

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.

9/7/2023 DATE Braston Newton SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE

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.

9/7/2023 DATE Carolyn Allen 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, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

8/7/2023 DATE Tony Carroll OWNER

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED 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 PLANS FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

8/30/2023 DATE Todd Ramsey COUNTY HEALTH OFFICER OR AUTHORIZED REP.

- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
 - 2) AREAS COMPUTED BY COORDINATE METHOD
 - 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
 - 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
 - 5) ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5' EACH SIDE OF ALL LOT LINES
 - 6) A 10" DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
 - 7) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIZE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
 - 8) ZONING: AR
 - 9) PARCEL NO. 01F110778
 - 10) PARENT TRACT DEED DB 6365 PG 168
 - 11) GRID TIE BY GPS

- REFERENCES:
- | | |
|----------------|--------------|
| DB 6365 PG 168 | PB 54 PG 239 |
| DB 6501 PG 885 | PB 77 PG 50 |
| DB 1001 PG 799 | |
| DB 4802 PG 072 | |

PROPERTY SHOWN HEREON _____ IS _____ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720154800 K EFFECTIVE DATE: 6-20-18

07-26-23 DATE [Signature] SURVEYOR

- 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 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 SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

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.

5th September 23

THIS THE _____ DAY OF _____ 20, _____

COUNTY OF JOHNSTON BY: Chandra Farmer DIRECTOR OF PUBLIC UTILITIES

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 6700 SQUARE FEET PER LOT

07-26-23 DATE [Signature] 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.

07-26-23 DATE [Signature] SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. 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 6365, PAGE 168, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 6365, PAGE 168; 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 THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 26th DAY OF JULY, A.D. 2023

SEAL
L-3990
CURK T. LANE
SURVEYOR
L - 3990
LICENSE NUMBER

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

Surles Rd Land

I, _____ AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF THE SUBDIVISION STREETS ON THIS PLAT UNTIL THE EARLIER OF THE FOLLOWING OCCURS:

APPROVED AND ACCEPTED FOR PERMANENT MAINTENANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS PUBLIC ROADS; OR

APPROVED AND TAKEN OVER BY THE HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS PERMANENT MAINTENANCE.

Surles Rd Land

NAME OF CORPORATION OR OWNER

8/7/2023 DATE BY: Tony Carroll DEVELOPER/OWNER/OFFICER OF CORPORATION

I, CURK T. LANE, 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:

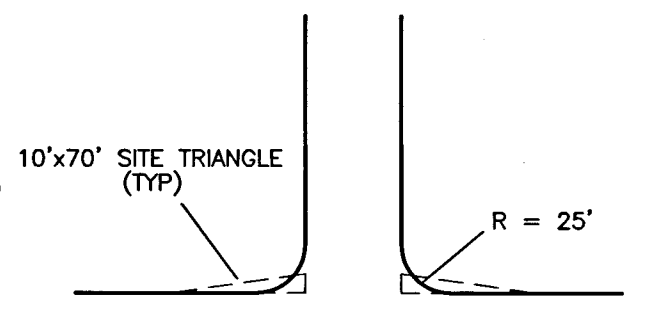
CLASS OF SURVEY: CLASS AA
POSITION ACCURACY: 0.026 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE: VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY: 5-15-23
DATUM/EPOCH: NAD 83(2011)/EPOCH 2010.000
PUBLISHED/FIXED-CONTROL USED: NC GNSS CORS AND RTK
GEIOD MODEL: NAVD 88 USING GEIOD 18
COMBINED GRID FACTOR: 0.99988779(AVG)
REPORTING UNITS: US FEET

- LEGEND
- IFF IRON PIPE FOUND
 - PKNF PARKER-KALON NAIL FOUND
 - PKNS 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
 - [100] STREET ADDRESS
 - --- LINES NOT SURVEYED

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION

APPROVED Bobby L. Lenoir DISTRICT ENGINEER
AUG. 2, 2023



ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAYS

TYPICAL INTERSECTION DETAIL

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 THERE IN, 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.

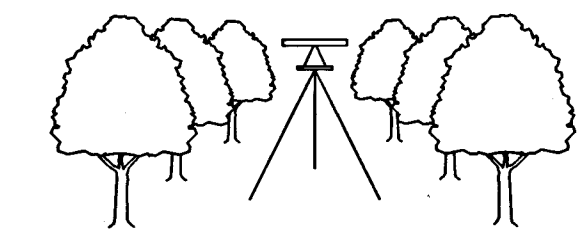
ALL LOTS SHALL BE SERVED BY INTERNAL STREET SYSTEMS ONLY.

