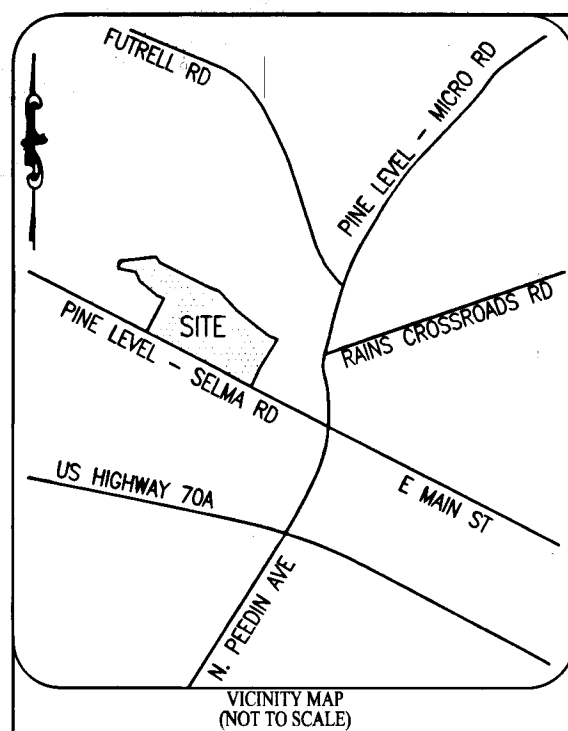




NOTE 'A'
ALL RIPARIAN BUFFERS MEASURED FROM TOP BANK OF WATERCOURSE
NOTE 'B'
SURVEYED ON 11/18/2020
NOTE 'C'
ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED
NOTE 'D'
ALL AREAS COMPUTED BY COORDINATE METHOD
NOTE 'E'
THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD
NOTE 'F'
UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY
NOTE 'G'
WATER PROVIDED BY THE TOWN OF PINE LEVEL
ELECTRICITY PROVIDED BY DUKE ENERGY PROGRESS
NOTE 'H'
GEODETIC MONUMENTS FOUND AND SHOWN HEREON
NOTE 'I'
ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC, AND 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
NOTE 'J'
ALL INTERIOR LOT LINES SHALL HAVE A 20' DRAINAGE AND UTILITY EASEMENT, 10' EACH SIDE OF ALL LOT LINES
NOTE 'K'
A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
NOTE 'L'
A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS:

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDANCE TO TOWN SPECIFICATIONS AND STANDARDS IN THE EMILY GARDENS PHASE 1 SUBDIVISION, OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF PINE LEVEL HAVE BEEN RECEIVED, AND THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$ 72,000, HAS BEEN PAID.

TOWN OF PINE LEVEL
DATE: 12-20-24

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON ☒ IS ☐ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3720262400K

EFFECTIVE DATE: 6/20/2018

12/19/2024
DATE SURVEYOR

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; 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 DECEMBER, A.D. 2024.

SIGNATURE MICHAEL S. STOKES L-4996



SURVEYOR CERTIFICATION

I, MICHAEL STOKES, CERTIFY TO THE FOLLOWING:

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

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, Jeff G. Hall, AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL: APPROVED/TAKEN OVER BY THE TOWN OF PINE LEVEL FOR PUBLIC ROADS, OR APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

12-20-24
DATE DEVELOPER/OWNER

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(S)

NOTE: 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, AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

NOTE: THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING AND OR PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

TOWN OF PINE LEVEL SUBDIVISION ENDORSEMENT:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PINE LEVEL, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF PINE LEVEL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

