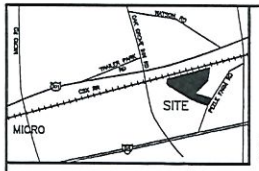

VICINITY MAP — NO SCALE

LEGEND

EIS	EXISTING IRON STAKE OR PIPE
ISS	IRON STAKE OR PIPE SET
ECM	EXISTING CONCRETE MONUMENT
CMS	CONCRETE MONUMENT SET
ERR	EXISTING RAILROAD SPIKE
RRS	RAILROAD SPIKE SET
EPK	EXISTING P-K NAIL
PKS	P-K NAIL SET
ENL	EXISTING NAIL
NLS	NAIL SET
EX.	EXISTING
R/W	RIGHT-OF-WAY
℄	CENTERLINE
PP	POWER POLE
--E--	OVERHEAD POWER LINES

AREAS ARE COMPUTED BY COORDINATE METHOD.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	DIST.
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C7	24°48'45"	270.00	116.93	59.39	S19°19'51"W	116.01
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C10	06°27'41"	440.80	49.71	24.88	N28°47'17"E	49.68
C21	90°00'00"	25.00	39.27	25.00	N78°12'06"E	35.36
C23	182°27'00"	270.00	91.66	46.27	N88°29'41"W	91.22
C24	90°00'00"	25.00	39.27	25.00	N11°47'52"W	35.36
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C29	63°56'41"	330.00	368.30	205.99	S50°32'54"E	349.48
C30	08°31'45"	440.80	65.62	32.87	N21°17'34"E	65.56
C31	07°38'42"	410.80	54.81	27.45	N29°22'47"E	54.77
C32	07°38'42"	380.80	50.81	25.44	N29°22'47"E	50.77

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATE

APPROVED K. M. Little /gw
DISTRICT ENGINEER

DATE 8-26-04

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

THE FOLLOWING LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY... ALL LOTS

THE 10' X 70' SIGHT TRIANGLES TAKES PRECEDENCE OVER ANY SIGN EASEMENTS.

THE 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.

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.

ALL EMBANKMENT FILL GREATER THAN 7 FEET AS MEASURED FROM THE ROADWAY CENTERLINE TO INVERT, FOR ALL STORM DRAINAGE PIPE CROSSING SHALL INSTALL GUARD RAIL TO NCDOT SPECIFICATIONS OR BE AT A 4:1 SLOPE OR FLATTER.

SEWER NOTE: EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATE 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.

CERTIFICATION OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN BUENA VISTA ESTATES PHASE 1 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 SUMISSION OF PLANS FOR PROPOSED USE IN ACCORDANCE WITH REGULATIONS IN FORCE AT THIS TIME OF PERMITTING, THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS ON GUARANTEE.

31 Aug 04 [signature]
DATE AUTHORIZED REPRESENTATIVE

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

Timothy B. Bryan PE 10/19/04
DIRECTOR OF INFRASTRUCTURE AND ENGINEERING

NOTICE TO HOMEOWNERS TO CONNECT TO PUBLIC UTILITY SYSTEM

ALL HOMEOWNERS ARE REQUIRED TO CONNECT TO THE PUBLIC WATER DISTRIBUTION SYSTEM PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THEIR PRINCIPAL STRUCTURE.

