

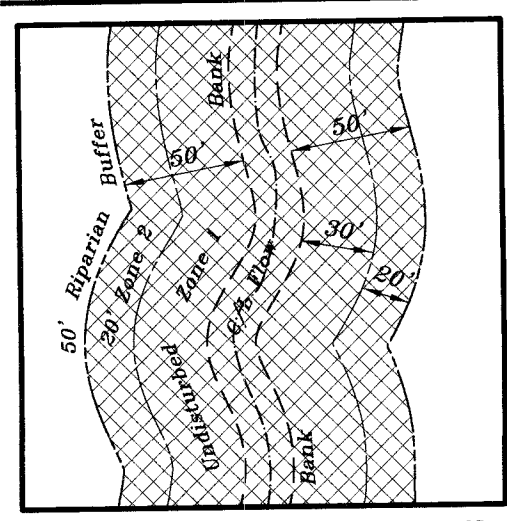
Delwin I. Forrest, Jr.
Mary Forrest
Deed Book 867, Page 720

John Harvey Salmoni
Deed Book 1061, Page 212
Plat Book 71, Page 342

NOTE:
A 10' x 70' Sight Triangle shall be placed at all street intersections as shown hereon.

FEMA FLOOD HAZARD STATEMENT
Lots shown on this plat are not located within the FEMA Flood Hazard "Zone AE" as shown on FEMA map No. 3720160200K Effective Date: June 20, 2018

NOTE
Dwelling setback off Benson Hardee Road is 70 feet
Dwelling setback off County Line Road is 50 feet



Riparian Buffer Detail
Not To Scale

NOTE:
Riparian Buffer shall be measured from top of bank. If no bank exists, measurement shall be from centerline of flow.
A 20' drainage easement is measured from the centerline of flow (10 feet each side on all interior drainage features) (20 feet onto subject property for all exterior drainage features)

LEGEND:

—	Lines Surveyed	FH	Fire Hydrant
- - -	Lines Not Surveyed	TP	Telephone Pedestal
- · - · -	Tie or Adjoining Lines	MH	Manhole
- - - - -	Right of Way Lines	WM	Water Meter
EIP/EIS	Existing Iron Pipe or Stake	Esm't.	Easement
ECM	Existing Concrete Monument	R/W	Right-of-Way
EPK	Existing P.K. Nail	C/L	Centerline
PKS	P.K. Nail Set	P.C.	Plat Cabinet
EMN	Existing MAG Nail	D.B.	Deed Book
MNS	MAG Nail Set	P.B.	Plat Book
ISS	Iron Stake Set	B.M.	Book of Maps
CSS	Cotton Spindle Set	PIN	Parcel Identifier
HLA	Hammerhead Lead Anchor		Number
ECS	Existing Cotton Spindle	Ac.	Acres
RRS	Railroad Spike	Sq. Ft.	square feet
ELS	Existing Lightwood Stake	CP	Computed Point
PP	Power Pole	[]	Street Address
OHE	Overhead Electric Lines		

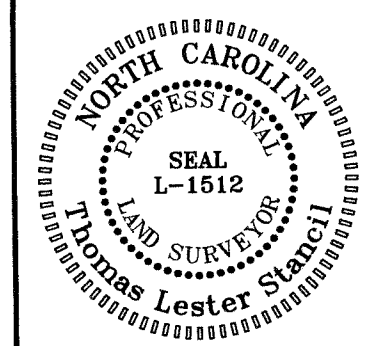
Jay Gould Simmons
Deed Book 3591, Page 259

Matthew Clark Brandes
Deed Book 3504, Page 174

N.C.G.S. North Carolina Geodetic Survey
NAD 83 North American Datum of 1983

- NOTES:
- * Iron Stakes or Hammerhead Lead Anchor set at all property corners unless noted otherwise.
 - * Areas determined by coordinate method.
 - * All distances/dimensions are Horizontal ground distances unless otherwise indicated.

