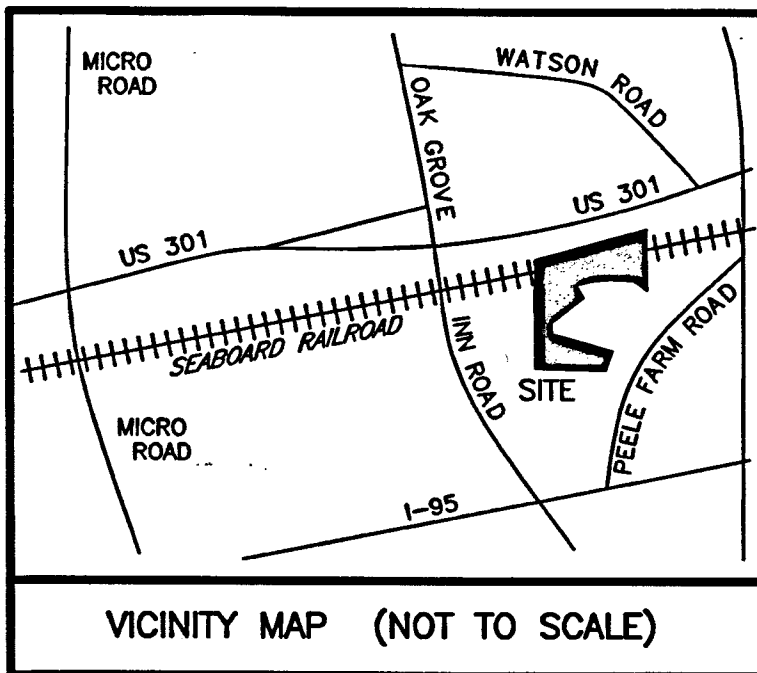


Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed 07/26/2022 02:50:19 PM
PLAT BOOK: 96 PAGE: 348-349 INSTRUMENT # 2022820426
Deputy/Assistant Register of Deeds: LatWanda Neal

Submitted electronically by "True Line Surveying" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Johnston County Register of Deeds.



REVIEW OFFICER'S CERTIFICATE
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: 7/26/2022
REVIEW OFFICER: Carolyn Allen

I, CURK T. LANE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FOR THE PURPOSE OF HORIZONTAL CONTROL IN ORDER TO TIE THIS SURVEY TO NC GRID; AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
CLASS OF SURVEY: CLASS AA
POSITION ACCURACY: 0.047 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE: VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY: 5-31-21
DATUM/EPOCH: NAD 83(2011)/EPIC 2010.000
PUBLISHED/FIXED-CONTROL USED: NC GNSS CORRS AND RTK
GEIOD MODEL: NAVD 88 USING GEOID 18
COMBINED GRID FACTOR: 0.99988444(AVG)
REPORTING UNITS: US FEET

PROPERTY SHOWN HEREON IS PARTIALLY AS SHOWN LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720264600 J EFFECTIVE DATE: DECEMBER 2, 2005

04-19-22 [Signature] SURVEYOR

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

04-19-22 [Signature] SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

04-19-22 [Signature] SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5797, PAGE 453, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5797, PAGE 453; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 19th DAY OF APRIL, A.D. 2022

[Seal: NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3300 CURK T. LANE SURVEYOR]
L - 3990 LICENSE NUMBER

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, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.
DocuSigned by: Harold G. Carroll, Jr.
DATE: 7/7/2022

