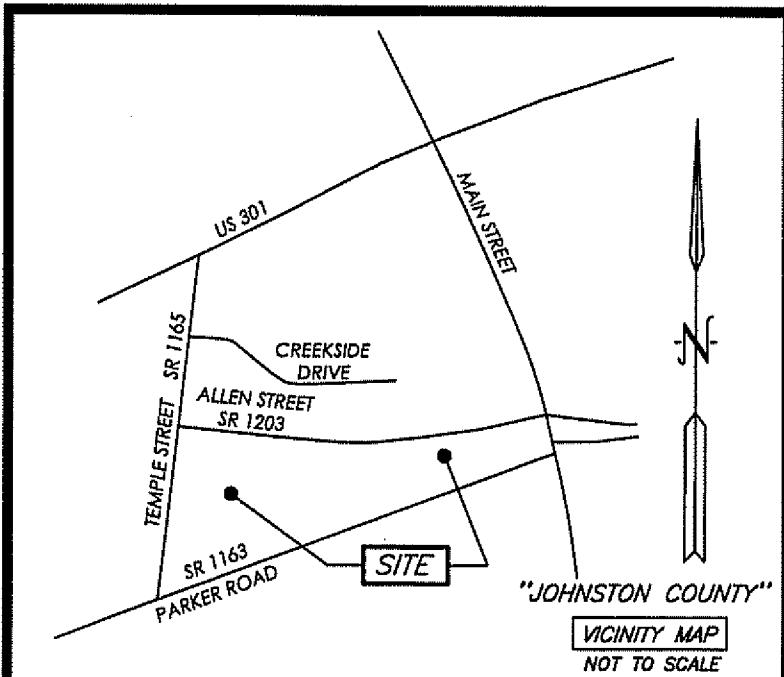


Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed 04/24/2023 12:59:05 PM  
PLAT BOOK: 98 PAGE: 258 INSTRUMENT # 2023011626  
Deputy/Assistant Register of Deeds: LaWanda Neal