I, Thomas Lester Stancil, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book See Page Ref. etc.) (other), that the ratio of precision as calculated by latitudes and departures is 1:10,000+, that the boundaries not surveyed are shown as broken lines plotted from information found as shown hereon; that this plat was prepared in accordance with G.S. 47-30, the standards of practice as amended. Witness my original signature, license number and seal the 21st day of September, A.D. 2017.



Thomas Lester Stancil
Surveyor
L-1512
License Number

I hereby certify that this survey creates a subdivision of land within the area of Johnston County which has an ordinance that regulates parcels of land.

Thomas Lester Stancil, P.L.S.

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision requirements for Johnston County, NC, and that this plat has been approved by the Johnston County Planning Board for recording in the office of the Register of Deeds of Johnston County.

10-11-18
Johnston County Subdivision Administrator

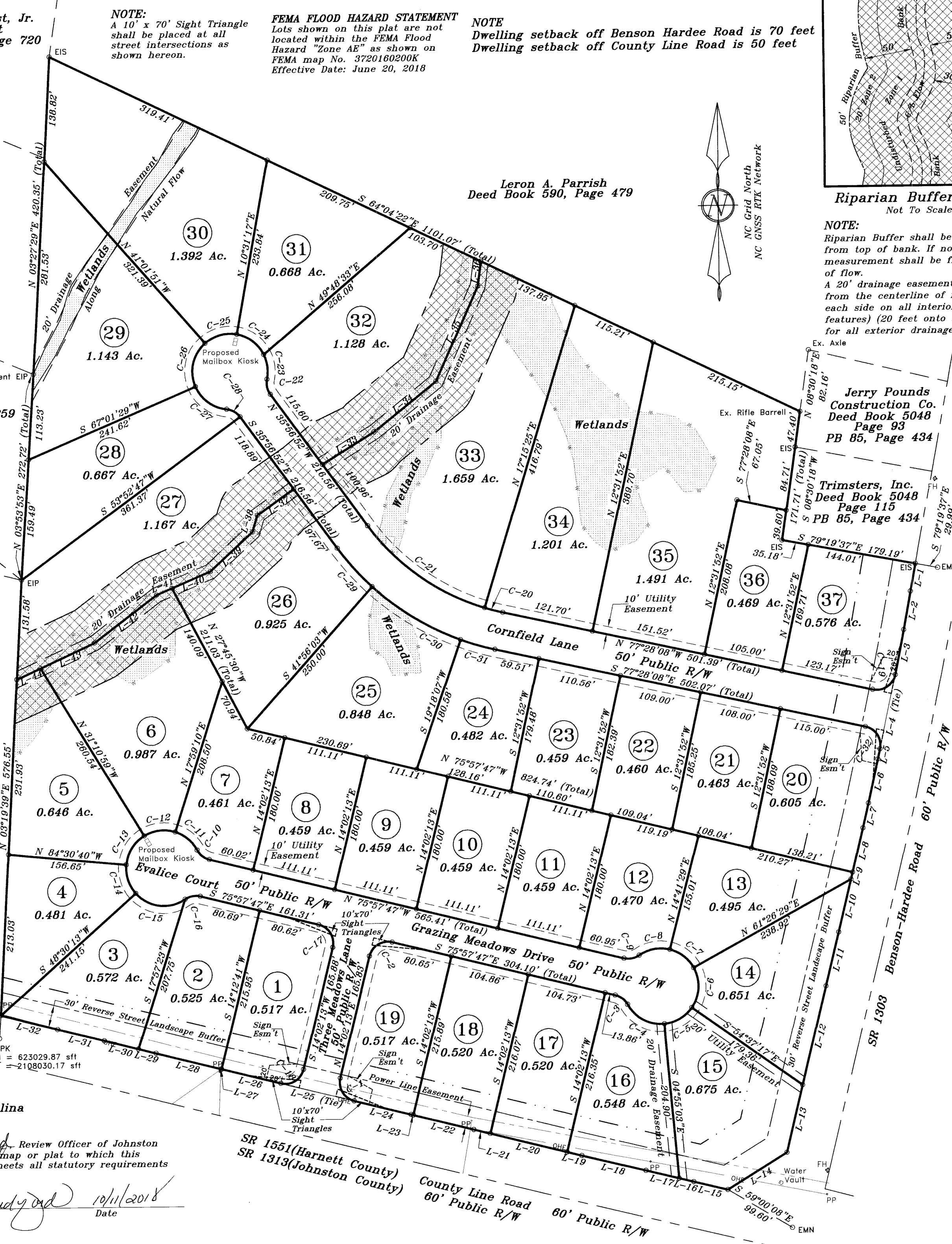
Martin Castillo Montero
Katherine Bernal
Deed Book 3650, Page 626

