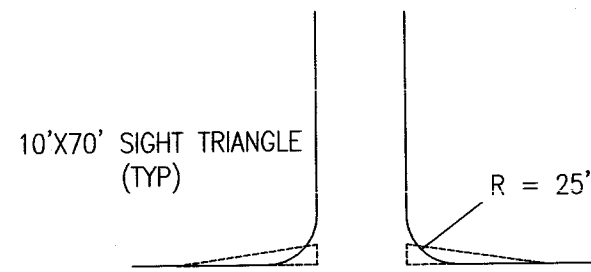


PLANNING DIRECTOR ENDORSEMENT:

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.

[Signature] 4/12/2022
 DIVISION ADMINISTRATOR OR APPROVED REPRESENTATIVE DATE



TYPICAL INTERSECTION DETAIL

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.

4/12/22 *Carolyn Allen*
 DATE REVIEW OFFICER

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.

4-1-22 *Janis N. Dyck*
 DATE OWNER

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.

4-1-22 *[Signature]*
 DATE OWNER

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 CONVEYS NO GUARANTEE.

4/16/2022 *[Signature]*
 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 SUBDIVISION, SECTION Ph.1, LOTS 1-11 SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

4/4/22 *Chandra C. Farmer*
 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.

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 4th DAY OF April, 2022
 COUNTY OF JOHNSTON
 BY: *Chandra C. Farmer*
 DIRECTOR OF PUBLIC UTILITIES

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: April 4, 2022 *[Signature]*
 DATE DISTRICT ENGINEER

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

NOTE: SITE TRIANGLE TAKES 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 THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

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.

4-1-22 *[Signature]*
 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.

CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 3720262200K

EFFECTIVE DATE: 06/20/2018

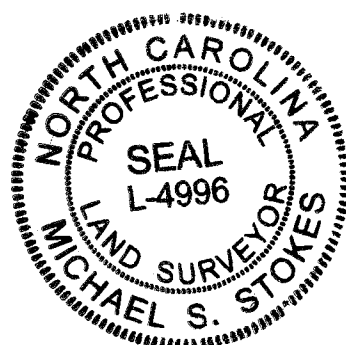
4-1-22 *[Signature]*
 DATE SURVEYOR

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 1st DAY OF April, A.D. 2022

SIGNATURE *[Signature]* MICHAEL S. STOKES L-4996



SURVEYOR CERTIFICATION

I, MICHAEL S. STOKES CERTIFY THE FOLLOWING:

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.

Filed in JOHNSTON COUNTY, NC
 Filed 04/12/2022 01:46:28 PM
 CRAIG OLIVE, Register of Deeds
 Dep/Asst ekopp
 PLAT B: 95 P: 487