SUBDIVISION PLAT OF
GRACE RIDGE
FOR
SURLES ROAD
LAND DEVELOPMENT, LLC.
BANNER TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JUNE 3, 2023
SHEET 1 OF 2

OWNER: SURLES ROAD LAND DEV.
5160 NC HWY 42 W
GARNER, N.C. 27520

SURVEYED BY: TLS
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: RECORD.DWG
SURVEY DATE: 5-15-23
JOB NO. 122.432

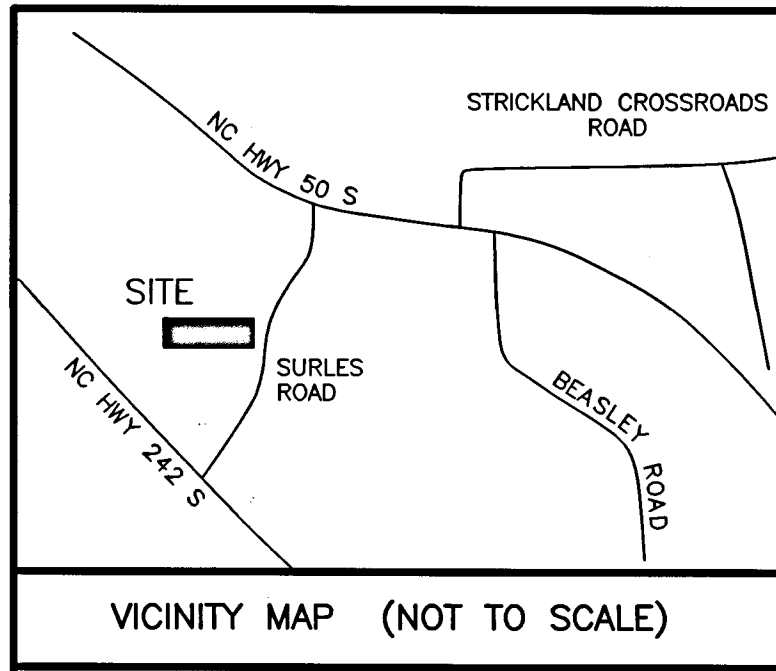
TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

Filed in JOHNSTON, NC. CRAIG OLIVE, Register of Deeds. Filed 09/08/2023 08:55:19 AM
PLAT BOOK: 99 PAGE: 186-187 INSTRUMENT # 2023028949
Deputy/Assistant Register of Deeds: Emma Davis

Submitted electronically by "True Line Surveying" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Johnston County Register of Deeds.



LEGEND

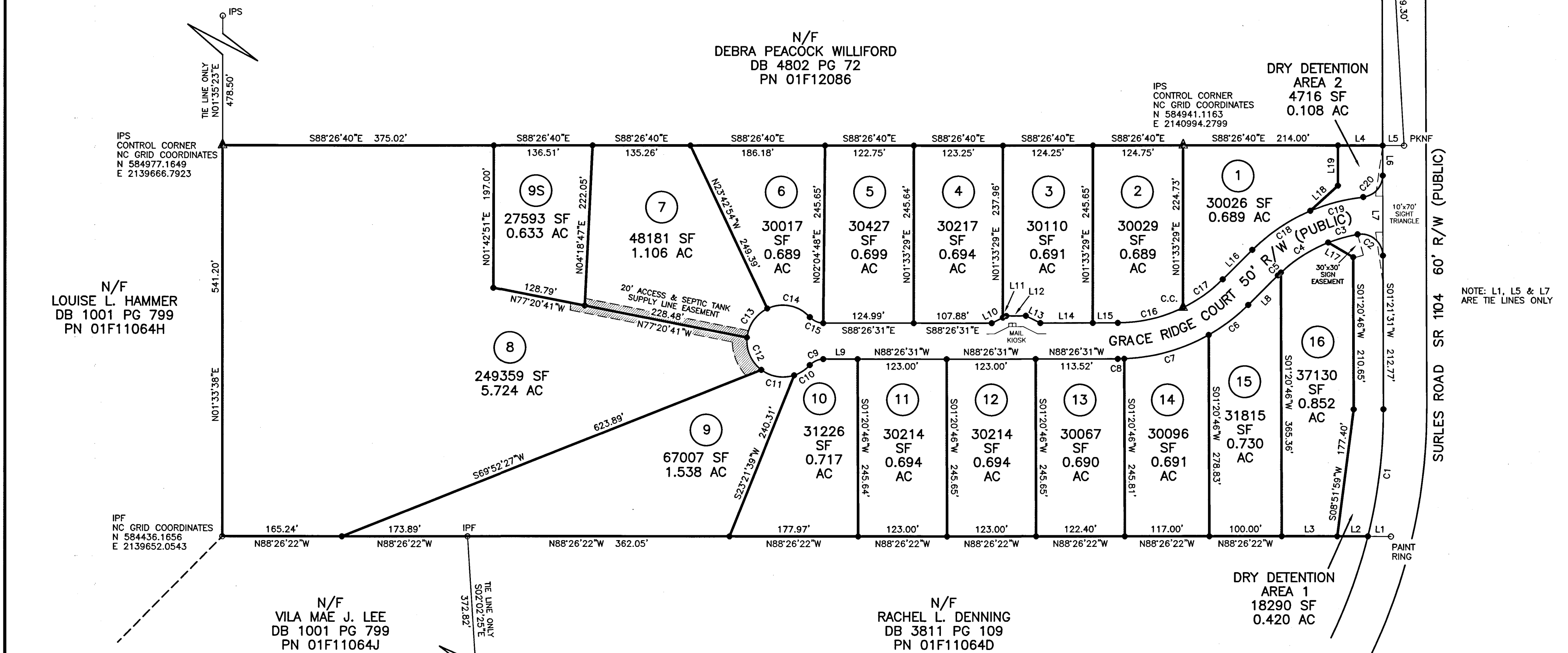
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNFS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
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- PG PAGE
- LF LINEAR FEET
- 1SS LOT HAS OFFSITE SEWER
- 1SSL OFFSITE SEWER LOT
- 1SR RECOMBINATION LOT
- [100] STREET ADDRESS
- LINES NOT SURVEYED