State of North Carolina
County of Johnston

I, David P. Sandyford, Review Officer of Johnston County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

David P. Sandyford
Review Officer
Date: 10/11/2018

State of North Carolina, Johnston Co.
Filed for Registration at 8:28:19 A.M.
October 12, 2018 in the
Register of Deeds Office
Recorded in Book 87 Page 475
Craig Olive
Register of Deeds
By John A. Hays
Deputy



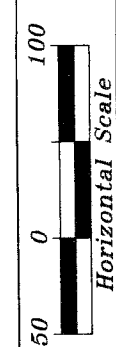
Final Plat
Sheet One of Two
Three Meadows Subdivision

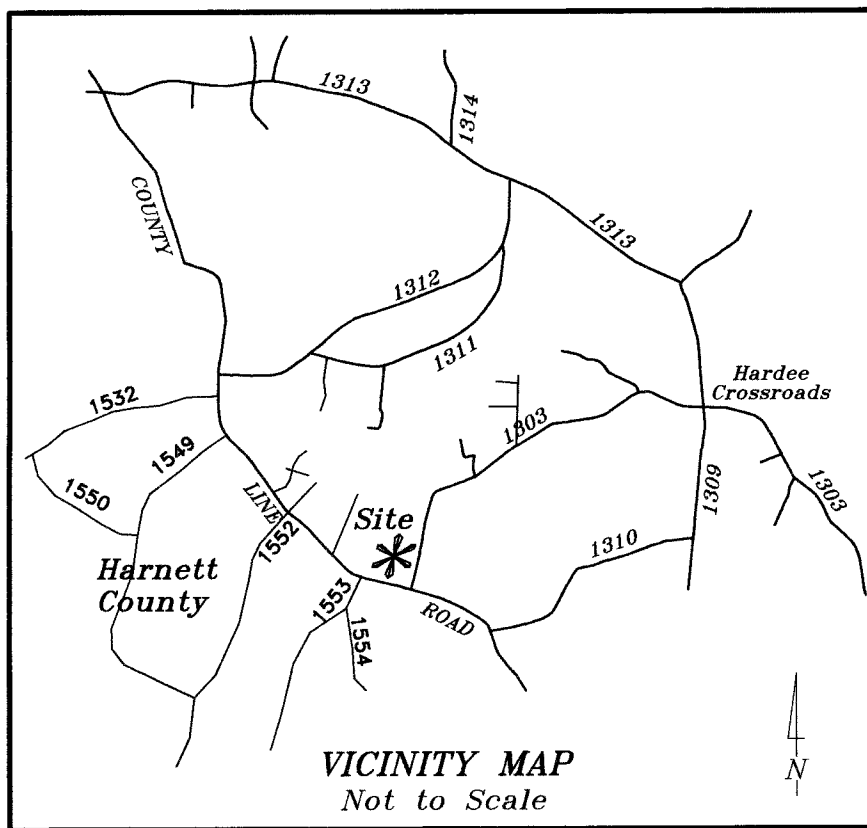
Owned by, Surveyed and Mapped for:
Nancy D. Canady and
Robert Neal Catlett
7007 Scarlett Lane Garner, NC 27529 919-422-8413