LINE	BEARING	DISTANCE
L1	N00°37'45"W	56.79'
L2	S64°06'52"W	1.52'
L3	N00°37'45"W	55.54'
L4	N00°37'45"W	65.98'
L5	N64°06'52"E	61.45'
L6	N64°06'52"E	115.01'
L7	N64°06'52"E	115.01'
L8	N64°06'52"E	115.01'
L9	N64°06'52"E	115.01'
L10	N64°06'52"E	115.01'
L11	N64°06'52"E	115.01'
L12	N64°06'52"E	140.97'
L13	N64°06'52"E	139.65'
L14	N64°06'52"E	107.03'
L15	N64°06'52"E	89.33'
L16	S01°56'56"E	132.27'
L17	S32°16'45"W	37.30'
L18	N64°30'48"W	60.00'
L19	S33°07'51"W	30.90'
L20	S33°07'51"W	60.00'
L21	N56°52'09"W	55.33'
L22	S64°45'21"W	120.00'
L23	S64°45'21"W	120.00'
L24	S64°45'21"W	120.00'
L25	S64°45'21"W	120.00'
L26	S64°45'21"W	120.00'
L27	S64°45'21"W	47.14'
L28	N64°45'21"E	37.27'
L29	N64°45'21"E	115.00'
L30	N64°45'21"E	115.00'
L31	N64°45'21"E	115.00'
L32	N64°45'21"E	115.00'
L33	N64°45'21"E	115.00'
L34	N64°45'21"E	115.00'
L35	S56°52'09"E	55.33'
L36	N64°49'45"E	59.93'
L37	S27°34'28"E	134.07'
L38	S27°34'28"E	123.93'
L39	S89°22'15"W	64.35'
L40	N56°34'22"W	86.87'
L41	S45°13'00"W	22.77'
L42	S89°57'51"W	52.81'
L43	N80°08'51"W	83.72'
L44	N56°34'22"W	211.43'
L45	N25°14'39"W	175.89'
L46	N12°01'02"E	175.00'
L47	N76°24'51"W	148.74'
L48	N76°24'51"W	150.00'
L49	N03°17'58"W	92.37'
L50	N64°17'34"E	124.41'
L51	N64°17'34"E	119.49'
L52	N04°44'22"E	99.56'
L53	N01°54'49"W	94.16'

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES
THE DIRECTOR OF PUBLIC UTILITIES FOR 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 OWNER'S OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES, ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS-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.
14th July 22
THIS THE _____ DAY OF _____ 20____
COUNTY OF JOHNSTON
BY: [Signature: Chandra Farmer] DIRECTOR OF PUBLIC UTILITIES

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 2772 SQUARE FEET PER LOT

LINE	BEARING	DISTANCE
L54	N64°17'34"E	35.03'
L55	S47°14'26"E	50.00'
L56	N77°28'43"E	149.76'
L57	S82°44'00"E	171.62'
L58	S64°49'37"W	120.00'
L59	S64°49'37"W	120.20'
L60	S64°49'37"W	49.80'
L61	S64°47'54"W	70.20'
L62	S64°47'54"W	120.00'
L63	S64°47'54"W	37.61'
L64	S64°51'34"W	82.39'
L65	S64°51'34"W	119.86'
L66	S33°01'27"W	39.09'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	440.80'	65.62'	65.56'	S21°13'19"W
C2	380.80'	50.81'	50.77'	S29°18'32"W
C3	25.00'	39.27'	35.36'	S78°07'51"W
C4	270.00'	274.82'	263.11'	N85°59'39"W
C5	270.00'	0.43'	0.43'	S64°48'04"W
C6	36.45'	38.76'	36.96'	S32°32'58"W
C7	55.00'	58.54'	55.82'	S31°55'57"W
C8	55.00'	20.47'	20.35'	S73°05'14"W
C9	55.00'	112.09'	93.67'	N37°52'02"W
C10	55.00'	15.11'	15.06'	N28°23'05"E
C11	55.00'	27.65'	27.36'	N50°39'13"E
C12	330.00'	105.45'	105.00'	N73°54'36"E
C13	330.00'	95.33'	95.00'	S88°39'36"E
C14	330.00'	105.45'	105.00'	S71°13'48"E
C15	330.00'	30.15'	30.14'	S59°27'30"E
C16	380.80'	109.66'	109.28'	N17°14'14"E
C17	380.80'	73.33'	73.22'	N03°28'15"E
C18	25.00'	17.84'	17.46'	N22°29'19"W
C19	50.00'	74.78'	68.00'	N00°05'09"W
C20	50.00'	61.26'	57.50'	N77°51'29"E
C21	50.00'	47.58'	45.80'	S39°46'56"E
C22	50.00'	48.17'	46.33'	S15°04'50"W
C23	25.00'	19.32'	18.84'	S20°32'43"W
C24	440.80'	32.66'	32.65'	S00°31'50"W
C25	440.80'	110.04'	109.76'	S09°48'19"W