12-20-24
DATE MAYOR TOWN OF PINE LEVEL

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

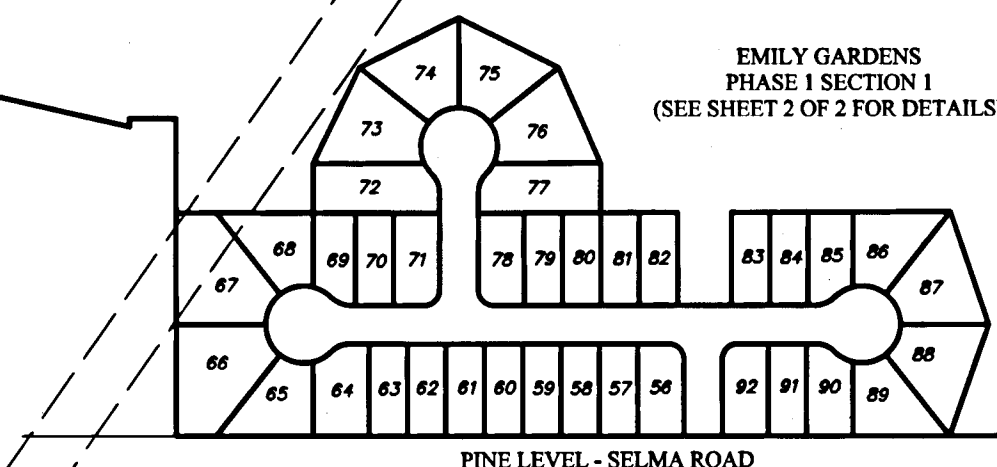
I, Carolyn Allen, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

12/23/24
DATE 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, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

12-20-24
DATE OWNER



10'x70' SIGHT TRIANGLE
S.D.E. (TYP.)

R = 25'

TYPICAL INTERSECTION DETAIL

S.D.E. (TYP.) SIGHT DISTANCE EASEMENT

SITE DATA
OWNER/DEVELOPER:
RRT INVESTMENTS, LLC.
PO BOX 190
CLAYTON, NC 27520
SITE ADDRESS:
PINE LEVEL - SELMA RD
PINE LEVEL, NC 27576
TAG # 12008024
PIN # 262414-33-7734
DB 5823 PG 202
ZONING: RA
AREA REMAINING: 40.63 AC

SETBACKS:
MINIMUM FRONT: 20'
MINIMUM SIDE YARD: 5'
MINIMUM STREET SIDE: 20'
MINIMUM REAR YARD: 5'
MAX. BUILDING HEIGHT: 35'
MAX. IMPERVIOUS: 3,500 SF.
LINEAR FEET OF STREETS: 1,130 LF.
PHASE 1 SEC 1 LOTS: 37
AREA IN LOTS: 6.86 AC
AREA IN STREET R/W: 1.60 AC
AREA IN OPEN SPACE: 7.01 AC
AREA TOTAL PHASE 1 SEC 1: 22.23 AC
(TOTAL AREA INCLUDES CONSERVATION EASEMENTS)

REFERENCES:
PB 3 PG 44 DB 849 PG 205-210
PB 22 PG 241 DB 5489 PG 515
PB 37 PG 385 DB 4039 PG 385
PB 54 PG 106 DB 4202 PG 141
PB 73 PG 457 DB 4844 PG 801
PB 80 PG 54 DB 3398 PG 715
PB 92 PG 112 DB 3877 PG 483
PB 92 PG 242 DB 3877 PG 489
DB 4928 PG 957
DB 4143 PG 957
DB 3821 PG 848
OTHER REFERENCES SHOWN HEREON

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF 20 AT

BY
REG. OF DEEDS ASST. REG. OF DEEDS

Filed in JOHNSTON, NC
Filed 12/23/2024 11:29:55 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst asantos
PLAT B: 182 P: 336

STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

FINAL SUBDIVISION PLAT OF:

Emily Gardens
Phase 1 Section 1

Prepared for:
RRT DEVELOPMENT, LLC.

SHEET 1 OF 2

SCALE: NTS

REVISION:

DRAWN BY: ARP

CHECKED BY: MSS

FIELD BY: JH

CADD FILE: 23187

COUNTY: JOHNSTON

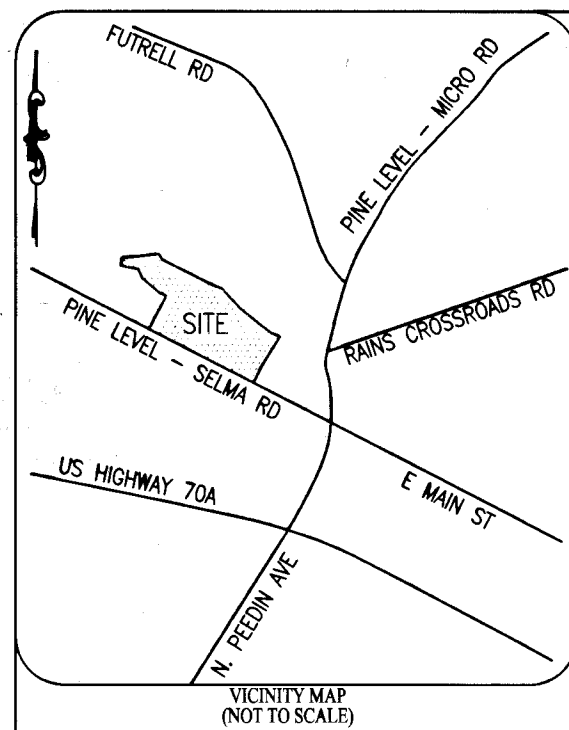
TOWNSHIP: PINE LEVEL

ZONED: RA

PIN: 262414-33-7734

TAG: 12008024

DATE: 12/19/2024



LEGEND

- EXISTING IRON REBAR
- EXISTING IRON PIPE
- △ CALCULATED/SET POINT

N/F
JOHNNIE PEARL HEIRS
DB 636 PG 575
PIN: 262400-25-4724

N/F
ELWOOD R. &
SALLY G. BRASWELL
DB 5925 PG 847
PIN: 262413-14-9777

N/F
CROCKER CEMETERY
PIN: 262413-24-2567

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; 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 DECEMBER, A.D. 2024

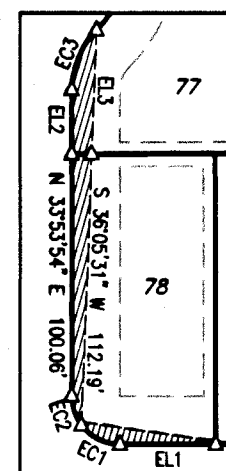
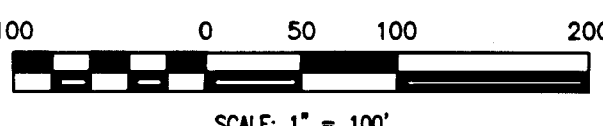
SIGNATURE
MICHAEL S. STOKES L-4996



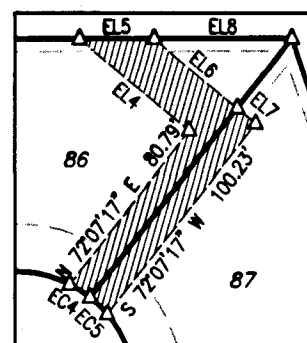
SURVEYOR CERTIFICATION

I MICHAEL STOKES CERTIFY TO THE FOLLOWING:

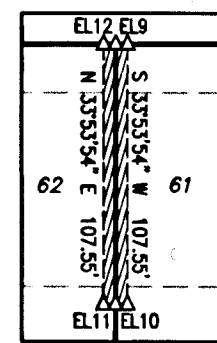
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



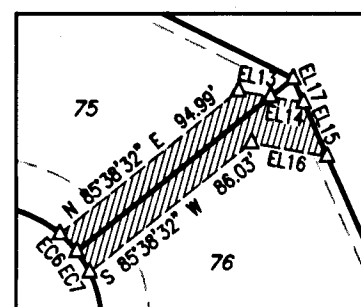
EASEMENT INSET "A"



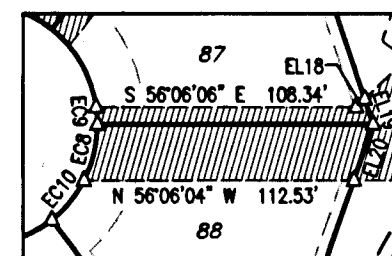
EASEMENT INSET "B"



EASEMENT INSET "C"



EASEMENT INSET "D"