CERTIFICATE OF IMPROVEMENTS

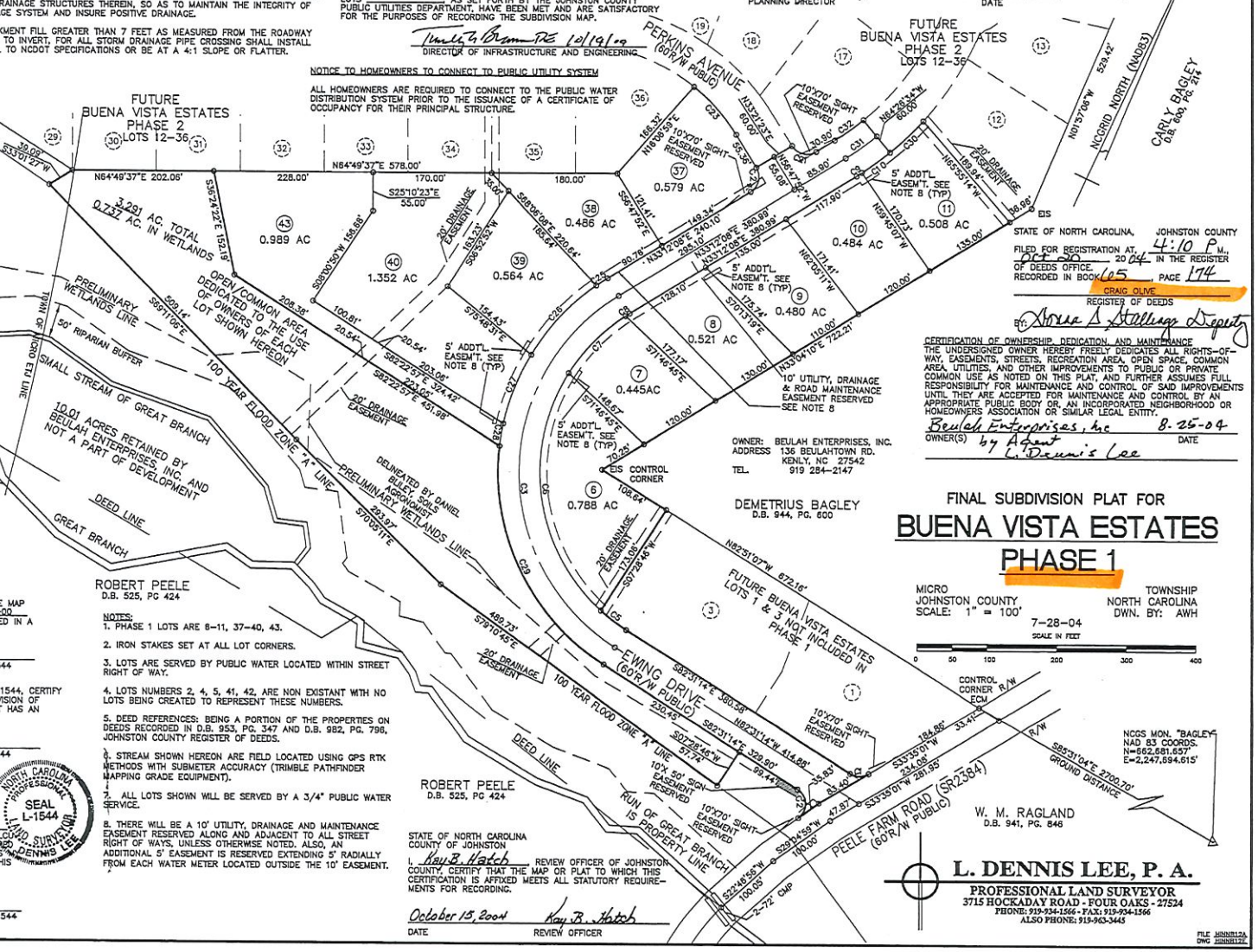
"THE PLANNING DIRECTOR HEREBY CERTIFIED THAT ALL IMPROVEMENTS REQUIRED BY THE JOHNSTON COUNTY SUBDIVISION ORDINANCE HAVE BEEN INSTALLED OR ACCOUNTED FOR AS SPECIFIED BY THE APPROVED PRELIMINARY PLAT FOR BUENA VISTA ESTATES PHASE 1 SUBDIVISION AND THAT SAID IMPROVEMENTS COMPLY WITH COUNTY SPECIFICATIONS".

Benny Gray 10-15-04
PLANNING DIRECTOR DATE

PLANNING DIRECTOR ENDORSEMENT

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY AND THAT THIS PLAT IS HEREBY APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY, PROVIDED THAT THIS PLAT BE RECORDED WITHIN 60 DAYS OF FINAL APPROVAL; APPROVED BY THE PLANNING DIRECTOR.

