

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.

3-9-2020 DATE
Blondie SUBDIVISION ADMINISTRATOR

- 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 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.

12-17-19 DATE
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.

12-17-19 DATE
SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK I. 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 5239, PAGE 833, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5239, PAGE 833; 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 17th DAY OF DECEMBER, A.D. 2019

SEAL L-3990
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.

12-17-19 DATE
OWNER

PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AND OUTSIDE THE CURRENT DESIGNATED FLOOD PLAIN FEMA FLOOD HAZARD PANEL NO. 3720163400 K EFFECTIVE DATE: JUNE 20, 2018

LINE	BEARING	DISTANCE
L1	N69°43'19"E	103.05'
L2	S01°33'38"W	31.37'
L3	N87°59'00"E	27.42'
L4	S09°36'24"E	54.58'
L5	S81°23'51"E	40.78'
L6	S81°23'51"E	21.84'
L7	S74°09'58"E	16.86'
L8	S07°08'11"E	53.77'
L9	S43°20'23"E	65.76'
L10	S43°20'23"E	40.49'
L11	S34°42'36"E	45.74'
L12	S51°55'49"E	63.90'
L13	S51°55'49"E	57.29'
L14	N05°20'03"W	4.17'
L15	N31°53'58"W	22.36'
L16	N05°20'03"W	25.00'
L17	N05°20'03"W	25.00'
L18	N21°13'51"E	22.36'
L19	N05°20'03"W	22.36'
L20	N05°20'03"W	47.09'
L21	N23°28'51"W	11.67'
L22	S05°20'03"E	49.11'
L23	S29°25'17"E	14.22'
L24	N85°30'00"E	27.90'
L25	N85°30'00"E	12.99'
L26	S85°30'00"W	47.88'
L27	S85°30'00"W	15.12'
L28	N79°45'07"E	50.00'
L29	S44°02'07"W	3.24'
L30	S37°14'51"W	49.06'
L31	S61°37'37"W	72.62'
L32	S61°37'37"W	26.54'
L33	S81°10'14"W	68.19'
L34	S81°10'14"W	58.49'
L35	S81°10'14"W	10.82'
L36	S57°16'14"W	55.86'
L37	S57°16'14"W	46.82'
L38	S54°30'24"W	99.68'
L39	S66°01'42"W	8.77'
L40	S66°01'42"W	88.53'
L41	S77°09'20"W	100.77'
L42	S69°24'28"W	94.18'
L43	S42°50'50"W	105.58'
L44	N32°05'40"W	29.16'
L45	N56°42'19"E	115.36'
L46	N28°57'10"W	60.41'
L47	N59°04'22"W	67.66'
L48	N59°04'22"W	16.99'
L49	S31°11'09"E	56.39'

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.

THIS THE 21st DAY OF February 20, 20

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

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 3325 SQUARE FEET PER LOT

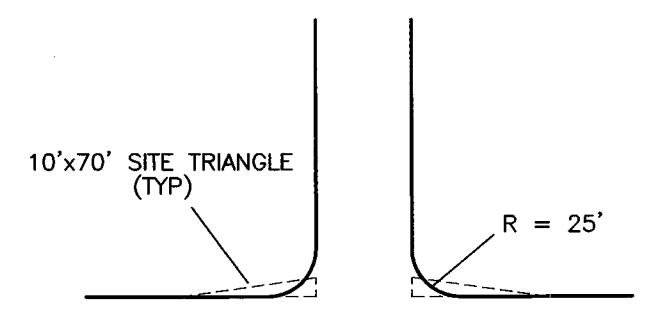
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	870.00'	21.99'	21.99'	N65°36'09"E
C2	870.00'	225.73'	225.10'	N80°33'01"E
C3	25.00'	42.69'	37.69'	S24°11'47"W
C4	255.00'	55.62'	55.51'	S18°28'34"E
C5	255.00'	30.68'	30.66'	S08°46'52"E
C6	295.00'	124.02'	123.11'	S17°22'40"E
C7	205.00'	96.53'	95.64'	S42°54'38"E
C8	205.00'	82.11'	81.56'	S67°52'28"E
C9	205.00'	54.21'	54.05'	S86°55'29"E
C10	25.00'	21.03'	20.41'	N61°24'18"E
C11	50.00'	44.42'	42.98'	N62°45'44"E
C12	50.00'	41.15'	40.00'	S68°12'28"E
C13	50.00'	41.15'	40.00'	S21°03'05"E
C14	50.00'	41.15'	40.00'	S26°06'18"W
C15	50.00'	42.99'	41.68'	S74°18'58"W
C16	50.00'	30.32'	29.85'	N63°40'50"W
C17	25.00'	10.25'	10.18'	N58°03'37"W
C18	25.00'	10.77'	10.69'	N82°09'19"W
C19	255.00'	40.95'	40.91'	N89°53'59"W
C20	255.00'	54.75'	54.64'	N79°08'55"W
C21	255.00'	54.75'	54.64'	N66°50'50"W
C22	255.00'	54.75'	54.64'	N54°32'45"W
C23	255.00'	54.75'	54.64'	N42°14'41"W
C24	255.00'	29.70'	29.68'	N32°45'28"W
C25	345.00'	12.33'	12.33'	N28°23'50"W
C26	345.00'	60.14'	60.07'	N22°22'44"W
C27	345.00'	61.62'	61.54'	N12°16'03"W
C28	345.00'	10.94'	10.93'	N06°14'32"W
C29	205.00'	16.45'	16.45'	N07°38'01"W
C30	205.00'	48.47'	48.36'	N16°42'25"W
C31	25.00'	39.35'	35.41'	N68°34'38"W

