

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 7,500 SQUARE FEET PER LOT
6,000

Filed in JOHNSTON COUNTY, NC
Filed 08/30/2022 04:11:46 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst ekopp
PLAT B: 96 P: 482

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.

Subdivision Administrator
or Approved Representative

8-30-2022
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.

8/30/22 Carolyn Allen
DATE REVIEW OFFICER

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

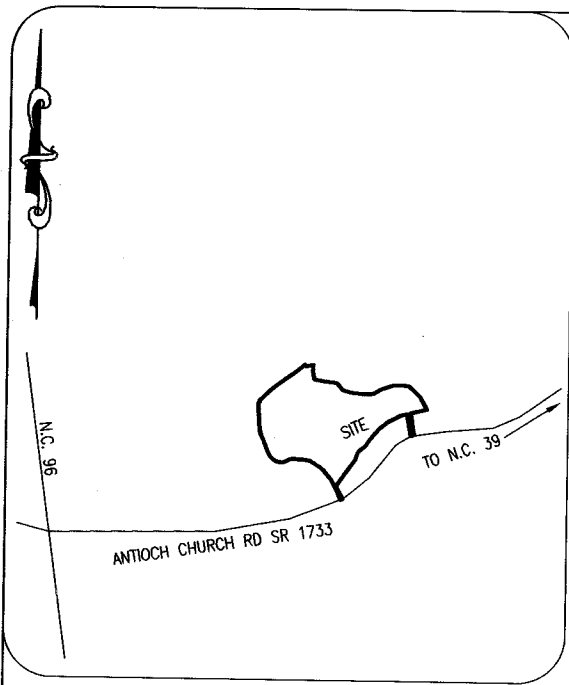
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

8-18-22 Am
DATE OWNER

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.

8/18/22 Dualap Pimentel
DATE OWNER



VICINITY MAP (NOT TO SCALE)

NOTES:

- A. SURVEYED ON 06-11-2021
- B. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED.
- C. ALL AREAS COMPUTED BY COORDINATE METHOD.
- D. THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF RECORD.
- E. LINES NOT SURVEYED ARE SHOWN DASHED.
- F. NO TITLE REPORT FURNISHED.
- G. LITTLE RIVER AND BRANCH CENTERLINES ARE SHOWN PER DIGITAL FLOOD INSURANCE RATE MAPS PROVIDED BY FEMA AND WERE NOT FIELD SURVEYED.
- H. ALL ELEVATIONS BASED ON NAVD8R/GFOID 12B TOPOGRAPHIC INFORMATION SHOWN IS A BLEND OF FIELD SURVEY AND PUBLISHED LIDAR DATA.

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.

9-18-22 John H. Richard
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: Aug 9, 2022 John H. Richard
DATE DISTRICT ENGINEER

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

NOTE: SITE TRIANGLE PAGES 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 THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

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 18TH DAY OF AUGUST, A.D. 2022

SIGNATURE Michael S. Stokes
MICHAEL S. STOKES L-4996

SURVEYOR CERTIFICATION

I, MICHAEL S. STOKES, CERTIFY THE FOLLOWING:

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDER SURVEY, OR OTHER SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

SURVEYOR CERTIFICATION

I, MICHAEL S. STOKES, CERTIFY THE FOLLOWING:

1) 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.



CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 372027000J, 372027200J

EFFECTIVE DATE: 12/02/2005, 12/02/2005

08/18/22 Michael S. Stokes
DATE SURVEYOR

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

TYPICAL INTERSECTION DETAIL

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

Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains detailed survey data for 60 lines.

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.

8-23-2022 April Perry
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 Charlotte's Ridge SUBDIVISION, SECTION 1 LOTS 1-15 AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

8/18/22 Chandra C. James
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.

SITE DATA

DEVELOPER: RRT DEVELOPMENT, LLC.
5212 HWY 70 BUSINESS
CLAYTON, NC 27520
CONTACT: CARY CHANDLER
P.O. BOX
CLAYTON, NC 27528
SITE ADDRESS:
3343 ANTIPOACH CHURCH ROAD
MIDDLESEX, NC 27557
TAG # 11K99018C
PIN # 271002-97-1859
DB 5917 PG 452
ZONING: AR
NUMBER OF LOTS: 42
TRACT ACREAGE: 68.32 ACRES
AREA IN LOTS: 62.93 ACRES
AREA IN R/W: 5.40 ACRES

BUILDING SETBACKS

FRONT: 20'
REAR: 5'
SIDE: 5'
SIDE CORNER LOT: 20'
MINIMUM LOT SIZE: 40,000 S.F.

REFERENCES

- PB 19-121 PB 23-185
- PB 46-195 PB 49-102
- PB 67-341 PB 88-106
- DB 3383-68 DB 3047-837
- DB 5342-771 DB 5329-76
- DB 5450-429 DB 5628-36
- DB 1273-395 DB 5772-812
- DB 2776-61 DB 6241-681
- DB 6258-405 DB 5917-452

OTHER REFERENCES SHOWN HEREON



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: 1" = 150'

REVISION:

DRAWN BY: _____

CHECKED BY: MSS

FIELD BY: HF

CADD FILE: 21146

FINAL SUBDIVISION & RECOMBINATION PLAT OF

Charlotte's Ridge
Subdivision
Prepared for:
RRT Development, LLC.