Benny Gray 10-15-04
PLANNING DIRECTOR DATE



STATE OF NORTH CAROLINA, JOHNSTON COUNTY
FILED FOR REGISTRATION AT 4:10 P.M., Oct 20 2004 IN THE REGISTER OF DEEDS OFFICE. RECORDED IN BOOK 105 PAGE 174
CRAIG OLIVE
REGISTER OF DEEDS
BY: Nora S. Stallings Deputy

CERTIFICATION OF OWNERSHIP, DEDICATION, AND MAINTENANCE
THE UNDERSIGNED OWNER HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR, AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY.
Beulah Enterprises, Inc 8-25-04
OWNER(S) by Agent L. Dennis Lee DATE

OWNER: BEULAH ENTERPRISES, INC.
ADDRESS 136 BEULAHTOWN RD.
KENLY, NC 27542
TEL. 919 284-2147

COMPLIANCE WITH COUNTY STORM WATER ORDINANCE

THIS COVENANT IS FOR BUENA VISTA ESTATES SUBDIVISION LOCATED OFF SR 2384 IN MICRO TOWNSHIP. NO MORE THAN 3,622 SF OF IMPERVIOUS AREA FOR EACH LOT, INCLUDING THAT PORTION OF THE RIGHT-OF-WAY BETWEEN THE EDGE OF PAVEMENT AND THE FRONT LOT LINE, SHALL BE COVERED BY IMPERVIOUS STRUCTURES INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK, STONE, SLATE OR SIMILAR MATERIAL BUT NOT INCLUDING WOOD DECKING OR THE SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO INSURE CONTINUED COMPLIANCE WITH THE STORMWATER PERMIT ISSUED BY THE JOHNSTON COUNTY STORMWATER PROGRAM. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE COUNTY.

THIS IS TO CERTIFY THAT I HAVE CONSULTED FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 3710100250 D DATED 10-20-00 AND FOUND THAT NO PART OF LOTS 8-40, 43 IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

L. DENNIS LEE, PROFESSIONAL LAND SURVEYOR No. L-1544

I, L. DENNIS LEE, PROFESSIONAL LAND SURVEYOR No. L-1544, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

L. DENNIS LEE, PROFESSIONAL LAND SURVEYOR No. L-1544

I, L. DENNIS LEE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BK. _____ PG. _____), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 7500 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 16TH DAY OF AUGUST, A. D., 2004.

NORTH CAROLINA PROFESSIONAL SEAL L-1544 LAND SURVEYOR L. DENNIS LEE

L. DENNIS LEE, PROFESSIONAL LAND SURVEYOR No. L-1544

NOTES:
1. PHASE 1 LOTS ARE 8-11, 37-40, 43.
2. IRON STAKES SET AT ALL LOT CORNERS.
3. LOTS ARE SERVED BY PUBLIC WATER LOCATED WITHIN STREET RIGHT OF WAY.
4. LOTS NUMBERS 2, 4, 5, 41, 42, ARE NON EXISTANT WITH NO LOTS BEING CREATED TO REPRESENT THESE NUMBERS.
5. DEED REFERENCES: BEING A PORTION OF THE PROPERTIES ON DEEDS RECORDED IN D.B. 953, PG. 347 AND D.B. 982, PG. 796, JOHNSTON COUNTY REGISTER OF DEEDS.
6. STREAM SHOWN HEREON ARE FIELD LOCATED USING GPS RTK METHODS WITH SUBMETER ACCURACY (TRIMBLE PATHFINDER MAPPING GRADE EQUIPMENT).
7. ALL LOTS SHOWN WILL BE SERVED BY A 3/4" PUBLIC WATER SERVICE.
8. THERE WILL BE A 10' UTILITY, DRAINAGE AND MAINTENANCE EASEMENT RESERVED ALONG AND ADJACENT TO ALL STREET RIGHT OF WAYS, UNLESS OTHERWISE NOTED. ALSO, AN ADDITIONAL 5' EASEMENT IS RESERVED EXTENDING 5' RADIALLY FROM EACH WATER METER LOCATED OUTSIDE THE 10' EASEMENT.