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED [Signature]
DISTRICT ENGINEER

DEC 19, 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

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.

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.

SUBDIVISION PLAT OF

HOLLY BROOK

FOR

STEEL BRIDGE CROSSING, LLC.

PLEASANT GROVE TOWNSHIP
JOHNSTON COUNTY, NORTH CAROLINA
DECEMBER 2, 2019
SHEET 1 OF 3

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

REVIEW OFFICER'S CERTIFICATE

[Signature] REVIEW OFFICER OF JOHNSTON COUNTY, NC

CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

3/9/2020 DATE
[Signature] REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 9 DAY OF March 20 20 AT 11:14:11 Am

CRAIG OLIVE BY [Signature]
REGISTER OF DEEDS DEPUTY REG. OF DEEDS

RECORDED IN PB 90 PG 350

- LEGEND
- IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - CMF CONCRETE MONUMENT FOUND
 - PKNF PARKER-KALON NAIL FOUND
 - PKNF 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
 - [] STREET ADDRESS
 - --- LINES NOT SURVEYED

SURVEYED BY: TLS

DRAWN BY: MIKE

CHECKED BY: CURK

DRAWING NAME: RECORD SHT1

SURVEY DATE: 11-15-19

JOB NO. 122.412

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

HOLLY BROOK

FOR

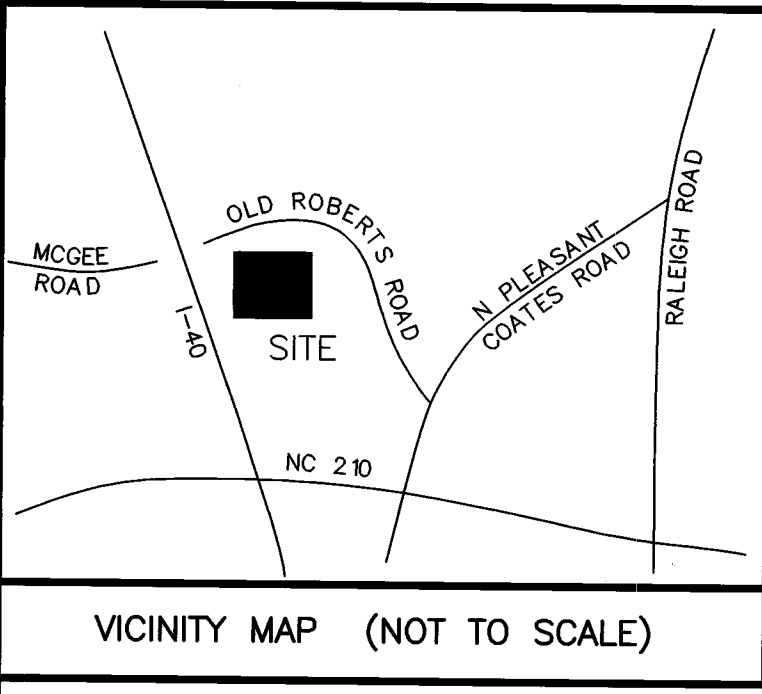
STEEL BRIDGE CROSSING, LLC.