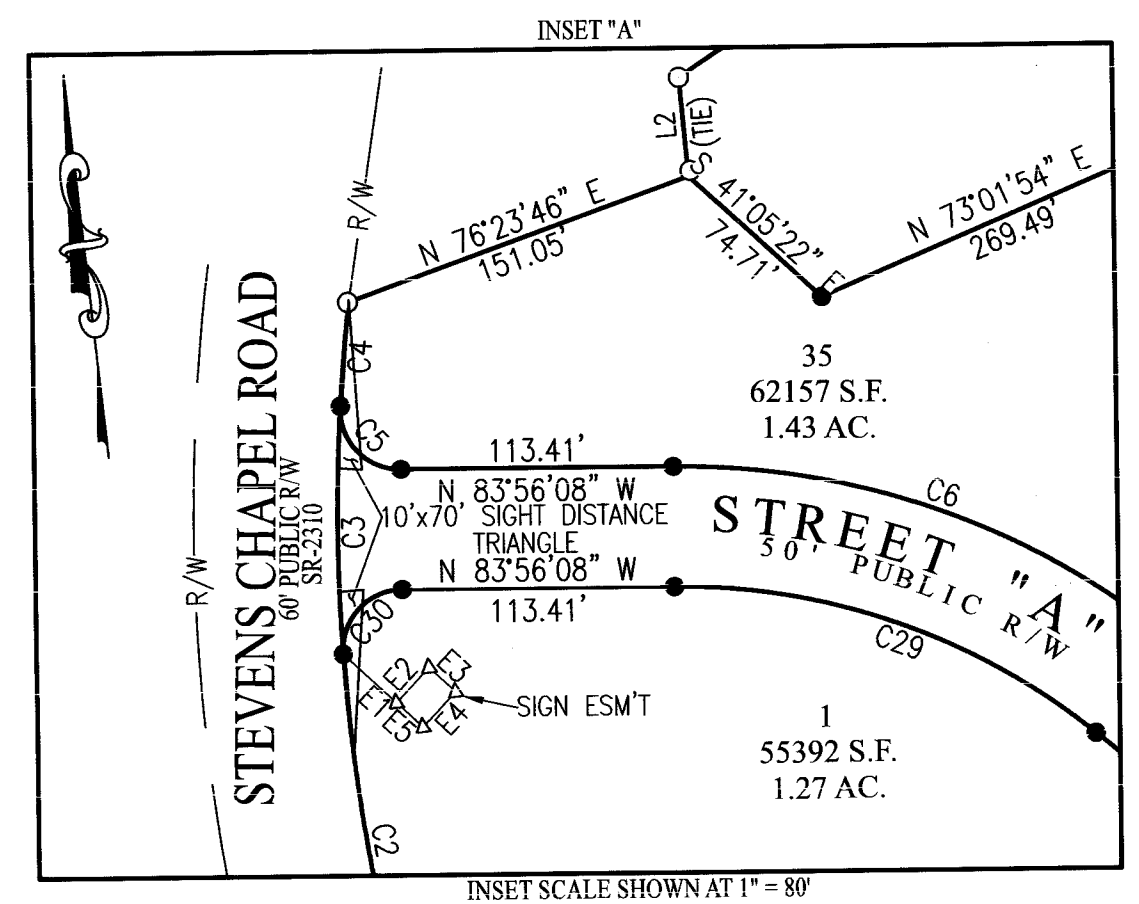
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE	BEARING	DISTANCE
C1	957.87'	55.95'	55.95'	N 00°39'37" E	003°20'49"	L1	N 00°50'44" E	5.40'
C2	786.72'	158.83'	158.57'	N 03°28'59" W	011°34'04"	L2	N 01°02'51" E	41.25'
C3	786.72'	103.36'	103.28'	N 06°03'52" E	007°31'38"	L3	S 17°17'30" W	190.49'
C4	786.72'	43.31'	43.30'	N 11°24'19" E	003°09'15"	L4	S 04°39'00" E	77.44'
C5	25.00'	40.91'	36.50'	S 37°03'13" E	093°45'49"	L5	N 08°59'55" W	119.68'
C6	325.00'	224.04'	219.63'	S 64°11'12" E	039°29'52"	L6	S 83°03'55" E	59.72'
C6A	325.00'	187.56'	184.96'	S 67°24'11" E	033°03'55"	L7	S 01°28'50" W	93.48'
C6B	325.00'	36.49'	36.47'	N 47°39'15" W	006°25'57"	L8	S 13°14'10" E	67.20'
C7	375.00'	60.16'	60.10'	S 39°50'30" E	009°11'33"	L9	S 84°48'10" E	69.85'
C8	375.00'	105.03'	104.69'	S 27°13'17" E	016°02'53"	L10	S 49°29'55" E	145.21'
C9	375.00'	12.50'	12.49'	S 18°14'35" E	001°54'33"	L11	S 13°41'05" W	75.99'
C10	325.00'	137.79'	136.76'	S 29°26'04" E	024°17'31"	L12	S 13°41'05" W	23.72'
C11	325.00'	184.79'	182.31'	S 57°52'08" E	032°34'38"	L13	N 42°43'53" W	155.59'
C12	325.00'	151.97'	150.59'	S 87°33'11" E	026°47'27"	L14	S 44°26'16" E	34.88'
C13	35.00'	27.55'	26.84'	N 56°30'07" E	045°05'57"	L15	S 17°52'22" E	22.36'
C14	50.00'	39.36'	38.35'	N 56°30'07" E	045°05'57"	L16	S 44°26'16" E	13.54'
C15	50.00'	57.46'	54.35'	S 68°01'32" E	065°50'45"	L17	S 44°26'16" E	13.54'
C16	50.00'	49.81'	47.77'	S 06°33'50" E	057°04'37"	L18	S 71°00'10" E	22.36'
C17	50.00'	49.81'	47.77'	S 50°30'47" W	057°04'37"	L19	S 43°13'00" E	30.76'
C18	50.00'	39.36'	38.35'	N 78°23'56" W	045°05'57"	L20	S 05°42'50" E	73.59'
C19	35.00'	27.55'	26.84'	N 78°23'56" W	045°05'57"	L21	S 65°49'25" E	50.27'
C20	375.00'	62.85'	62.77'	S 83°51'10" W	009°36'09"	L22	S 25°41'25" E	57.00'
C21	375.00'	91.08'	90.86'	N 84°23'16" W	013°54'59"	L23	N 84°01'35" E	58.61'
C22	375.00'	91.08'	90.86'	N 70°28'16" W	013°54'59"	L24	S 65°13'55" E	107.43'
C23	375.00'	91.08'	90.86'	N 56°33'17" W	013°54'59"	L25	S 39°04'05" W	57.14'
C24	375.00'	91.08'	90.86'	N 42°38'18" W	013°54'59"	L26	S 08°32'40" E	90.93'
C25	375.00'	91.08'	90.86'	N 28°43'19" W	013°54'59"	L27	S 46°06'10" E	37.69'
C26	375.00'	29.29'	29.28'	N 19°31'34" W	004°28'31"	L28	S 05°13'50" W	47.55'
C27	325.00'	103.13'	102.69'	N 26°22'43" W	018°10'51"	L29	S 28°08'50" W	39.63'
C28	325.00'	50.87'	50.82'	N 39°57'12" W	008°58'07"	L30	S 30°23'30" E	71.30'
C29	275.00'	189.58'	185.84'	N 64°11'12" W	039°29'52"	L31	S 40°35'30" W	32.83'
C30	25.00'	40.91'	36.50'	S 49°10'57" W	093°45'49"	L32	S 26°22'30" E	86.76'
						L33	S 61°37'30" E	165.34'
						L34	S 18°26'30" E	65.99'
						L35	N 63°08'34" E	24.10'
						L36	S 84°48'38" E	23.90'
						L37	N 76°31'29" E	56.47'
						L38	N 16°33'07" W	73.55'
						L39	N 03°02'27" W	28.36'
						L40	N 54°42'39" E	28.56'
						L41	S 82°33'29" E	22.30'
						L42	N 77°21'49" E	39.65'
						L43	N 86°10'09" E	45.33'