LINE	BEARING	DISTANCE
L1	S88°02'13"E	31.84'
L2	N88°26'22"W	42.33'
L3	N88°26'22"W	76.78'
L4	S88°26'40"E	61.63'
L5	S88°26'40"E	29.70'
L6	S01°21'31"W	41.50'
L7	S01°21'31"W	110.95'
L8	S46°33'29"W	57.90'
L9	N88°26'31"W	47.48'
L10	N64°59'35"E	17.18'
L11	N64°59'35"E	5.18'
L12	S88°26'31"E	27.08'
L13	S61°52'37"E	22.36'
L14	S88°26'31"E	72.54'
L15	S88°26'31"E	34.51'
L16	N46°33'29"E	57.90'
L17	S58°02'05"E	40.16'
L18	N49°04'08"E	51.79'
L19	N01°33'20"E	55.51'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	720.00'	177.84'	177.39'	S08°26'05"W
C2	30.00'	52.15'	45.83'	N48°26'44"W
C3	205.00'	42.21'	42.13'	S75°51'07"W
C4	205.00'	77.87'	77.40'	S59°04'18"W
C5	205.00'	5.84'	5.84'	S47°22'26"W
C6	255.00'	68.77'	68.56'	S54°17'01"W
C7	255.00'	122.63'	121.45'	S75°47'10"W
C8	255.00'	8.88'	8.88'	N89°26'23"W
C9	25.00'	21.03'	20.41'	S67°27'47"W
C10	50.00'	26.21'	25.91'	S58°23'17"W
C11	50.00'	47.87'	46.06'	N79°10'04"W
C12	50.00'	51.38'	49.15'	N22°18'22"W
C13	50.00'	51.38'	49.15'	N36°34'05"E
C14	50.00'	64.35'	60.00'	S77°07'25"E
C15	25.00'	21.03'	20.41'	S64°20'50"E
C16	205.00'	93.44'	92.63'	N78°30'00"E
C17	205.00'	67.57'	67.26'	N56°00'00"E
C18	255.00'	97.35'	96.76'	N57°29'39"E
C19	255.00'	75.86'	75.58'	N76°57'12"E
C20	30.00'	44.04'	40.19'	N43°25'02"E

NC GRID NORTH NAD 83/2014

PLAT B: 99 P: 187



NOTE: L1, L5 & L7 ARE TIE LINES ONLY

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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L - 3990 LICENSE NUMBER

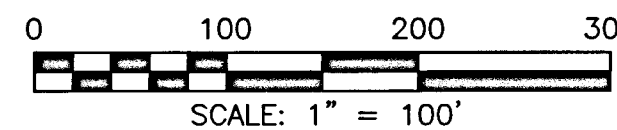
SUBMISSION PLAT OF

GRACE RIDGE

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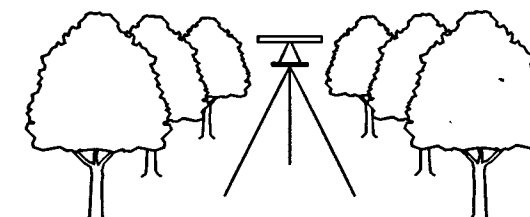
BANNER TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JUNE 3, 2023
SHEET 2 OF 2

OWNER: SURLES ROAD LAND DEV.
5160 NC HWY 42 W
GARNER, N.C. 27520



SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	RECORD.DWG
SURVEY DATE:	5-15-23
JOB NO.	122.432

TRUE LINE SURVEYING, P.C.



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