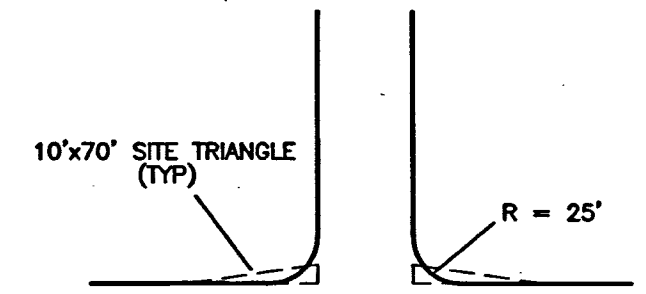
CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS
HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II JOHNSTON COUNTY SUBDIVISION REGULATIONS. FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLANS FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.
7/12/2022
DATE: _____
COUNTY HEALTH OFFICER OR AUTHORIZED REP.
DocuSigned by: Todd Ramsey
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.

- NOTES:**
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
 - 2) AREAS COMPUTED BY COORDINATE METHOD.
 - 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
 - 5) ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5' EACH SIDE OF ALL LOT LINES
 - 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
 - 7) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
 - 8) GRID TIE BY GPS
 - 9) ZONING: AR
 - 10) PARENT TRACT DEED DB 5797 PG 453
 - 11) PARCEL NO. 10P06036

- REFERENCES:**
- DB 5797 PG 453
 - DB 3107 PG 817
 - DB 4946 PG 029
 - DB 982 PG 796
 - DB 2009 PG 149
 - DB 3981 PG 948
 - PB 25 PG 217
 - PB 65 PG 174

**DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS**

**PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION**
APPROVED [Signature] DISTRICT ENGINEER
April 19, 2022



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

NOTE: SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT

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.

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 LOTS SHALL BE SERVED BY INTERNAL STREET SYSTEMS ONLY.

I HEREBY CERTIFY THAT THIS RECORD 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.

7/21/2022
DATE: _____
SUBDIVISION ADMINISTRATOR: [Signature: Braxton Newton]

SUBDIVISION PLAT OF

BUENA VISTA ESTATES PHASE TWO

MICRO TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MARCH 11, 2022
SHEET 1 OF 2

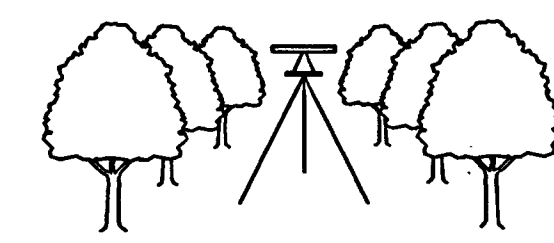
OWNER: C. BREEZE PROPERTIES, LLC.
63 VERNON LN
WILLOW SPRING, N.C. 27592

LEGEND

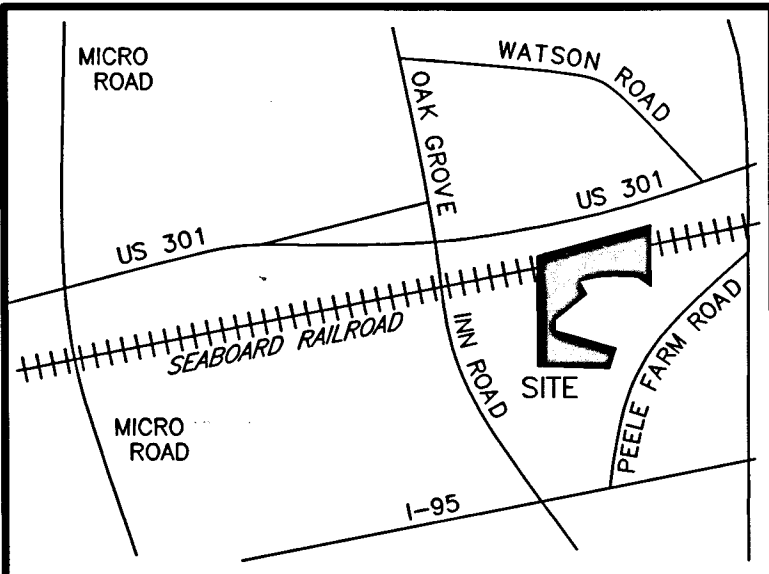
- IFF IRON PIPE FOUND
- IFS IRON PIPE SET
- C/MF CONCRETE MONUMENT FOUND
- P/NF PARKER-KALON NAIL FOUND
- P/NKS PARKER-KALON NAIL SET
- R/S RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSN COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPUTED POINT
- P/P POWER POLE
- F/USH SET FLUSH WITH CAP
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 1SS LOT HAS OFFSITE SEWER
- 1SSL OFFSITE SEWER LOT
- 1SR RECOMBINATION LOT
- STREET ADDRESS
- [100] LINES NOT SURVEYED