PLEASANT GROVE TOWNSHIP
JOHNSTON COUNTY, NORTH CAROLINA
DECEMBER 2, 2019
SHEET 2 OF 3

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

LEGEND

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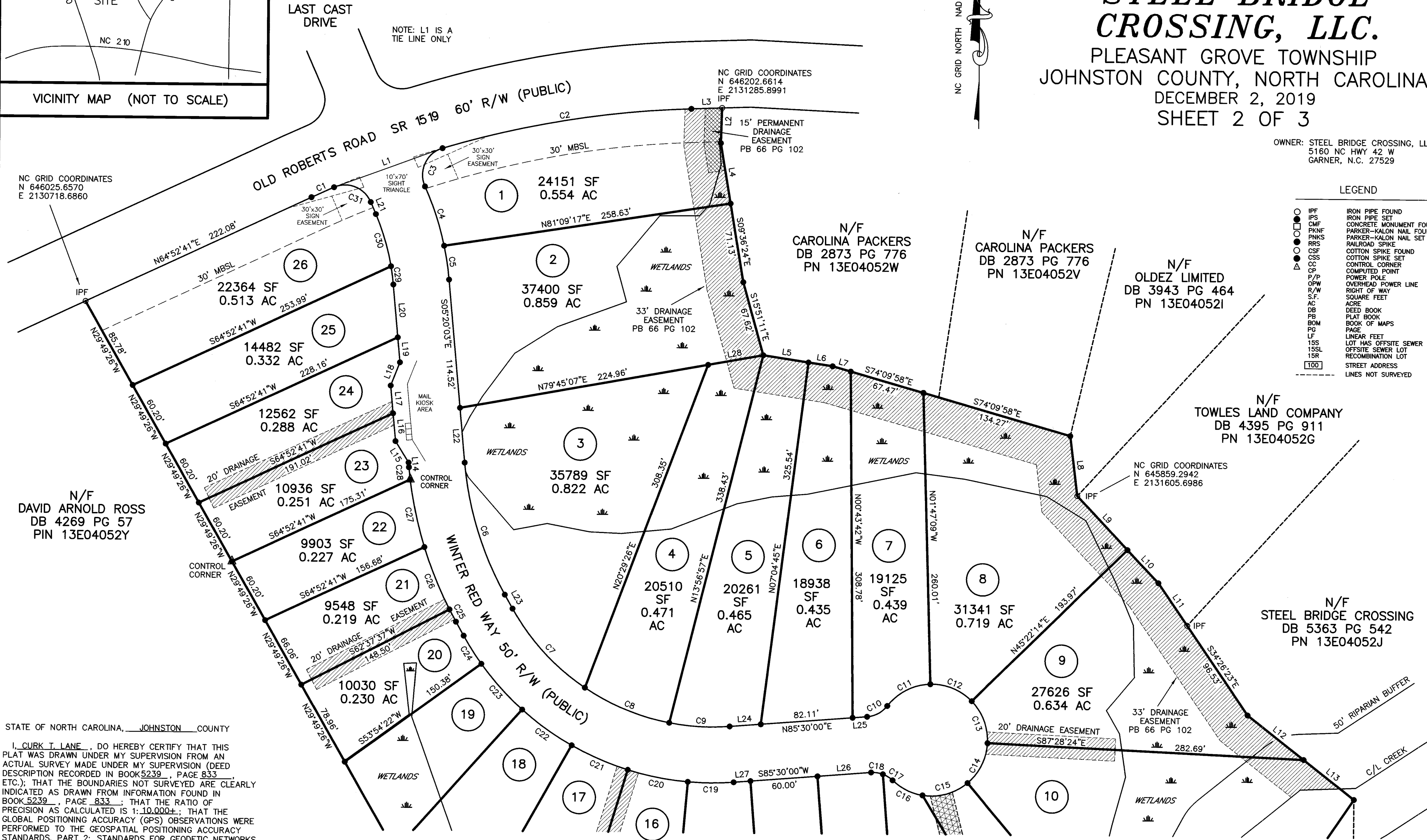


MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 3325 SQUARE FEET PER LOT

NC GRID COORDINATES
N 646025.6570
E 2130718.6860

NC GRID COORDINATES
N 646202.6614
E 2131285.8991

NC GRID NORTH NAD 83/2011



STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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STATE OF NORTH CAROLINA, JOHNSTON COUNTY