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON
I, Kay B. Hatch, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

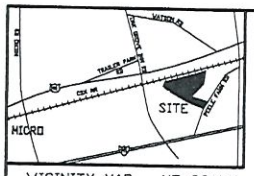
October 15, 2004 Kay B. Hatch
DATE REVIEW OFFICER

FINAL SUBDIVISION PLAT FOR
BUENA VISTA ESTATES
PHASE 1

MICRO TOWNSHIP
JOHNSTON COUNTY NORTH CAROLINA
SCALE: 1" = 100' DWN. BY: AWH
7-28-04
SCALE IN FEET 0 50 100 200 300 400

L. DENNIS LEE, P. A.
PROFESSIONAL LAND SURVEYOR
3715 HOCKADAY ROAD - FOUR OAKS - 27524
PHONE: 919-934-1566 - FAX: 919-934-1566
ALSO PHONE: 919-963-3445

FILE JHN812A
DWG JHN812F



VICINITY MAP - NO SCALE

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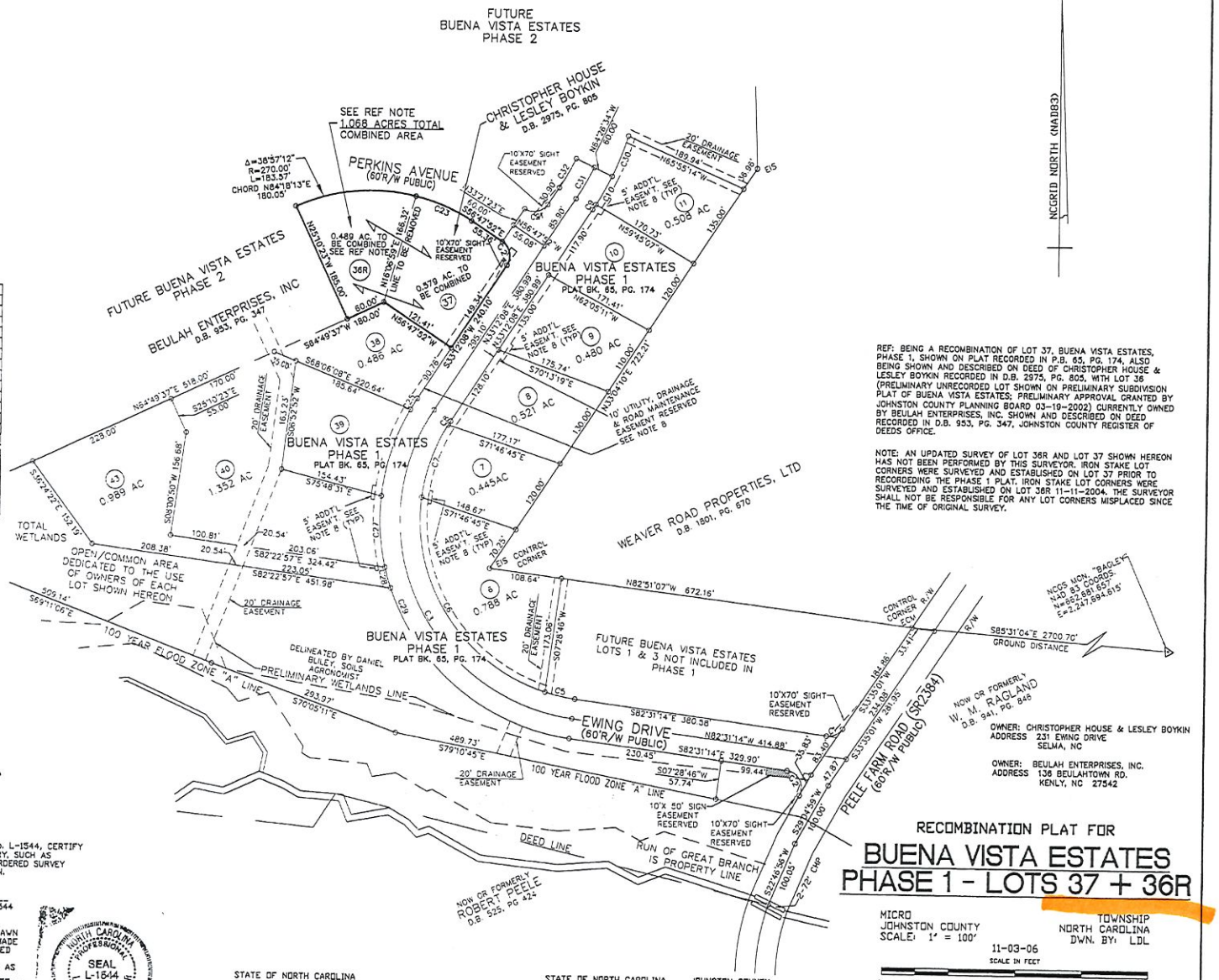