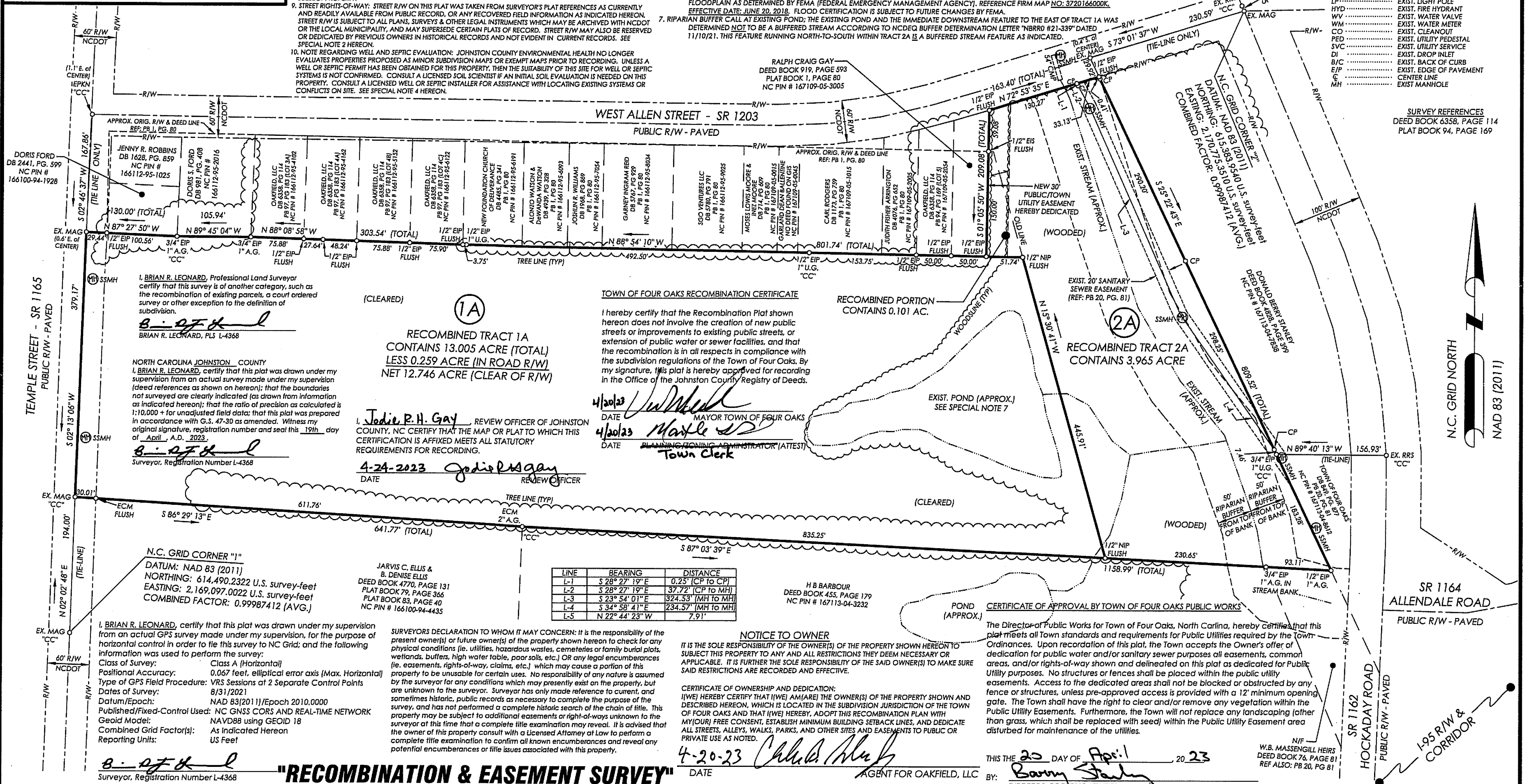
**GENERAL NOTES FOR RECOMBINATION SURVEY:**  
1. THE CHANGES TO NEW OR EXISTING PARCELS SHOWN HEREON ARE PROPOSED CHANGES. THE CHANGES SHOWN DO NOT TAKE EFFECT UNTIL THE PROPER APPROVALS HAVE BEEN OBTAINED AND THE PROPER DEEDS OR OTHER LEGAL DOCUMENTS ARE FILED WITH THE APPROPRIATE COUNTY REGISTER OF DEEDS OFFICE.  
2. PORTIONS OF THIS PARCEL OF LAND MAY CONTAIN WETLANDS. THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL REGULATIONS BY US ARMY CORPS OF ENGINEERS (USACE) AND NC DEPARTMENT OF ENVIRONMENTAL QUALITY (NCEM), AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE.  
3. THIS PARCEL OF LAND IS LOCATED IN A BASIN THAT MAY BE SUBJECT TO RIPARIAN STREAM BUFFERS. FORMAL OR FINAL STREAM BUFFER DETERMINATIONS HAVE NOT BEEN MADE BY NCEM OR A LOCAL DELEGATED AUTHORITY UNLESS OTHERWISE CERTIFIED OR NOTATED HEREON. SURVEYOR HAS MADE EFFORTS TO CHECK FOR STATE-DEFINED RIPARIAN BUFFERS (BASED ON USGS & SOILS REFERENCE MAPS); HOWEVER, RULES VARY FROM BASIN TO BASIN AND OWNER SHOULD CONSULT NCEM OR A LOCAL DELEGATED AUTHORITY FOR A FINAL DETERMINATION REGARDING BUFFER LOCATION OR EXISTENCE, AND ANY CONSTRUCTION THAT MAY IMPACT THE BUFFER. BUFFER LOCATION ON THE GROUND IS TYPICALLY ASSURED FROM TOP OF BANK AND MAY BE SCALED OR APPROXIMATE HEREON UNLESS INDICATED OTHERWISE. OWNER SHOULD VERIFY WITH NCEM OR LOCAL DELEGATED AUTHORITY WHETHER ANY DITCHES, STREAMS, CANALS, PONDS, ETC. THAT EXIST ON THE PROPERTY ARE BUFFERED, PRIOR TO ANY CONSTRUCTION.  
4. THE SURVEYOR DOES NOT TAKE RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR DOES NOT AFFIRM THAT ALL ABOVE GROUND UTILITIES ARE SHOWN, UNLESS SPECIFICALLY INSTRUCTED TO DO SO AND SUCH UTILITIES ARE CLEARLY MARKED IN THE FIELD PRIOR TO SURVEYING. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. SEE SPECIAL NOTE 3 HEREON.  