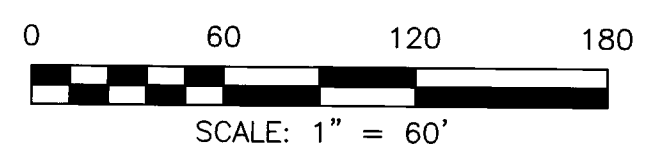
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CRAIG OLIVE BY *[Signature]*
REGISTER OF DEEDS DEPUTY REG. OF DEEDS

RECORDED IN PB 90 PG 351

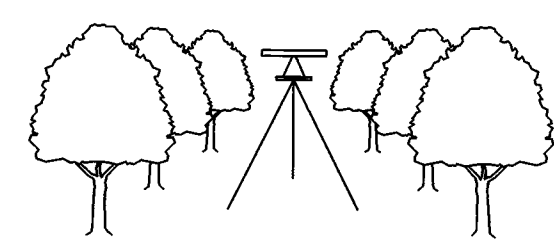
L - 3990
LICENSE NUMBER

MATCH TO SHEET 3 OF 3

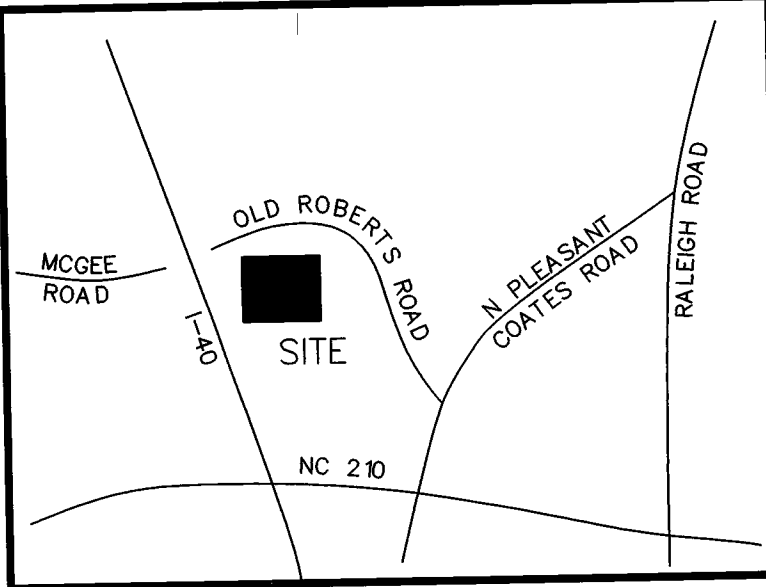


SURVEYED BY: TLS
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: RECORD SHT2
SURVEY DATE: 11-15-19
JOB NO. 122.412

TRUE LINE SURVEYING, P.C.



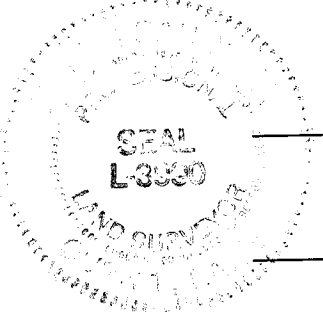
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VICINITY MAP (NOT TO SCALE)

