

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 (ie. utilities, hazardous wastes, cemeteries or family burial plots, wetlands, buffers, high water table, poor soils, etc.) OR any legal encumbrances (ie. 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.

GENERAL NOTES FOR MINOR SUBDIVISION SURVEY:

- 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.
- 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 (NCEQ), AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE.
- 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 NCEQ 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 NCEQ 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 MEASURED FROM TOP OF BANK AND MAY BE SCALED OR APPROXIMATE HEREON UNLESS INDICATED OTHERWISE. OWNER SHOULD VERIFY WITH NCEQ OR LOCAL DELEGATED AUTHORITY WHETHER ANY DITCHES, STREAMS, CANALS, PONDS, ETC. THAT EXIST ON THE PROPERTY ARE BUFFERED, PRIOR TO ANY CONSTRUCTION.
- 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.
- 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.
- PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.
- 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.
- SEE FLOOD CERTIFICATION HEREON OR SPECIAL NOTE 6 FOR INFORMATION REGARDING ANY POTENTIAL FLOODPLAIN IMPACTS ON SUBJECT PROPERTY.
- ROAD/STREET RIGHTS-OF-WAY: ROAD/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.
- 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:

- PURPOSE: THE PURPOSE OF THIS PLAT IS TO CREATE A 3-LOT SUBDIVISION BY DIVIDING A SINGLE PARENT TRACT INTO 3 NEW LOTS (LOTS 4A, 4B & 4C), WITHOUT CREATING ANY NEW PUBLIC STREET OR PUBLIC STREET RIGHT-OF-WAY; AND TO RECOMBINE AN EXISTING ADJACENT TRACT BY MAKING IT SMALLER (TRACT 3A). THE TOTAL EXTERIOR BOUNDARY OF THE PARENT TRACTS HAVE NOT CHANGED.
- 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 94, PAGE 169 (WITH AN "ORIGINAL" DEDICATED R/W WIDTH OF 50' PER PLAT BOOK 1, PAGE 80, AS SHOWN APPROXIMATELY HEREON). 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.
- 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.
- NOTE FOR PRIVATE WELL AND SEPTIC SYSTEMS: THIS PROPERTY HAS NOT BEEN EVALUATED BY THE ENVIRONMENTAL HEALTH DEPARTMENT AT THIS TIME. HOWEVER, THIS PROPERTY IS LOCATED IN A MUNICIPAL JURISDICTION AND PUBLIC WATER/SEWER CONNECTION APPEARS TO BE AVAILABLE. IT IS THE RESPONSIBILITY OF CURRENT OR FUTURE OWNERS TO VERIFY PUBLIC WATER/SEWER CONNECTION AVAILABILITY, OR SUITABILITY FOR PRIVATE WELL/SEPTIC SYSTEMS. 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 AS INDICATED HEREON AND THE LINE(S) TO OTHER MONUMENTS OR LANDMARKS HAVE BEEN MADE AS INDICATED HEREON, IN ACCORDANCE WITH 21 NCAC 56.1602(g) and NCGS 47-30(e)(9). GRID COORDINATES ESTABLISHED USING GSP CONTROL CORNERS FROM REFERENCE PLAT AT PB 94, PG 169. (ALSO SURVEYED BY BRL ENGINEERING & SURVEYING).
- 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.

- LEGEND**
- LINES SURVEYED (SUBJECT PROPERTY)
 - - - OTHER LINES SURVEYED (TIE-LINES)
 - LINES NOT SURVEYED
 - - - RIGHT-OF-WAY LINE
 - - - CENTERLINE OF ROAD
 - CC CONTROL CORNER
 - EIP EXIST. IRON PIPE FOUND
 - *NIP NEW IRON PIPE SET
 - EIS EXIST. IRON STAKE FOUND
 - NIS NEW IRON STAKE SET
 - EPKN EXIST. P.K. NAIL FOUND
 - PKN 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
 - ECS EXIST. COTTON SPINDLE FOUND
 - CSS NEW COTTON SPINDLE SET
 - 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
 - PED EXIST. UTILITY PEDESTAL
 - SVC EXIST. UTILITY SERVICE
 - B/C EXIST. BACK OF CURB
 - E/P EXIST. EDGE OF PAVEMENT
 - CL CENTER LINE
 - SSMH SAN. SEWER MANHOLE
- *NIP'S ARE 1/2" SET FLUSH UNLESS NOTED OTHERWISE

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



I, BRIAN R. LEONARD, Professional Land Surveyor certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