REF: BEING A RECOMBINATION OF LOT 37, BUENA VISTA ESTATES, PHASE 1, SHOWN ON PLAT RECORDED IN P.B. 65, PG. 174, ALSO BEING SHOWN AND DESCRIBED ON DEED OF CHRISTOPHER HOUSE & LESLEY BOYKIN RECORDED IN D.B. 2975, PG. 805, WITH LOT 36 (PRELIMINARY UNRECORDED LOT SHOWN ON PRELIMINARY SUBDIVISION PLAT OF BUENA VISTA ESTATES; PRELIMINARY APPROVAL GRANTED BY JOHNSTON COUNTY PLANNING BOARD 03-19-2002) CURRENTLY OWNED BY BEULAH ENTERPRISES, INC. SHOWN AND DESCRIBED ON DEED RECORDED IN D.B. 953, PG. 347, JOHNSTON COUNTY REGISTER OF DEEDS OFFICE.

NOTE: AN UPDATED SURVEY OF LOT 36R AND LOT 37 SHOWN HEREON HAS NOT BEEN PERFORMED BY THIS SURVEYOR. IRON STAKE LOT CORNERS WERE SURVEYED AND ESTABLISHED ON LOT 37 PRIOR TO RECORDEDING THE PHASE 1 PLAT. IRON STAKE LOT CORNERS WERE SURVEYED AND ESTABLISHED ON LOT 36R 11-11-2004. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY LOT CORNERS MISPLACED SINCE THE TIME OF ORIGINAL SURVEY.

EXEMPT FROM SUBDIVISION REGULATION WITHIN THE JOHNSTON COUNTY PLANNING JURISDICTION.

11-14-06 Brenda Enderlein
DATE SUBDIVISION ADMINISTRATOR

I, L. DENNIS LEE, PROFESSIONAL LAND SURVEYOR No. L-1544, CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

L. DENNIS LEE, PROFESSIONAL LAND SURVEYOR No. L-1544

I, L. DENNIS LEE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BK. ____ PG. ____), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 65, PAGE 174, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:7399+, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 9TH DAY OF NOVEMBER, A. D., 2006.

L. DENNIS LEE, PROFESSIONAL LAND SURVEYOR No. L-1544

NORTH CAROLINA PROFESSIONAL SEAL L-1544 LAND SURVEYOR L. DENNIS LEE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, Kay B. Hatch, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

11-14-2006 Kay B. Hatch
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

FILED FOR REGISTRATION AT 2:24:34 P.M. Dec. 20 06 IN THE REGISTER OF DEEDS OFFICE. RECORDED IN BOOK 69, PAGE 288

CRAIG OLIVE
REGISTER OF DEEDS

BY: Donna S. Stallings
Deputy

RECOMBINATION PLAT FOR
BUENA VISTA ESTATES
PHASE 1 - LOTS 37 + 36R

MICRO
JOHNSTON COUNTY
SCALE: 1" = 100'

TOWNSHIP
NORTH CAROLINA
DWN. BY: LDL

11-03-06

SCALE IN FEET
0 50 100 200 300 400

OWNER: CHRISTOPHER HOUSE & LESLEY BOYKIN
ADDRESS 231 EWING DRIVE
SELMA, NC

OWNER: BEULAH ENTERPRISES, INC.
ADDRESS 136 BEULAHTOWN RD.
KENLY, NC 27542

L. DENNIS LEE, P. A.
PROFESSIONAL LAND SURVEYOR
3715 HOCKADAY ROAD - FOUR OAKS - 27524
PHONE: 919-934-1566 - FAX: 919-934-1566
ALSO PHONE: 919-963-3415

FILE:HDWGLGA
DWG:HDPSUBA