STANCIL & ASSOCIATES,
Professional Land Surveyor, P.A. C-0831
98 East Depot Street, P. O. Box 730, Angier, N.C. 27501
Phone: 919-639-2133 Fax: 919-639-2602

TOWNSHIP: PLEASANT GROVE COUNTY: JOHNSTON
DATE: 9-21-17 SURVEYED BY: AN/SB
SCALE: 1" = 100' DRAWN BY: PAN
FIELD BOOK
CHECKED & CLOSURE BY: LJP-677C

Revisions:
Final Plats 7-17-18
Planning Comments 8-28-18





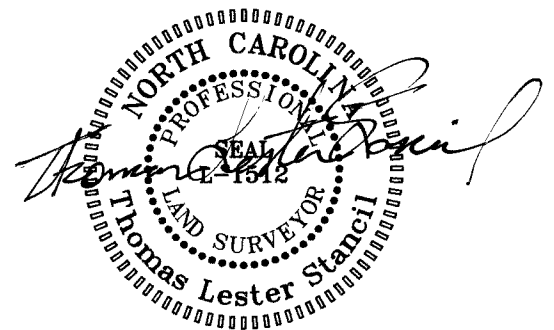
VICINITY MAP
Not to Scale

LEGEND:

—	Lines Surveyed	FH	Fire Hydrant
- - -	Lines Not Surveyed	TP	Telephone Pedestal
- - -	Tie or Adjoining Lines	MH	Manhole
- - -	Right of Way Lines	WM	Water Meter
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N.C.G.S. North Carolina Geodetic Survey
NAD 83 North American Datum of 1983

- NOTES:**
- * Iron Stakes or Hammerhead Lead Anchor set at all property corners unless noted otherwise.
 - * Areas determined by coordinate method.
 - * All distances/dimensions are Horizontal ground distances unless otherwise indicated.



Compliance with Johnston County Stormwater Ordinance
This covenant is for Three Meadows Subdivision in its entirety, shall be limited to no more than 3,741 sq. ft. of impervious area for each lot. This is to include that portion of the road right-of-way between the pavement and the property line of all lots. Impervious surface shall include but is not limited to asphalt, gravel, concrete, brick, stone, slate or other similar materials and shall not include wood decking and surface of swimming pools. This covenant can not be changed or modified in any way without prior written consent and/or authorization from Johnston County.