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD. CONSULT AN ATTORNEY AT LAW REGARDING A FULL TITLE SEARCH AND ANY POTENTIAL ENCUMBRANCES IN THE CHAIN OF TITLE.  
6. PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.  
7. ANY NAMES OR NOTES IMPLYING OWNERSHIP ON THIS PLAT ARE TAKEN FROM CURRENT PUBLIC RECORDS. CONSULT AN ATTORNEY AT LAW REGARDING ACTUAL LEGAL OWNERSHIP AND TITLE.  
8. SEE FLOOD CERTIFICATION HEREON FOR INFORMATION REGARDING ANY POTENTIAL FLOODPLAIN IMPACTS ON SUBJECT PROPERTY.  
9. STREET RIGHTS-OF-WAY: STREET R/W ON THIS PLAT WAS TAKEN FROM SURVEYOR'S PLAT REFERENCES AS CURRENTLY AND READILY AVAILABLE FROM PUBLIC RECORD, OR ANY RECOVERED FIELD INFORMATION AS INDICATED HEREON. STREET R/W IS SUBJECT TO ALL PLANS, SURVEYS & OTHER LEGAL INSTRUMENTS WHICH MAY BE ARCHIVED WITH NCDOT OR THE LOCAL MUNICIPALITY, AND MAY SUPERSEDE CERTAIN PLATS OF RECORD. STREET R/W MAY ALSO BE RESERVED OR DEDICATED BY PREVIOUS OWNERS IN HISTORICAL RECORDS AND NOT EVIDENT IN CURRENT RECORDS. SEE SPECIAL NOTE 2 HEREON.  
10. NOTE REGARDING WELL AND SEPTIC EVALUATION: JOHNSTON COUNTY ENVIRONMENTAL HEALTH NO LONGER EVALUATES PROPERTIES PROPOSED AS MINOR SUBDIVISION MAPS OR EXEMPT MAPS PRIOR TO RECORDING. UNLESS A WELL OR SEPTIC PERMIT HAS BEEN OBTAINED FOR THIS PROPERTY, THEN THE SUITABILITY OF THIS SITE FOR WELL OR SEPTIC SYSTEMS IS NOT CONFIRMED. CONSULT A LICENSED SOIL SCIENTIST IF AN INITIAL SOIL EVALUATION IS NEEDED ON THIS PROPERTY. CONSULT A LICENSED WELL OR SEPTIC INSTALLER FOR ASSISTANCE WITH LOCATING EXISTING SYSTEMS OR CONFLICTS ON SITE. SEE SPECIAL NOTE 4 HEREON.

