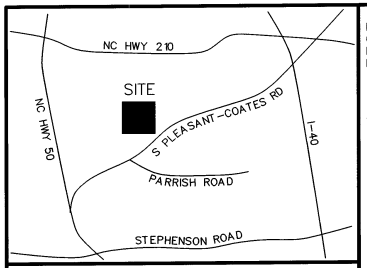


VICINITY MAP (NOT TO SCALE)

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.

4-5-19 DATE

SUBDIVISION ADMINISTRATOR

PROPERTY SHOWN HEREON_____ IS __XXXX__ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720162200 J
EFFECTIVE DATE: APRIL 30, 2014

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE _____ SUBDIVISION, SECTION _____ 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.

N/A
JOHNSTON COUNTY PUBLIC UTILITIES OFFICIAL

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 7391 SQUARE FOOT PER LOT

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED 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 PLANS FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

3-8-2019 DATE

COUNTY HEALTH OFFICER OR AUTHORIZED REP.

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 20' DRAINAGE AND UTILITY EASEMENT, 10' 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 5193 PG 99
11) PARCEL NO. 13E05028

REFERENCES:

DB 5193 PG 099
DB 5069 PG 316
DB 4294 PG 495
DB 1508 PG 598
DB 1849 PG 216
DB 2684 PG 016
DB 4409 PG 821
DB 1508 PG 249
DB 4207 PG 074
DB 4543 PG 743
PB 58 PG 185
PB 84 PG 350
PB 33 PG 089

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.

01-31-19 DATE

OWNER

THIS SURVEY:

☐ **A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.**

☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

☐ C. IS ONE OF THE FOLLOWING:

1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
3) IS A CONTROL SURVEY
4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

01-31-19 DATE

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 5193, PAGE 99, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5193, PAGE 99; 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 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11.-A. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 31st DAY OF JANUARY, A.D. 2019

SURVEYOR

L - 3990
LICENSE NUMBER

LINE	BEARING	DISTANCE
L1	N87°53'55"W	23.90'
L2	N87°55'00"W	10.59'
L3	N87°55'00"W	67.25'
L4	N87°39'07"W	64.19'
L5	N88°25'26"E	17.99'
L6	N88°39'56"E	5.88'
L7	N88°46'14"E	49.10'
L8	N88°46'14"E	75.83'
L9	S00°24'00"W	49.04'
L10	S68°18'37"E	86.03'
L11	S02°12'34"E	40.90'
L12	S00°29'06"E	74.80'
L13	S88°38'57"W	11.20'
L14	S88°38'57"W	90.19'
L15	S88°38'57"W	10.18'
L16	N88°38'57"E	57.95'
L17	N88°38'57"E	53.61'
L18	N87°03'59"E	22.51'
L19	S50°49'33"E	21.20'
L20	S59°53'26"W	72.02'
L21	N75°33'48"E	84.47'
L22	N88°40'19"E	84.76'
L23	N88°40'19"E	40.26'
L24	S80°16'02"W	97.69'
L25	S00°00'02"W	40.00'
L26	N48°33'57"E	88.39'
L27	N05°31'35"E	38.33'
L28	N76°47'56"W	70.13'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	255.00'	222.98'	215.94'	N56°28'17"W
C2	275.00'	32.20'	32.18'	N34°46'33"W
C3	275.00'	167.73'	165.14'	N55°36'13"W
C4	275.00'	87.71'	87.34'	N82°12'49"W
C5	25.00'	21.03'	20.41'	S64°33'15"W
C6	50.00'	51.24'	49.02'	S69°48'55"W
C7	50.00'	41.15'	40.00'	N57°15'01"W
C8	50.00'	41.15'	40.00'	N10°05'37"W
C9	50.00'	41.15'	40.00'	N37°03'48"E
C10	50.00'	49.58'	47.58'	N89°03'05"E
C11	50.00'	16.91'	16.83'	S52°51'01"E
C12	25.00'	21.03'	20.41'	S67°15'22"E
C13	325.00'	36.47'	36.46'	S88°08'08"E
C14	325.00'	93.34'	93.02'	S76°41'35"E
C15	325.00'	65.00'	64.89'	S62°44'10"E
C18	205.00'	108.64'	107.38'	S46°36'13"E
C19	200.28'	29.64'	29.61'	S71°52'47"E
C20	205.01'	9.94'	9.93'	S82°59'01"E
C21	255.03'	6.66'	6.66'	S83°37'17"E
C22	325.00'	10.63'	10.63'	S32°21'30"E
C23	325.00'	134.50'	133.54'	S45°09'04"E

REVIEW OFFICER'S CERTIFICATE

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

4/3/2019 DATE

REVIEW OFFICER

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.

01-31-19 DATE

SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 5 DAY OF April 20 19 AT 9:55:52 AM

CRAIG OLIVE BY Deputy
REGISTER OF DEEDS ASST. REG. OF DEEDS

RECORDED IN PB 88 PG 396

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

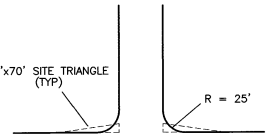
APPROVED

DISTRICT ENGINEER

FEB 28, 2019

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



TYPICAL INTERSECTION DETAIL

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.

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 JOHNSON 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.