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

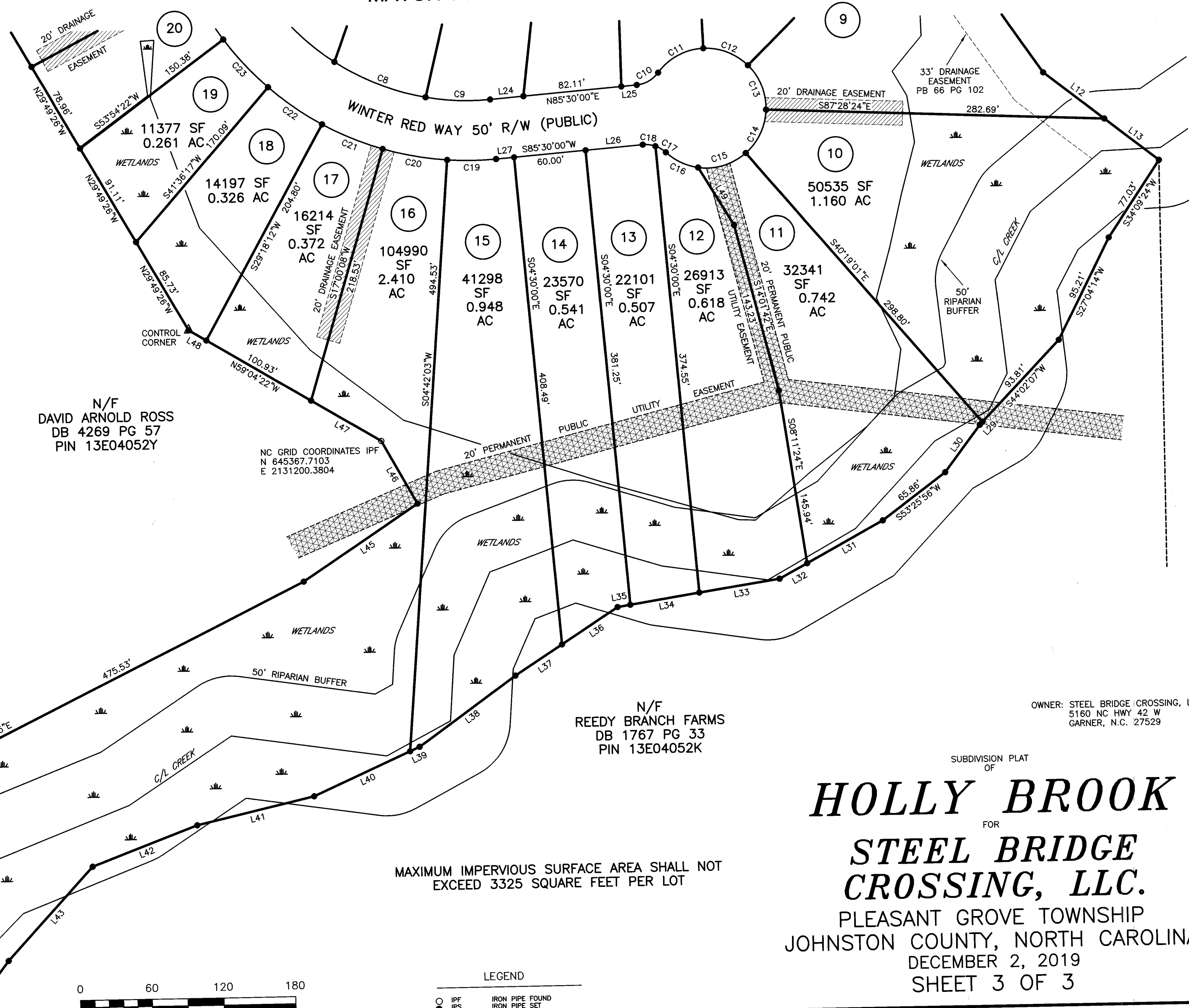
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SURVEYOR
L - 3990
LICENSE NUMBER

N/F
DAVID ARNOLD ROSS
DB 4269 PG 57
PIN 13E04052Y

NC GRID COORDINATES IPF
N 645367.7103
E 2131200.3804

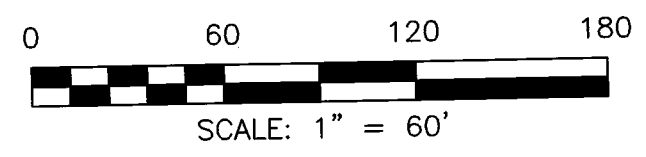


N/F
REEDY BRANCH FARMS
DB 1767 PG 33
PIN 13E04052K

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

SUBDIVISION PLAT
OF
HOLLY BROOK
FOR
**STEEL BRIDGE
CROSSING, LLC.**
PLEASANT GROVE TOWNSHIP
JOHNSTON COUNTY, NORTH CAROLINA
DECEMBER 2, 2019
SHEET 3 OF 3

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 3325 SQUARE FEET PER LOT



STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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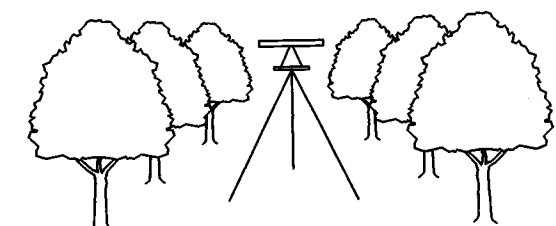
CRAIG OLIVE BY *[Signature]*
REGISTER OF DEEDS DEPUTY REG. OF DEEDS
RECORDED IN PB 90 PG 352

LEGEND

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- IPF IRON PIPE SET
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DRAWN BY:	MIKE
CHECKED BY:	CURK
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