**SPECIAL NOTES:**  
1. PURPOSE: THE PURPOSE OF THIS PLAT IS TO RECOMBINE EXISTING PARCELS OR PORTIONS OF EXISTING PARCELS, CURRENTLY OWNED BY TWO OWNERS, BY THE RELOCATION OF THE EXISTING INTERIOR PROPERTY LINES, EFFECTIVELY REDUCING A PORTION OF ONE TRACT AND ADDING TO THE OTHER TRACT. THERE ARE TWO (2) EXISTING TRACTS OF LAND THAT WILL BE RECONFIGURED. (SEE ALSO SPECIAL NOTE 4 BELOW).  
2. STREET/ROAD RIGHTS-OF-WAY: RIGHT OF WAY INFORMATION HEREON IS TAKEN FROM RECENT OR HISTORICAL MAPS OF RECORD AND HAS NOT BEEN VERIFIED. STREET R/W ON WEST ALLEN STREET (SR 1203) IS SHOWN AS 60' WIDE, AS TAKEN FROM PLAT BOOK 20, PAGE 81 (WITH AN "ORIGINAL" DEDICATED R/W WIDTH OF 50' PER PLAT BOOK 1). PAGE 80, ALSO SHOWN APPROXIMATELY HEREON). STREET R/W ON SOUTH MAIN STREET (SR 1162) IS SHOWN AS 100' WIDE, AS TAKEN FROM PLAT BOOK 20, PAGE 81. STREET R/W ON TEMPLE STREET IS SHOWN AS 60' WIDE, AS TAKEN FROM PLAT BOOK 79, PAGE 366 & PLAT BOOK 83, PAGE 40. NO MONUMENTS OR OTHER R/W EVIDENCE WAS RECOVERED IN THE FIELD; AND RIGHT-OF-WAY AS SHOWN HEREON IS APPROXIMATE ONLY AND HAS BEEN ESTABLISHED AS BEST AS POSSIBLE ACCORDING TO EXISTING CENTERLINES IN THE FIELD and/or PROPERTY CORNERS IN THE FIELD. OWNER SHOULD VERIFY ANY AND ALL RIGHTS-OF-WAY WITH NCDOT; AND VERIFY ANY LOCAL SETBACKS FROM RIGHT-OF-WAY WITH THE LOCAL PLANNING & ZONING DEPARTMENT.  
3. UTILITIES: UTILITIES HAVE BEEN LOCATED BY FIELD OBSERVATION ONLY AS BEST AS POSSIBLE. NO SPECIAL UTILITY LOCATIONS OR MARKINGS (EITHER ABOVE-GROUND OR UNDERGROUND) WERE CONDUCTED PRIOR TO SURVEYING.  
4. NOTE FOR PRIVATE WELL AND SEPTIC SYSTEMS: THIS PROPERTY HAS NOT BEEN EVALUATED BY THE ENVIRONMENTAL HEALTH DEPARTMENT AT THIS TIME. TO THE SURVEYOR'S KNOWLEDGE NO EVALUATIONS HAVE BEEN MADE ON THIS PROPERTY BY A LICENSED SOIL SCIENTIST OR A CERTIFIED WELL OR SEPTIC INSTALLER TO DETERMINE EITHER LOCATION OF, OR CONFLICTS WITH EXISTING SYSTEMS OR TO DETERMINE THE SUITABILITY OF THIS PROPERTY FOR NEW SYSTEMS. CURRENT AND FUTURE OWNERS OF THE PROPERTY SHOWN HEREON ARE RESPONSIBLE FOR SATISFYING THEMSELVES REGARDING ANY EXISTING WELL OR SEPTIC SYSTEMS THAT MAY EXIST ON-SITE, BUT ARE UNKNOWN TO THE SURVEYOR, AND ALSO REGARDING SUITABILITY FOR FUTURE WELL AND SEPTIC SYSTEMS.  
5. PLAT FOR RECORDING: THIS PLAT HAS BEEN PREPARED FOR RECORDING AT THE LOCAL REGISTER OF DEEDS OFFICE, IN ACCORDANCE WITH NCGS 47-30. IT IS ONLY FOR THE PURPOSES AS STATED ABOVE. NO N.C.G.S. GRID MONUMENTS WERE FOUND WITHIN 2000 FEET OF THIS PROPERTY; HOWEVER, GRID REFERENCE WAS ESTABLISHED USING GPS-SURVEYED CONTROL POINTS WITH COORDINATES TRANSPOSED TO PROPERTY CORNERS AND THE LINE(S) TO OTHER MONUMENTS OR LANDMARKS HAVE BEEN MADE AS INDICATED HEREON, IN ACCORDANCE WITH 21 N.C.A.C. 56.1602(i) and NCGS 47-30(i)(9).  
6. 100-YR FLOODPLAIN: THIS PROPERTY DOES NOT GRAPHICALLY APPEAR TO BE IN AN AREA OF SPECIAL FLOOD HAZARD OR 100-YR FLOODPLAIN AS DETERMINED BY FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY). REFERENCE FIRM MAP NO: 372016600K, EFFECTIVE DATE: JUNE 20, 2018. FLOOD CERTIFICATION IS SUBJECT TO FUTURE CHANGES BY FEMA.  
7. RIPARIAN BUFFER CALL AT EXISTING POND; THE EXISTING POND AND THE IMMEDIATE DOWNSTREAM FEATURE TO THE EAST OF TRACT 1A WAS DETERMINED NOT TO BE A BUFFERED STREAM ACCORDING TO NCEM BUFFER DETERMINATION LETTER "NBRO #21-339" DATED 11/10/21. THIS FEATURE RUNNING NORTH-TO-SOUTH WITHIN TRACT 2A IS A BUFFERED STREAM FEATURE AS INDICATED.