THIS THE 4th DAY OF April 2019

COUNTY OF JOHNSTON
BY: Chandra C. Farmer
DIRECTOR OF PUBLIC UTILITIES

LEGEND

○	IPF	IRON PIPE FOUND
●	IPS	IRON PIPE SET
□	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
●	PKNS	PARKER-KALON NAIL SET
●	RRS	RAILROAD SPIKE
○	CSF	COTTON SPIKE FOUND
●	CSS	COTTON SPIKE SET
○	CC	CONTROL CORNER
△	CP	COMPUTED POINT
	P/P	POWER POLE
	OPW	OVERHEAD POWER LINE
	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
	15S	LOT HAS OFFSITE SEWER
	15SL	OFFSITE SEWER LOT
	15R	RECOMBINATION LOT
	100	STREET ADDRESS
	-------	LINES NOT SURVEYED

OWNER: STEEL BRIDGE CROSSING, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

SUBDIVISION PLAT OF

PLEASANT VIEW

FOR

STEEL BRIDGE CROSSING, LLC.

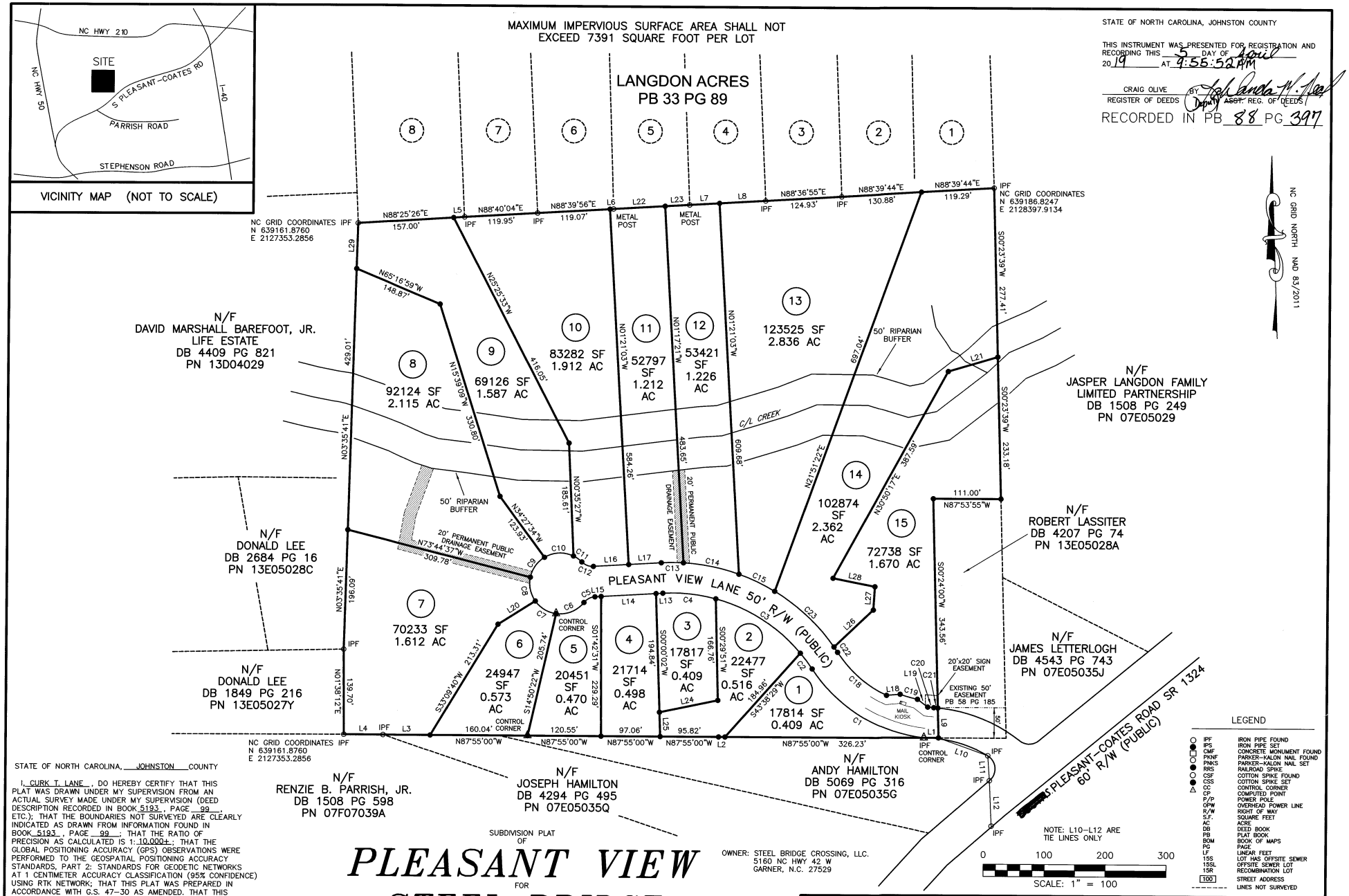
PLEASANT GROVE TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 31, 2019
SHEET 1 OF 2

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	C. LANE - PLS
DRAWING NAME:	RECORD.DWG
SURVEY DATE:	9-15-18
JOB NO.	122.407

TRUE LINE SURVEYING, P.C.

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

C-1859



STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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CRAIG OLIVE, REGISTER OF DEEDS BY Deputy / ~~ASST.~~ REG. OF DEEDS

RECORDED IN PB 88 PG 397

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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NORTH CAROLINA SEAL L-3990 CURK T. LANE

SURVEYOR

L - 3990
LICENSE NUMBER

SUBDIVISION PLAT OF

PLEASANT VIEW

FOR

STEEL BRIDGE CROSSING, LLC.

PLEASANT GROVE TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 31, 2019
SHEET 2 OF 2

OWNER: STEEL BRIDGE CROSSING, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	C. LANE – PLS
DRAWING NAME:	RECORD.DWG
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