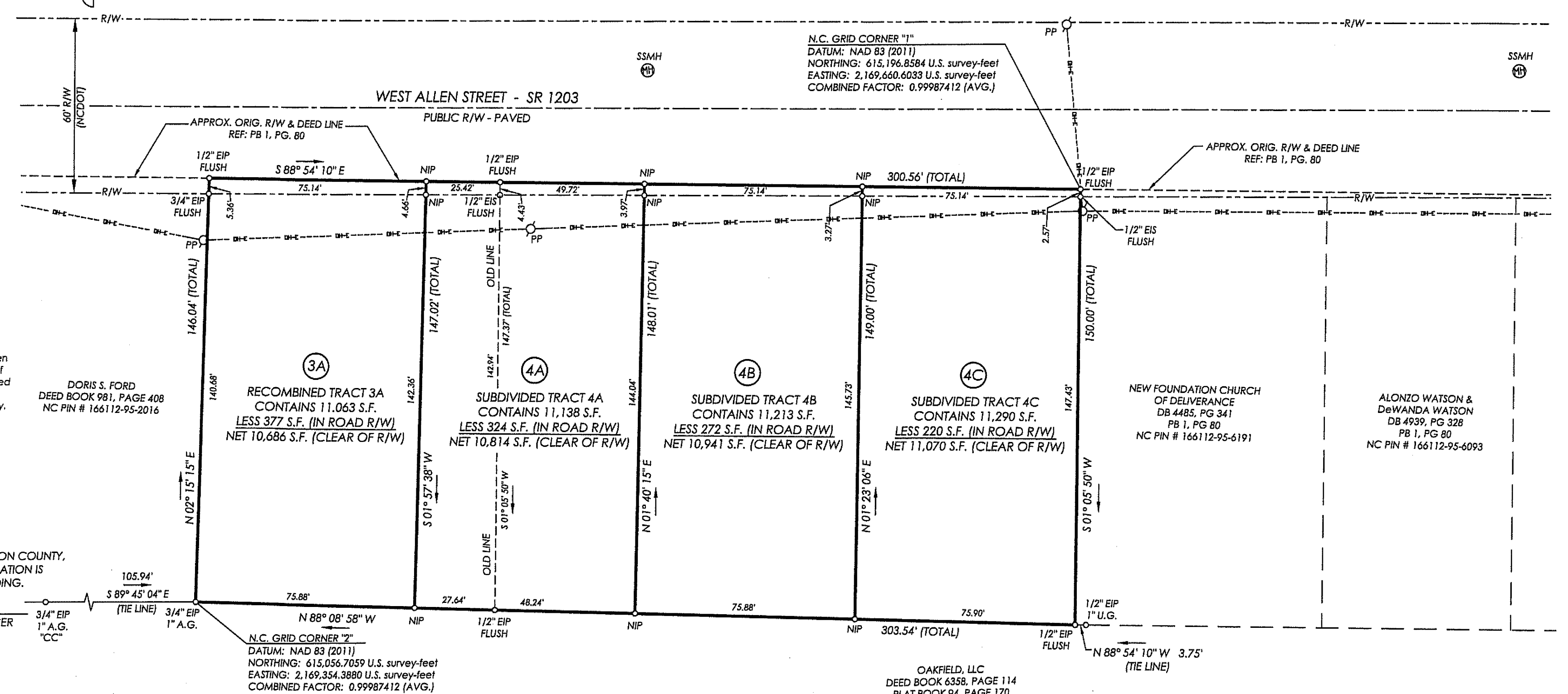
B. Leonard
 BRIAN R. LEONARD, PLS - L-4368
 Surveyor, Registration Number L-4368

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 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 14th day of October, A.D. 2022.

B. Leonard
 Surveyor, Registration Number L-4368

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 SUBDIVISION 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.

10-17-22 *Chad B. Burt*
 DATE AGENT FOR OAKFIELD, LLC



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the Town of Four Oaks, North Carolina, and that this plat has been approved by the Board of Commissioners of the Town of Four Oaks for recording in the office of Register of Deeds of Johnston County.

10/18/22 *Jodie R. H. Gay* MAYOR
 DATE
 10/18/22 *Julius Vetchum, CZD* PLANNING/ZONING ADMINISTRATOR
 DATE

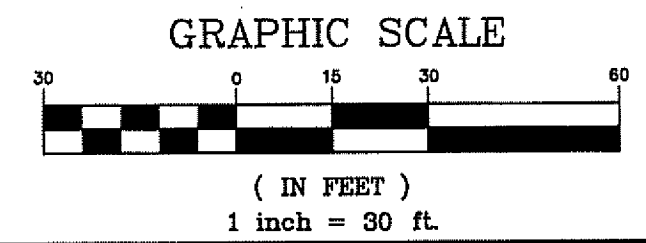
Jodie R. H. Gay, REVIEW OFFICER OF JOHNSTON COUNTY, NC CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

10-20-2022 *Jodie R. H. Gay* REVIEW OFFICER
 DATE

ACREAGES COMPUTED BY COORDINATE METHOD
 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED

"MINOR SUBDIVISION AND RECOMBINATION"

OF THE PROPERTY OWNED BY: OAKFIELD, LLC	
PROPERTY/SITE INFORMATION	CURRENT PROPERTY OWNER INFORMATION
TOWNSHIP, COUNTY & STATE: INGRAMS; JOHNSTON CO., NC	OWNER NAME(S): OAKFIELD, LLC REF: DEED BOOK 6358, PAGE 114
CITY OR TOWN LIMIT/ETJ: TOWN OF FOUR OAKS	OTHER INFO (PLAT/SUBDIVISION/LOT): PLAT BOOK 94, PAGE 170 (TRACTS 3 & 4)
NC PIN #(s): 166112-95-4102; 166112-95-5152	SURVEYED FOR: OAKFIELD, LLC
ZONING: R-10 (TOWN)	



DATE: 10/14/2022
 SCALE: 1" = 30'
 SURVEYED BY: LEB/SRR
 DRAWN BY: SRR/SBL
 CHECKED BY: BRL
 PROJECT No: S121058.00
 DRAWING: MinorSD-load

PROFESSIONAL SEAL
 NORTH CAROLINA
 B. LEONARD
 LAND SURVEYOR
 10/14/22

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