**LEGEND**

---	LINES SURVEYED (SUBJECT PROPERTY)
---	OTHER LINES SURVEYED (i.e. TIE LINES)
---	LINES NOT SURVEYED
---	RIGHT-OF-WAY LINE
---	CENTERLINE OF ROAD
CC	CONTROL CORNER
EIP	EXIST. IRON PIPE FOUND
EP	EXIST. IRON STAKE FOUND
NIS	NEW 1/2" IRON STAKE SET FLUSH
EPKN	EXIST. P.K. NAIL FOUND
PKM	NEW P.K. NAIL SET
EX. MAG	EXIST. MAG NAIL FOUND
MAG	NEW MAG NAIL SET
EX. RRS	EXIST. RAILROAD SPIKE FOUND
RRS	NEW RAILROAD SPIKE SET
ECM	EXIST. CONC. MONUMENT FOUND
EC3	EXIST. COTTON SPINDLE
CS3	NEW COTTON SPINDLE
CP	COMPUTED POINT
A.G.	ABOVE GROUND
U.G.	UNDERGROUND
R/W	RIGHT-OF-WAY
DB	DEED BOOK
PG	PAGE
PP	EXIST. POWER POLE
OH-E	EXIST. OVERHEAD ELECTRICAL LINE
LP	EXIST. LIGHT POLE
HYD	EXIST. FIRE HYDRANT
WV	EXIST. WATER VALVE
WM	EXIST. WATER METER
CO	EXIST. CLEANOUT
FED	EXIST. UTILITY PEDESTAL
SVC	EXIST. UTILITY SERVICE
DI	EXIST. DRAIN INLET
B/C	EXIST. BACK OF CURB
E/P	EXIST. EDGE OF PAVEMENT
C	CENTER LINE
MH	EXIST. MANHOLE

**SURVEY REFERENCES**  
DEED BOOK 6358, PAGE 114  
PLAT BOOK 94, PAGE 169



I, BRIAN R. LEONARD, Professional Land Surveyor certify that this survey is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision.  
*B. Leonard*  
BRIAN R. LEONARD, PLS L-4368

NORTH CAROLINA JOHNSTON COUNTY  
I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed references as shown on hereon); that the boundaries not surveyed are clearly indicated (as drawn from information as indicated hereon); that the ratio of precision as calculated is 1:10,000 + for unadjusted field data; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 19th day of April, A.D., 2023.  
*B. Leonard*  
Surveyor, Registration Number L-4368

N.C. GRID CORNER "1"  
DATUM: NAD 83 (2011)  
NORTHING: 614,490.2322 U.S. survey-feet  
EASTING: 2,169,097.0022 U.S. survey-feet  
COMBINED FACTOR: 0.99987412 (AVG.)

I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual GPS survey made under my supervision, for the purpose of horizontal control in order to tie this survey to NC Grid; and the following information was used to perform the survey:  
Class of Survey: Class A (Horizontal)  
Positional Accuracy: 0.067 feet, elliptical error axis (Max. Horizontal)  
Type of GPS Field Procedure: VRS Sessions at 2 Separate Control Points  
Dates of Survey: 8/31/2021  
Datum/Epoch: NAD 83(2011)/Epoch 2010.0000  
Published/Fixed-Control Used: NC GNSS CORS AND REAL-TIME NETWORK  
Geoid Model: NAVD83 using GEOID 18  
Combined Grid Factor(s): As Indicated Hereon  
Reporting Units: US Feet  
*B. Leonard*  
Surveyor, Registration Number L-4368

**TOWN OF FOUR OAKS RECOMBINATION CERTIFICATE**  
I hereby certify that the Recombination Plat shown hereon does not involve the creation of new public streets or improvements to existing public streets, or extension of public water or sewer facilities, or of the subdivision regulations of the Town of Four Oaks. By my signature, this plat is hereby approved for recording in the Office of the Johnston County Register of Deeds.  
4/20/23 *Jodie R.H. Gay* MAYOR TOWN OF FOUR OAKS  
4/20/23 *Maxie* PLANNING/ZONING ADMINISTRATOR (ATTEST)  
Town Clerk  
DATE 4-24-2023 *Jodie R.H. Gay* REVIEW OFFICER  
DATE

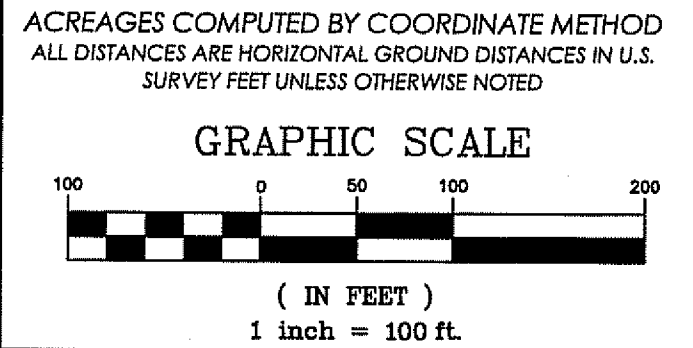
**RECOMBINED TRACT 1A**  
CONTAINS 13.005 ACRE (TOTAL)  
LESS 0.259 ACRE (IN ROAD R/W)  
NET 12.746 ACRE (CLEAR OF R/W)

