8.22'
L5	N 74°44'48" W	15.00'
L6	N 15°15'12" E	30.00'
L7	S 15°15'12" W	8.10'

SHEET 1 OF 1

SCALE: 1" = 60'

REVISION: 01-24-2023

DRAWN BY: JMM	COUNTY: JOHNSTON	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIP: BOON HILL	PIN: 262200-58-5105
FIELD BY: HF JH	ZONED: AR	DATE: 11-01-2022
CADD FILE: 22127		

PHASE 1
AVERY LANDING SUBDIVISION
Lot 5 and Lot 6
Prepared for:
RRT Development, LLC.

Filed in JOHNSTON COUNTY, NC
Filed 01/31/2023 01:42:29 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst asantos
PLAT B: 97 P: 489

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