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	25.00'	39.25'	89°57'40"	35.34'	N 30°56'37" W
C-2	25.00'	39.27'	90°00'00"	35.36'	N 59°02'13" E
C-3	25.00'	21.03'	48°11'23"	20.41'	S 51°52'05" E
C-4	50.00'	58.59'	67°08'39"	55.30'	S 61°20'43" E
C-5	50.00'	43.37'	49°42'14"	42.03'	N 60°13'50" E
C-6	50.00'	55.80'	63°56'14"	52.95'	N 03°24'36" E
C-7	50.00'	40.80'	46°44'59"	39.67'	N 51°56'01" W
C-8	50.00'	42.62'	46°50'39"	41.35'	S 80°16'10" W
C-9	25.00'	21.03'	48°11'23"	20.41'	S 79°56'32" W
C-10	25.00'	21.03'	48°11'23"	20.41'	N 51°52'05" W
C-11	50.00'	38.61'	44°14'26"	37.66'	N 49°53'32" W
C-12	50.00'	42.91'	49°10'09"	41.60'	S 83°24'06" W
C-13	50.00'	46.54'	53°19'41"	44.88'	S 32°09'11" W
C-14	50.00'	41.00'	46°59'08"	39.86'	S 18°00'13" E
C-15	50.00'	72.13'	82°39'23"	66.04'	S 82°49'28" E
C-16	25.00'	21.03'	48°11'23"	20.41'	N 79°56'32" E
C-17	25.00'	39.27'	90°00'00"	35.36'	S 30°57'47" E
C-18	25.00'	39.25'	89°57'09"	35.34'	S 59°00'48" W
C-19	25.00'	39.58'	90°42'07"	35.57'	S 57°10'48" W
C-20	300.00'	24.74'	4°43'33"	24.74'	N 75°06'22" W
C-21	300.00'	192.66'	36°47'43"	189.37'	N 54°20'43" W
C-22	25.00'	21.03'	48°11'23"	20.41'	N 11°51'10" W
C-23	50.00'	33.58'	38°28'46"	32.95'	N 06°59'52" W
C-24	50.00'	46.46'	53°14'28"	44.81'	N 52°51'29" W
C-25	50.00'	44.99'	51°33'08"	43.49'	S 74°44'43" W
C-26	50.00'	62.78'	71°56'39"	58.74'	S 12°59'49" W
C-27	50.00'	53.37'	61°09'44"	50.88'	S 53°33'23" E
C-28	25.00'	21.03'	48°11'23"	20.41'	S 60°02'33" E
C-29	350.00'	68.68'	11°14'32"	68.57'	S 41°34'08" E
C-30	350.00'	137.50'	22°30'35"	136.62'	S 58°26'42" E
C-31	350.00'	47.46'	7°46'09"	47.42'	S 73°35'04" E
C-32	25.00'	39.27'	90°00'00"	35.36'	S 32°28'08" E

Certification of preliminary approval of water supply and sewage disposal systems installed or proposed for installation in Three Meadows 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 in accordance with regulations in force at the time of permitting. This preliminary certification is advisory only and confers no guarantee.

10-8-2018 *Todd Ramsey*
Date Authorized Representative

Note:
Each lot shown hereon may require the use of Sewage Pumps, low pressure pipe septic tank systems, fill systems, or any other alternative septic tank system and site modification specified in North Carolina Laws and Rules for Sewage Treatment and Disposal Systems (15A NCAC 18A Section .1900) due to soil depth, landscape position of satisfactory soil areas and their elevation with respect to potential house location, soil wetness features or available space. The actual type of septic system needed on each of these lots will be decided at the time of permitting when the exact location of each dwelling is known. Note that all lots permitted after July 1, 1992 which are permitted for low pressure pipe distribution have been mandated to have a management agreement with a certified operator in place prior to the issuance of the operation permit.
Approval of lots shown hereon may be subject to the plans and specifications required by the Johnston County Stormwater Ordinance. Any implied approval must be coordinated by the surveyor/engineer with the stormwater plans, sedimentation and erosion control plans, floodplains and jurisdictional wetlands.

Certification of Utilities
All obligations and requirements for the utilities to serve Three Meadows Subdivision as set forth by the Johnston County Public Utilities Department, have been met and are satisfactory for the purposes of been met and are satisfactory for the purposes of recording the subdivision map.
Chandra C. Farmer 10/11/18
Public Utility Official

State of North Carolina, Johnston Co.
Filed for Registration at 8:28:18 AM
October 12 20 18 in the
Register of Deeds Office
Recorded in Book 87 Page 476
Craig Olive
Register of Deeds
By *John C. Adams* Deputy