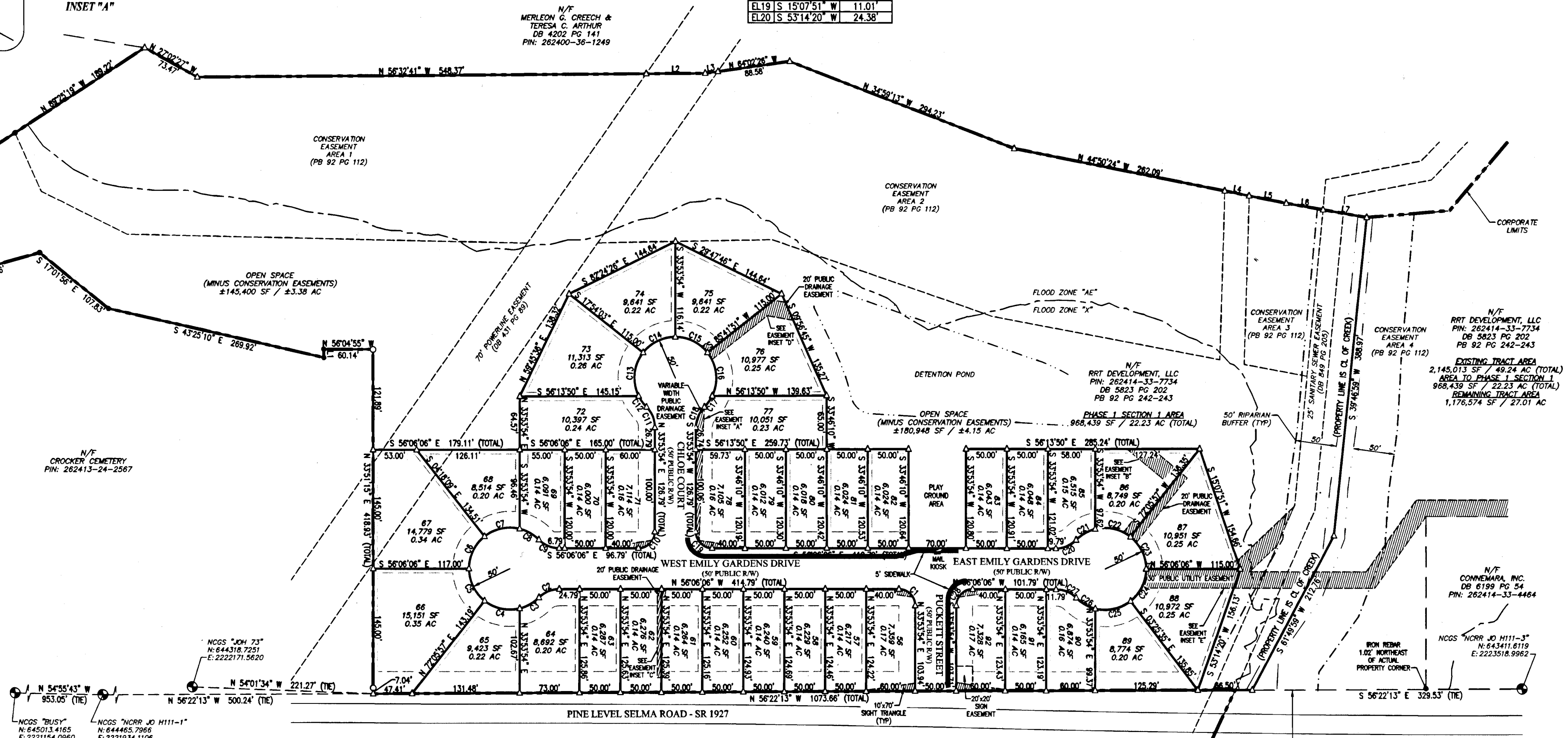


EASEMENT INSET "E"

LINE	BEARING	DISTANCE
EL1	N 56°06'06" W	40.00'
EL2	N 33°53'54" E	26.74'
EL3	S 36°05'31" W	51.55'
EL4	N 16°23'15" E	59.54'
EL5	S 56°13'50" E	31.22'
EL6	S 16°23'15" E	45.11'
EL7	S 16°23'15" E	9.95'
EL8	S 56°13'50" E	57.49'
EL9	S 56°06'06" E	5.00'
EL10	N 56°06'06" W	5.00'
EL11	N 56°06'06" W	5.00'
EL12	S 56°06'06" E	5.00'
EL13	S 46°01'05" E	13.52'
EL14	S 46°01'05" E	14.06'
EL15	S 09°56'45" W	24.13'
EL16	N 46°01'05" W	32.12'
EL17	S 09°56'45" W	10.83'
EL18	N 80°21'10" E	4.98'
EL19	S 15°07'51" W	11.01'
EL20	S 53°14'20" W	24.38'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
EC1	N 29°36'04" W	17.85'	20.00'	18.50'
EC2	N 15°23'56" E	12.69'	20.00'	12.92'
EC3	N 56°26'52" E	26.84'	35.00'	27.55'
EC4	N 23°43'27" W	10.15'	50.00'	10.16'
EC5	N 12°11'14" W	9.96'	50.00'	9.97'
EC6	N 10°04'22" W	10.05'	50.00'	10.07'
EC7	N 01°27'52" E	10.05'	50.00'	10.06'
EC8	N 47°35'31" E	23.67'	50.00'	23.90'
EC9	N 29°52'28" E	7.02'	50.00'	7.02'
EC10	N 73°29'29" E	21.14'	50.00'	21.30'