LINE	BEARING	DISTANCE
L-1	S 42° 27' 19" E	0.23' (CP TO CP)
L-2	S 28° 27' 19" E	37.77' (CP TO MH)
L-3	S 23° 54' 01" E	324.53' (MH TO MH)
L-4	S 34° 58' 41" E	234.57' (MH TO MH)
L-5	N 22° 44' 23" W	7.91'

**SURVEYORS DECLARATION TO WHOM IT MAY CONCERN:** It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any physical conditions (i.e. utilities, hazardous wastes, cemeteries or family burial plots, wetlands, buffers, high water table, poor soils, etc.) OR any legal encumbrances (i.e. easements, rights-of-way, claims, etc.) which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property, but are unknown to the surveyor. Surveyor has only made reference to current, and sometimes historic, public records as necessary to complete the purpose of the survey, and has not performed a complete historic search of the chain of title. This property may be subject to additional easements or right-of-ways unknown to the surveyor at this time that a complete title examination may reveal. It is advised that the owner of this property consult with a Licensed Attorney at Law to perform a complete title examination to confirm all known encumbrances and reveal any potential encumbrances or title issues associated with this property.

**NOTICE TO OWNER**  
IT IS THE SOLE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SHOWN HEREON TO SUBJECT THIS PROPERTY TO ANY AND ALL RESTRICTIONS THEY DEEM NECESSARY OR APPLICABLE. IT IS FURTHER THE SOLE RESPONSIBILITY OF THE SAID OWNER(S) TO MAKE SURE SAID RESTRICTIONS ARE RECORDED AND EFFECTIVE.  
CERTIFICATE OF OWNERSHIP AND DEDICATION:  
[I/WE] HEREBY CERTIFY THAT [I/WE] AM/ARE] THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF FOUR OAKS AND THAT [I/WE] HEREBY, ADOPT THIS RECOMBINATION PLAN WITH [MY/OUR] FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.  
4-20-23 *Chad Almy*  
DATE AGENT FOR OAKFIELD, LLC

**CERTIFICATE OF APPROVAL BY TOWN OF FOUR OAKS PUBLIC WORKS**  
The Director of Public Works for Town of Four Oaks, North Carolina, hereby certifies that this plat meets all Town standards and requirements for Public Utilities required by the Town Ordinances. Upon recordation of this plat, the Town 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 Town shall have the right to clear and/or remove any vegetation within the Public Utility Easements. Furthermore, the Town will not replace any landscaping (other than grass, which shall be replaced with seed) within the Public Utility Easement area disturbed for maintenance of the utilities.  
THIS THE 20 DAY OF April, 2023  
BY: *Barry Stealy*  
DIRECTOR OF PUBLIC UTILITIES



**"RECOMBINATION & EASEMENT SURVEY"**

PROPERTY/SITE INFORMATION		CURRENT PROPERTY OWNER INFORMATION	
TOWNSHIP, COUNTY & STATE:	INGRAMS, JOHNSTON CO., NC	OWNER NAME(S):	OAKFIELD, LLC
CITY OR TOWN LIMIT/ETJ:	TOWN OF FOUR OAKS	REF: DEED BOOK 6358, PAGE 114	
NC PIN #(s):	167100-04-0813 & 167109-05-4048	OTHER INFO (PLAT/SUBDIVISION/LOT):	PLAT BOOK 94, PAGE 169
SURVEYED FOR:		OAKFIELD, LLC	

DATE: 4/19/2023  
SCALE: 1" = 100'  
SURVEYED BY: JWL/LEB/SRR  
DRAWN BY: SRR  
CHECKED BY: BRL  
PROJECT No: S121058.00  
DRAWING: RecombPlat-Icad

**BRL ENGINEERING & SURVEYING**  
112 East Johnston Street  
Smithfield, NC 27577  
Office: (919) 989-9300  
Field: (919) 631-6934  
www.brlengineering.com  
brlengineering@earthlink.net  
NCBELS Firm No: P-0323

submitted electronically by "BRL ENGINEERING & SURVEYING" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Johnston County Register of Deeds.