

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON...

9/9/2024 [Signature]
DATE OWNER

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...

September 27th DAY OF 2024
COUNTY OF JOHNSTON BY: Chandra Farmer
DIRECTOR OF PUBLIC UTILITIES

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS...
SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II...

9/12/2024 [Signature]
DATE COUNTY HEALTH OFFICER OR AUTHORIZED REP.

NOTE: EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS...

- 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 SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
8) ZONING: AR (COUNTY)
9) PARENT TRACT DEED DB 3470 PG 740
10) PARCEL NO. 11P03199D

- REFERENCES:
DB 3470 PG 740
DB 1214 PG 574
DB 4436 PG 426
DB 6055 PG 847
DB 5547 PG 222
DB 2962 PG 448
DB 4502 PG 418
DB 6553 PG 448
DB 3635 PG 664
DB 529 PG 202
DB 1896 PG 783

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.
10/10/2024 [Signature]
DATE SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE
Carolyn Allen
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.
10/11/2024 [Signature]
DATE REVIEW OFFICER

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING
I, [Signature], 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.

Jones Creek LLC
NAME OF CORPORATION OR OWNER
9/9/2024 [Signature]
DATE DEVELOPER/OWNER/OFFICER OF CORPORATION

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Lists curves C1 through C34 with their respective measurements.

THIS SURVEY:
CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

09-04-24 [Signature]
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.

09-04-24 [Signature]
DATE 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...
DATE SURVEYOR

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720274000 K EFFECTIVE DATE: 12-2-2005

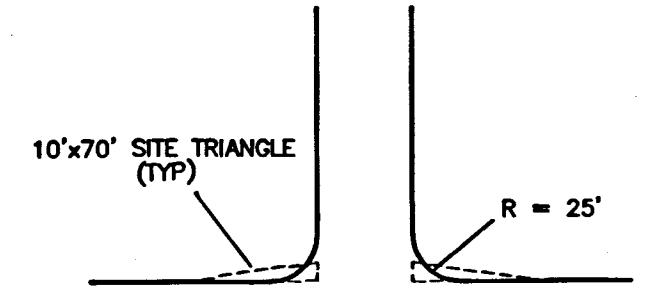
09-04-24 [Signature]
DATE SURVEYOR

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: 0.035 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE: VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY: 7-15-24
DATUM/EPOCH: NAD 83(2011)/EPOCH 2010.000
PUBLISHED/FIXED-CONTROL USED: NC GNSS CORRS AND RTK NAVD 88 USING GEOID 18
GEOID MODEL: 0.999897278(AVG)
COMBINED GRID FACTOR: US FEET
REPORTING UNITS:

- LEGEND
IF IRON PIPE FOUND
IFS IRON PIPE SET
CMF CONCRETE MONUMENT FOUND
PKMF PARKER-KALON NAIL FOUND
PKNS PARKER-KALON NAIL SET
RRS RAILROAD SPIKE
CSS 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
PAGE PAGE
LF LINEAR FEET
1SS LOT HAS OFFSITE SEWER
1SS OFFSITE SEWER LOT RECOMBINATION LOT
1SR ABOVE GROUND
A/G ABOVE GROUND
B/G BELOW GROUND
1001 STREET ADDRESS
LINES NOT SURVEYED

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED [Signature]
DISTRICT ENGINEER
SEPT 9, 2024



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

NOTE: SIGHT TRIANGLES TAKE PRECEDENCE 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.

OWNER: JONES CREEK, LLC
5160 NC HWY 42 W
GARNER, NC 27529

SUBDIVISION PLAT OF
FLOWER HILL
FOR
JONES CREEK, LLC
O'NEALS TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
AUGUST 5, 2024
SHEET 1 OF 2

Table with 2 columns: Field Name, Value. Includes SURVEYED BY: TLS, DRAWN BY: MIKE, CHECKED BY: CURK, DRAWING NAME: RECORD.DWG, SURVEY DATE: 5-31-24, JOB NO.: 122.429

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 10/11/2024 10:18:40 AM
PLAT BOOK: 102 PAGE: 76-77 INSTRUMENT # 2024031051
Deputy/Assistant Register of Deeds: Adi Santos

Submitting documents to the State of North Carolina, Johnston County, for recording in the public records. The recording fee is \$15.00 per page. The recording office is located at 100 North Salisbury Street, Johnston, NC 27858. For more information, please contact the recording office at (919) 719-1234.