LINE	BEARING	DISTANCE
E1	S 40°49'03" E	30.00'
E2	N 49°10'57" E	20.00'
E3	S 40°49'03" E	15.00'
E4	S 49°10'57" W	20.00'
E5	N 40°49'03" W	15.00'

SITE DATA

DEVELOPER: RRT DEVELOPMENT, LLC.
 5194 US 70 BUS HWY W
 CLAYTON, NC 27520
 OWNER: RRT DEVELOPMENT, LLC.
 5194 US 70 BUS HWY W
 CLAYTON, NC 27520
 SITE ADDRESS:
 1835 STEVENS'S CHAPEL ROAD
 SMITHFIELD, NC 27577
 TAG # 04N12018A
 PIN # 262200-59-3750
 DB 5779 PG 303
 ZONING: AR
 TRACT ACREAGE: 63.92 ACRES
 AREA IN LOTS: 37.08 ACRES
 AREA IN R/W: 2.53 ACRES

OWNER:
 CHARLES PHILLIP TYLER
 JAMIE NICOLE TYLER
 117 OTTER HOLE DRIVE
 KENLY, NC 27542
 TAG # 04N12083E, 04N12081K, 04N12081
 PIN # 262200-69-7434, 262300-70-4081, 262300-70-6108
 DB 6056 PG 274, DB 5607 PG 736

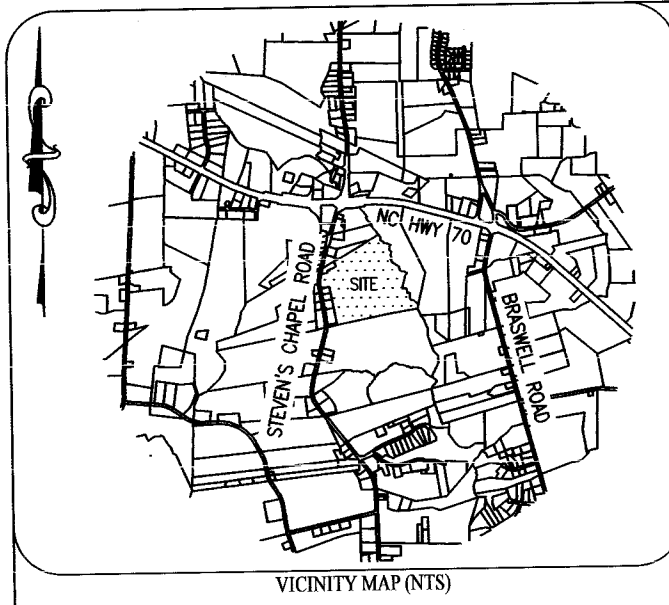


Firm License # P-1139
 1425-105 B Rock Quarry Rd.
 Raleigh, NC 27610
 (919)-971-7897
 www.stokes-surveying.com