ALL DRAINAGE EASEMENT TO BE NO DEEPER THAN 24"
ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM
MAXIMUM IMPERVIOUS SURFACE AREA SHALL
NOT EXCEED 3,500 SQUARE FEET PER LOT



NORTH CAROLINA RAILROAD COMPANY
(NORTHEASTERN R/W LINE IS SHOWN FROM NCRR JO H111-1 TO NCRR JO H111-3)

LINE	BEARING	DISTANCE
L1	N 33°30'51" E	10.11'
L2	N 56°32'41" W	72.26'
L3	N 64°04'26" W	15.36'
L4	N 44°50'24" W	30.43'
L5	N 44°50'24" W	46.17'
L6	N 46°09'54" W	45.43'
L7	N 46°09'21" W	54.25'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 11°06'06" W	28.28'	20.00'	31.42'
C2	N 78°39'04" W	26.84'	35.00'	27.55'
C3	N 85°35'40" W	26.90'	50.00'	27.24'
C4	N 43°56'40" W	43.91'	50.00'	45.45'
C5	N 07°59'55" E	43.68'	50.00'	45.20'
C6	N 59°47'53" E	43.68'	50.00'	45.20'
C7	S 68°15'32" E	43.91'	50.00'	45.45'
C8	S 26°36'32" E	26.90'	50.00'	27.24'
C9	S 33°33'08" E	26.84'	35.00'	27.55'
C10	N 78°53'54" E	28.28'	20.00'	31.42'
C11	N 11°20'56" E	26.84'	35.00'	27.55'
C12	N 01°46'03" W	16.39'	50.00'	16.46'
C13	N 39°52'56" E	53.31'	50.00'	56.23'
C14	S 82°00'05" E	43.68'	50.00'	45.20'
C15	S 30°12'07" E	43.68'	50.00'	45.20'
C16	S 27°47'08" W	53.12'	50.00'	56.00'
C17	S 69°26'07" W	16.61'	50.00'	16.69'
C18	S 56°26'52" W	26.84'	35.00'	27.55'
C19	N 11°06'06" E	28.28'	20.00'	31.42'
C20	S 78°39'04" E	26.84'	35.00'	27.55'
C21	S 85°35'40" E	26.90'	50.00'	27.24'
C22	S 43°56'40" E	43.91'	50.00'	45.45'
C23	S 07°59'55" W	43.68'	50.00'	45.20'
C24	S 59°47'53" W	43.68'	50.00'	45.20'
C25	N 68°15'32" W	43.91'	50.00'	45.45'
C26	N 26°36'32" W	26.90'	50.00'	27.24'
C27	N 33°33'08" W	26.84'	35.00'	27.55'
C28	S 78°53'54" W	28.28'	20.00'	31.42'

Filed in JOHNSTON, NC
Filed 12/23/2024 11:29:55 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst. clerks

PLAT B: 102 P: 337

STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR
REGISTRATION AND RECORDING THIS ____ DAY
OF ____ 20 ____ AT ____

BY
REG. OF DEEDS ASST. REG. OF DEEDS

SHEET 2 OF 2

SCALE: 1" = 100'

REVISION:

DRAWN BY: ARP

CHECKED BY: MSS

FIELD BY: HF JH

CADD FILE: 23187

FINAL SUBDIVISION PLAT OF:
Emily Gardens
Phase 1 Section 1
Prepared for:
RRT DEVELOPMENT, LLC.

COUNTY: JOHNSTON	STATE: NORTH CAROLINA
TOWNSHIP: PINE LEVEL	PIN: 262414-33-7734
ZONED: RA	TAG: 12008024
DATE: 12/19/2024	