Table with columns: DRAWN BY, CHECKED BY, FIELD BY, CADD FILE, COUNTY, TOWNSHIP, ZONED, STATE, PIN, DATE.

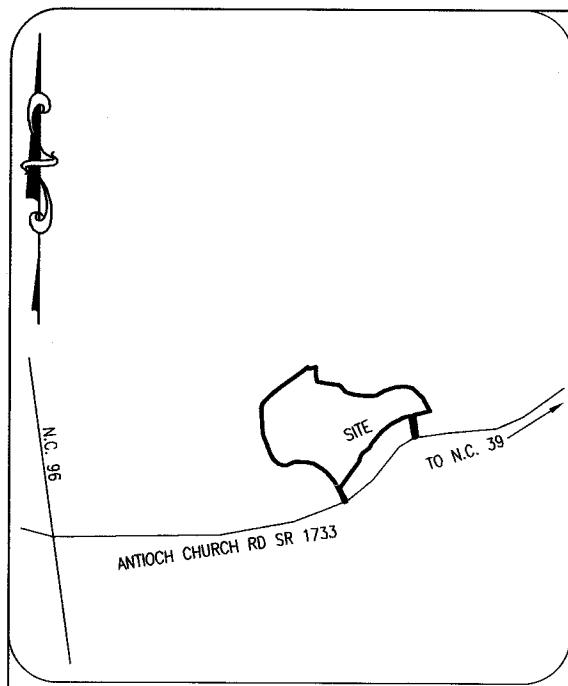
LEGEND

- EXISTING IRON PIPE
- EXISTING IRON ROD
- IRON ROD SET
- EXISTING CONCRETE MONUMENT
- △ CALCULATED POINT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 7,500 SQUARE FEET PER LOT
 ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

Filed in JOHNSTON COUNTY, NC
 Filed 08/30/2022 04:11:46 PM
 CRRIG OLIVE, Register of Deeds
 Dep/Asst ekopp
PLAT B: 96 P: 483

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



NOTES:

- A. SURVEYED ON 06-11-2021
- B. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED
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- F. LITTLE RIVER AND BRANCH CENTERLINES ARE SHOWN PER DIGITAL FLOOD INSURANCE RATE MAPS PROVIDED BY FEMA AND WERE NOT FIELD SURVEYED
- G. ALL ELEVATIONS BASED ON NAVD83/GEOID 12B
- H. TOPOGRAPHIC INFORMATION SHOWN IS A BLEND OF FIELD SURVEY AND PUBLISHED LIDAR DATA
- I. THE BASE FLOOD ELEVATIONS (BFE) NOTED FOR LOTS 26, 27, 28 AND 29 BUILDING FINISHED FLOORS ARE TO BE SET 2 FEET ABOVE NOTED ELEVATIONS SHOWN HEREON.

SITE DATA

DEVELOPER:
 RRT DEVELOPMENT, LLC
 5212 HWY 70 BUSINESS
 CLAYTON, NC 27520
 CONTACT:
 CARY CHANDLER
 P.O. BOX
 CLAYTON, NC 27528
 SITE ADDRESS:
 3343 ANTIOCH CHURCH ROAD
 MIDDLESEX, NC 27557
 TAG # 11K99018C
 PIN # 271002-97-1859
 DB 5917 PG 452
 ZONING: AR
 NUMBER OF LOTS: 42
 OLD TRACT ACREAGE: 68.32 ACRES
 NEW TRACT ACREAGE: 67.81 ACRES
 AREA IN LOTS: 62.41 ACRES
 AREA IN R/W: 5.40 ACRES
 BUILDING SETBACKS
 FRONT: 20'
 REAR: 5'
 SIDE: 5'
 SIDE CORNER LOT: 20'
 MINIMUM LOT SIZE: 40,000 S.F.
 MAXIMUM LOT IMPERVIOUS: 7,500 S.F.
6,000

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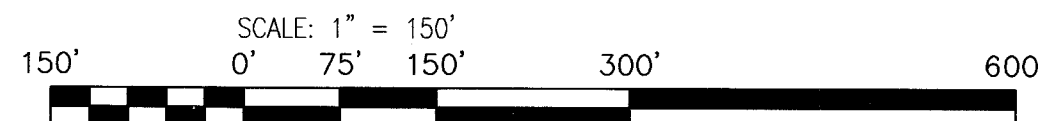
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CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE
 08/15/2022
 FLOOD HAZARD PANEL NO. 3720270000J, 3720272000J
 EFFECTIVE DATE: 12/02/2005, 12/02/2005
 DATE 08/30/2022 SURVEYOR



REFERENCES

- PB 19-121
- PB 46-195
- PB 67-341
- DB 3383-68
- DB 5342-771
- DB 5450-429
- DB 1273-395
- DB 2776-61
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 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: MSS	COUNTY: JOHNSTON	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIP: O'NEALS	PIN: 271002-97-1859
FIELD BY: HF	ZONED: AR	DATE: 08-18-2022
CADD FILE: 21146		

FINAL SUBDIVISION & RECOMBINATION PLAT OF:
Charlotte's Ridge Subdivision
 Prepared for:
RRT Development, LLC.