SHEET 1 OF 2

SCALE:		
REVISION:		
DRAWN BY: JMM	COUNTY: JOHNSTON	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIP: BOON HILL	DATE: 03-31-2022
FIELD BY: HF JH	ZONED: AR & GB	
CADD FILE: 20269		

MAJOR SUBDIVISION/RECOMBINATION PLAT PREPARED FOR:
Jackson Pond - Phase 1
 Prepared for:
 RRT Development, LLC.



- 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

- REFERENCES**
- DB 3472 PG 956
 - DB 4358 PG 501
 - DB 3139 PG 888
 - DB 3630 PG 677
 - DB 978 PG 814
 - DB 1047 PG 638
 - DB 1123 PG 220
 - DB 4358 PG 501
 - DB 759 PG 516
 - DB 2006 PG 759
 - DB 4877 PG 273
 - DB 2946 PG 830
 - DB 2946 PG 830
 - 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

- NOTES:**
- A. NO GRID MONUMENT RECOVERED WITHIN 2000' OF THE SUBJECT PROPERTY.
 - B. SURVEYED ON 11/08/2019
 - C. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED.
 - D. ALL AREAS COMPUTED BY COORDINATE METHOD
 - E. THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF RECORD.
 - F. UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY.
 - G. WETLAND AREAS DELINEATED BY OTHERS
 - H. ALL RIPARIAN BUFFERS MEASURED FROM TOP OF BANK OF WATERCOURSE.