SURVEYED BY: TLS
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: PH2RECORD.DWG
SURVEY DATE: 5-31-21
JOB NO. 436.2573

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

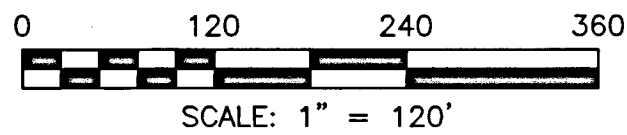


BUENA VISTA ESTATES PHASE TWO

MICRO TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MARCH 11, 2022
SHEET 2 OF 2

OWNER: C. BREEZE PROPERTIES, LLC.
63 VERNON LN
WILLOW SPRING, N.C. 27592

VICINITY MAP (NOT TO SCALE)



PLAT B: 96 P: 349

Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed
INSTRUMENT # TN188231
Deputy/Assistant Register of Deeds:



NOTE: L3-L4 ARE
TIE LINES ONLY

NOTE: L2 IS A TIE LINE
FROM IPF TO IPF (BENT)

15' ACCESS, UTILITY & SEPTIC
TANK SUPPLY LINE EASEMENT

N/F
STONE CREEK FARMS, LLC.
DB 3981 PG 948
PN 10007065B

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

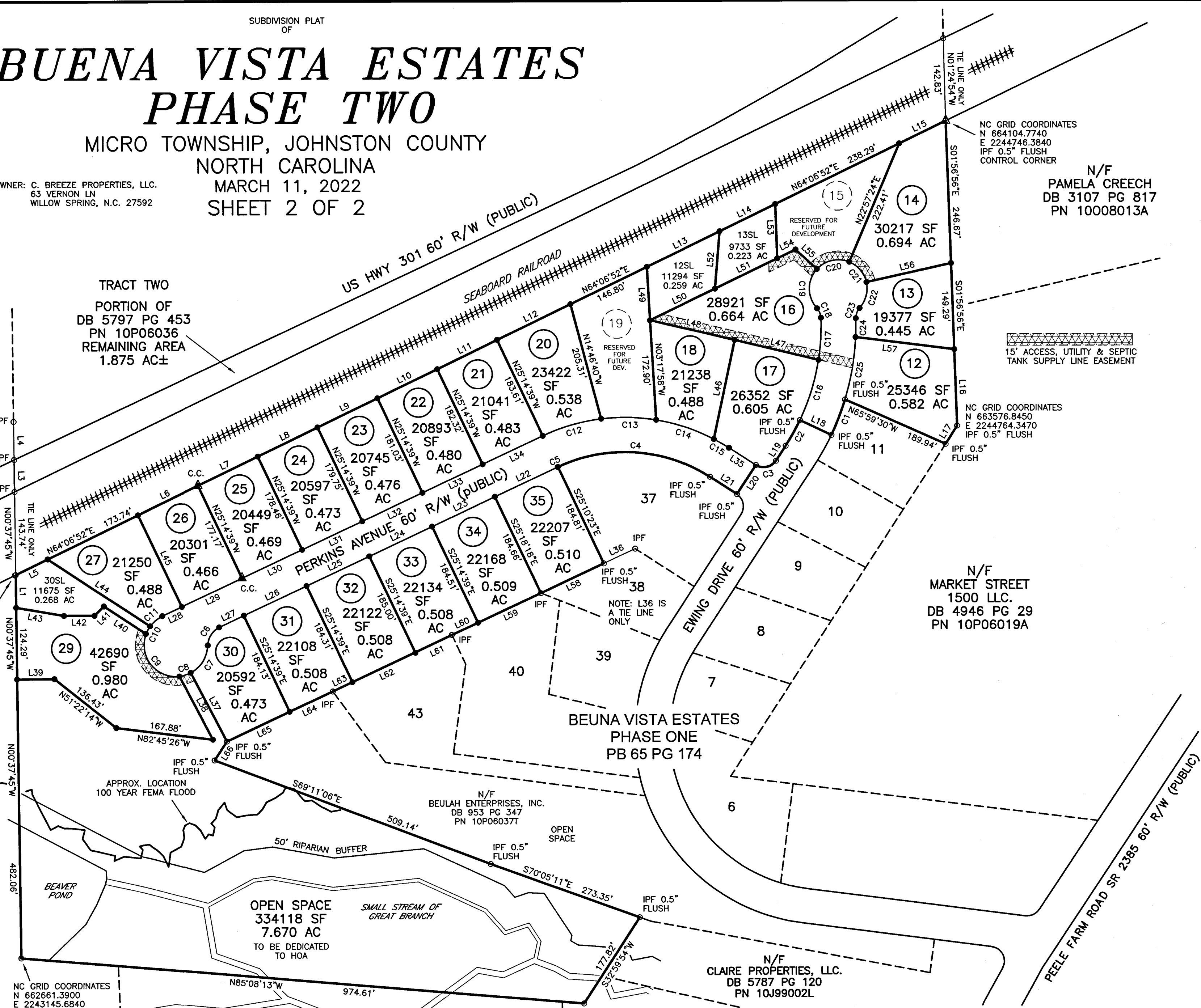
I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS
PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN BOOK 5797, PAGE 453,
ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION FOUND IN
BOOK 5797, PAGE 453; THAT THE RATIO OF PRECISION
AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING
ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE
GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2:
STANDARDS FOR GEODETIC NETWORKS AT THE 1 CM
ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK
RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE
AND SEAL THIS 19th DAY OF APRIL, A.D. 2022



SURVEYOR

L - 3990
LICENSE NUMBER

TRACT TWO
PORTION OF
DB 5797 PG 453
PN 10P06036
REMAINING AREA
1.875 AC±



NC GRID COORDINATES
N 664104.7740
E 2244746.3840
IPF 0.5" FLUSH
CONTROL CORNER

N/F
PAMELA CREECH
DB 3107 PG 817
PN 10008013A

15' ACCESS, UTILITY & SEPTIC
TANK SUPPLY LINE EASEMENT

NC GRID COORDINATES
N 663576.8450
E 2244764.3470
IPF 0.5" FLUSH

N/F
MARKET STREET
1500 LLC.
DB 4946 PG 29
PN 10P06019A

N/F
BEULAH ENTERPRISES, INC.
DB 953 PG 347
PN 10P06037T

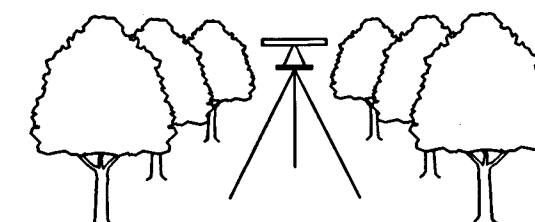
N/F
CLAIRE PROPERTIES, LLC.
DB 5787 PG 120
PN 10J99002L

OPEN SPACE
334118 SF
7.670 AC
TO BE DEDICATED
TO HOA

N/F
ROBERT HAROLD PEELE
LIFE ESTATE
DB 2009 PG 149
PN 10P07003A

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	PH2RECORD.DWG
SURVEY DATE:	5-31-21
JOB NO.	436.2573

TRUE LINE SURVEYING, P.C.



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