Course	Bearing	Distance
L-1	S 10°40'23" W	36.99'
L-2	S 10°39'48" W	51.77'
L-3	S 11°14'44" W	60.37'
L-4	S 12°08'29" W	100.31'
L-5	S 12°31'52" W	13.76'
L-6	S 12°51'19" W	59.26'
L-7	S 13°15'13" W	33.78'
L-8	S 13°33'22" W	59.93'
L-9	S 13°33'22" W	9.46'
L-10	S 13°46'29" W	71.68'
L-11	S 13°59'10" W	73.47'
L-12	S 13°47'53" W	133.86'
L-13	S 13°47'53" W	91.69'
L-14	S 68°40'32" W	92.32'
L-15	N 76°10'24" W	46.51'
L-16	N 76°08'06" W	19.84'
L-17	N 76°08'06" W	45.27'
L-18	N 76°05'01" W	87.06'
L-19	N 75°48'41" W	20.23'
L-20	N 75°48'41" W	104.73'
L-21	N 75°48'41" W	22.45'
L-22	N 75°52'37" W	82.41'
L-23	N 75°52'38" W	3.16'
L-24	N 75°55'27" W	77.51'
L-25	N 75°59'27" W	99.96'
L-26	N 76°00'38" W	80.64'
L-27	N 76°00'38" W	0.66'
L-28	N 75°47'02" W	88.86'
L-29	N 75°47'25" W	24.01'
L-30	N 75°47'25" W	46.62'
L-31	N 75°54'52" W	63.82'
L-32	N 75°41'40" W	77.40'
L-33	N 58°37'08" E	80.71'
L-34	N 51°28'01" E	105.95'
L-35	N 24°19'17" E	137.31'
L-36	N 07°40'21" E	33.26'
L-37	S 54°37'06" W	59.01'
L-38	S 17°08'55" W	23.21'
L-39	S 47°30'03" W	76.43'
L-40	S 67°06'57" W	55.59'
L-41	S 67°06'57" W	22.21'
L-42	S 52°57'33" W	104.20'
L-43	S 65°27'17" W	78.85'
L-44	S 65°27'17" W	34.58'

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

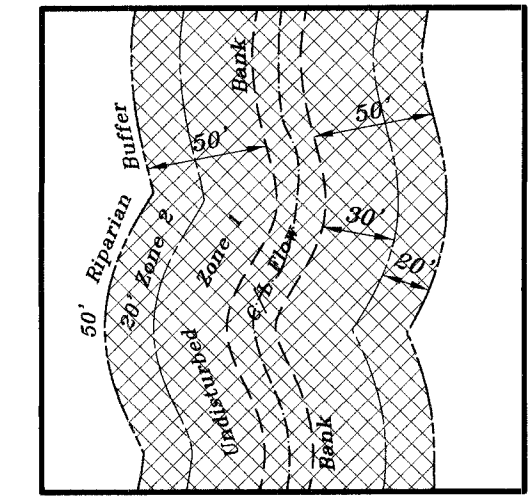
APPROVED: *Samuel Saha*
DISTRICT SUPERVISOR

DATE: 10/5/18

ONLY NCDOT APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY
ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE)
THE 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.

NOTE:
MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE NCDOT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.

A 15' CONSTRUCTION EASEMENT SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS.
PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.



Riparian Buffer Detail
Not To Scale

NOTE:
Riparian Buffer shall be measured from top of bank. If no bank exists, measurement shall be from centerline of flow.
A 20' drainage easement is measured from the centerline of flow (10 feet each side on all interior drainage features) (20 feet onto subject property for all exterior drainage features)

Final Plat
Sheet Two of Two
Three Meadows Subdivision

Owned by, Surveyed and Mapped for:
Nancy D. Canady and Robert Neal Catlett
7007 Scarlett Lane Garner, NC 27529 919-422-0413

Revisions:
Final Plats 7-17-18
TOWNSHIP: PLEASANT GROVE COUNTY: JOHNSTON
STATE: NORTH CAROLINA TAG: 13C05006J
ZONE: AR
SCALE: 1" = 100'
DRAWN BY: PAN
CHECKED & CLOSURE BY:
FIELD BOOK
DRAWING FILE NO.
LJPG-677D

REFERENCE:
DEED BOOK 2194, PAGE 188 (30' Powline Easement)
DEED BOOK 5047, PAGE 918 (Title to Canady and Catlett)
PLAT BOOK 81, PAGE 22
PLAT BOOK 85, PAGE 434
OTHERS AS SHOWN AND/OR NOTED