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 _____ ASST. REG. OF DEEDS

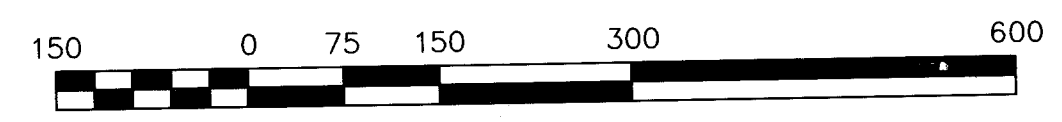
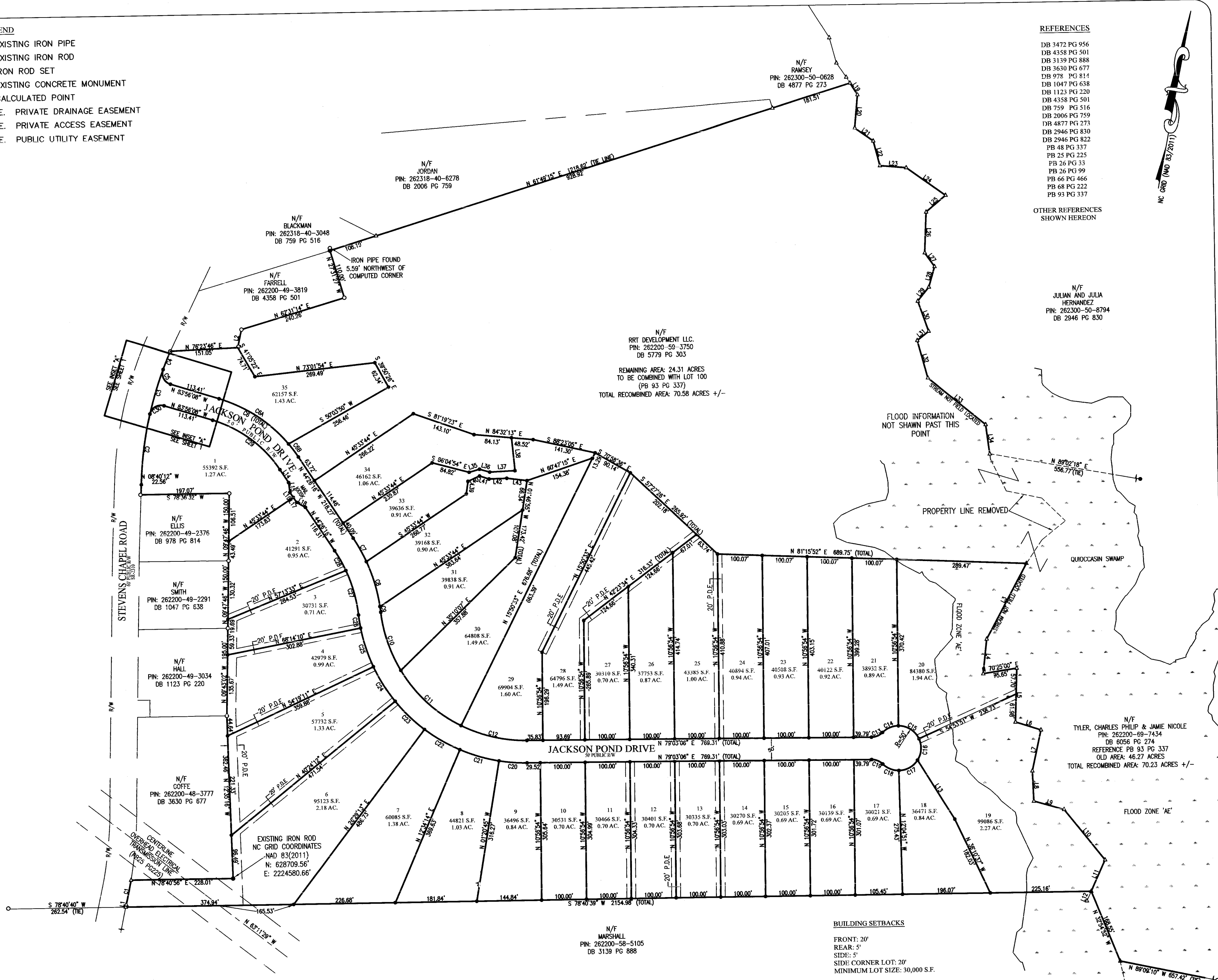
CERTIFICATE OF FLOODWAY INFORMATION
 PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
 FLOOD HAZARD PANEL NO. 3720262200K
 EFFECTIVE DATE: 06/20/2018
 4-1-22
 DATE SURVEYOR

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 15th DAY OF APRIL, A.D. 2022
 SIGNATURE MICHAEL S. STOKES L-4996



Filed in JOHNSTON COUNTY, NC
 Filed 04/12/2022 01:46:28 PM
 CRAIG OLIVE, Register of Deeds
 Dep/Asst ekopp
PLAT B: 95 P: 488

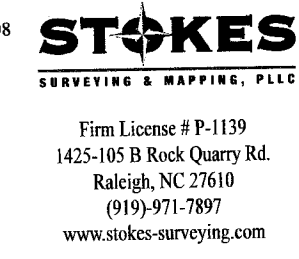
I, MICHAEL STOKES, CERTIFY:
 THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



SITE DATA
 DEVELOPER: RRT DEVELOPMENT, LLC.
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 CLAYTON, NC 27520
 OWNER: RRT DEVELOPMENT, LLC.
 5194 US 70 BUS HWY W
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 TAG # 04N12082F, 04N12081K, 04N12081
 PIN # 262200-69-7434, 262300-70-4081, 262300-70-6108
 DB 6056 PG 274, DB 5607 PG 736

BUILDING SETBACKS
 FRONT: 20'
 REAR: 5'
 SIDE: 5'
 SIDE CORNER LOT: 20'
 MINIMUM LOT SIZE: 30,000 S.F.
 PROPOSED IMPERVIOUS AREA: 5.50 AC
 STREET: 1.08 ACRES
 LOTS: (35 LOTS x 5,500 SF/LOT = 4.42 ACRES)



ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY

SHEET 2 OF 2

SCALE: 1" = 150'	COUNTY: JOHNSTON	STATE: NORTH CAROLINA
REVISION:	TOWNSHIP: BOON HILL	DATE: 03-31-2022
DRAWN BY: JMM	ZONED: AR & GB	
CHECKED BY: MSS		
FIELD BY: HF JH		
CADD FILE: 20269		

MAJOR SUBDIVISION/RECOMBINATION PLAT PREPARED FOR:
Jackson Pond - Phase 1
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