

FINAL PLAT
HICKORY HILLS
SECTION 4
 TP 14M09027A NC PIN 261600-08-1702
 SELMA TWP. JOHNSTON CO. NC
 SCALE 1"=100' DATE 10/15/2024

Id	Bearing	Distance	Id	Bearing	Distance	Id	Bearing	Distance	Id	Bearing	Distance
L1	N 12°59'06" W	23.05'	C1	N 11°20'28"	310.00'	C17	S 15°27'22"	280.00'	C23	N 11°20'28"	310.00'
L2	S 74°01'10" W	254.82'	C2	S 19°56'35"	280.00'	C18	S 85°38'40"	25.00'	C24	S 19°56'35"	280.00'
L3	S 74°01'10" W	284.77'	C3	S 10°34'34"	250.00'	C19	S 06°03'44"	35.00'	C25	S 10°34'34"	250.00'
L4	S 12°49'04" E	30.05'	C4	S 08°24'01"	250.00'	C20	S 02°51'58"	200.00'	C26	S 12°49'04" E	30.05'
L5	S 12°49'04" E	22.49'	C5	S 85°43'15"	25.00'	C21	S 02°51'58"	200.00'	C27	S 12°49'04" E	30.05'
L6	N 12°59'06" W	211.85'	C6	S 13°15'12"	250.00'	C22	S 58°52'28"	50.00'	C28	S 12°49'04" E	30.05'
L7	N 50°31'17" E	235.83'	C7	S 13°15'12"	310.00'	C23	S 11°73'10"	50.00'	C29	S 12°49'04" E	30.05'
L8	N 50°31'17" E	240.35'	C8	S 85°38'40"	25.00'	C24	S 85°59'53"	50.00'	C30	S 12°49'04" E	30.05'
L9	S 75°57'28" W	39.46'	C9	S 06°03'44"	35.00'	C25	S 34°25'08"	50.00'	C31	S 12°49'04" E	30.05'
L10	S 75°57'28" W	44.40'	C10	S 32°03'25"	35.00'	C26	S 13°15'12"	280.00'	C32	S 12°49'04" E	30.05'
L11	N 78°11'34" E	23.12'	C11	S 08°57'11"	50.00'	C27	S 05°47'52"	284.00'	C33	S 12°49'04" E	30.05'
L12	N 78°11'34" E	23.00'	C12	S 58°52'28"	50.00'	C28	S 23°03'20"	280.00'	C34	S 12°49'04" E	30.05'
L13	S 11°48'26" E	19.71'	C13	S 48°00'00"	50.00'	C29	S 11°48'26" E	19.71'	C35	S 12°49'04" E	30.05'
L14	S 74°01'10" W	23.06'	C14	S 48°00'00"	50.00'	C30	S 11°48'26" E	19.71'	C36	S 12°49'04" E	30.05'
L15	S 11°48'26" E	21.39'	C15	S 48°24'36"	50.00'	C31	S 11°48'26" E	19.71'	C37	S 12°49'04" E	30.05'
L16	N 87°31'45" E	11.34'	C16	S 40°07'08"	35.00'	C32	S 11°48'26" E	19.71'	C38	S 12°49'04" E	30.05'
L17	S 43°01'15" E	11.34'	C17	S 15°27'22"	280.00'	C33	S 11°48'26" E	19.71'	C39	S 12°49'04" E	30.05'



- LEGEND:**
- EIP - EXISTING IRON PIPE
 - IP - IRON PIPE SET
 - EIS - EXISTING IRON STAKE
 - IS - IRON STAKE SET
 - R/W - RIGHT OF WAY
 - PK - PARKER SALON MAIL
 - ECM - EXISTING CONC. MONUMENT
 - CMS - CONCRETE MONUMENT SET
 - FH - FIRE HYDRANT
 - SC - SEWER CLEAN-OUT
 - TE - TELEPHONE BOX
 - CB - CABLE BOX
 - TR - TRANSFORMER
 - WM - WATER METER
 - WV - WATER VALVE
 - SW - SPARKY RIGOR BRASSWOLE
 - NF - NOW OR FORMERLY
 - BC - BACK OF CURB
 - CP - COMPUTED POINT
 - CM - CONCRETE MONUMENT
 - RCR - REINFORCED CONCRETE PIPE
 - PARCEL BOUNDARY
 - RIGHT OF WAY
 - THE LINE
 - FEATURE
 - STREAM (OR WATER COURSE)
 - NOT SURVEYED
 - POWER LINE
 - M/S/L
 - EASEMENTS
- AREA BY COORDINATE METHOD**
 TITLE BY LAWYER
 PROPERTY SUBJECT TO EASEMENT OF RECORD
 ALL DISTANCES ARE HORIZONTAL

1/2" IRON PIPES SET AT ALL CORNERS
 FLUSH WITH GROUND UNLESS OTHERWISE NOTED

SITE DATA
 17.28 ACRES OR 752932.4SF
OWNER:
 ORAL TECHNOLOGY & SCIENCES LLC
 202 WOOD LILY LN
 CARY NC 27518
 PROPERTY IS WITHIN WATERSUPPLY WATERSHED
 PROPERTY IS WITHIN ETJ
 DENSITY 1.33 UNITS PER ACRE
 ZONING R-20
 MINIMUM LOT SIZE SECTION 17-430
 ZONING R-20
 MINIMUM LOT SIZE 20000SF
 MAX IMPERVIOUS AREA PER LOT 25%
 FRONT YARD SETBACK 25'
 SIDE YARD SETBACK 10'
 REAR YARD SETBACK 25'
 MAX BLDG HEIGHT 40'

PROPERTY SHOWN HEREON IS IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE
 3720261600J ADOPTED 12/02/2005
 FLOOD HAZARD NO. & 3720260600K ADOPTED 06/20/18

EFFECTIVE DATE: SEE ABOVE
 DATE: 10/21/24

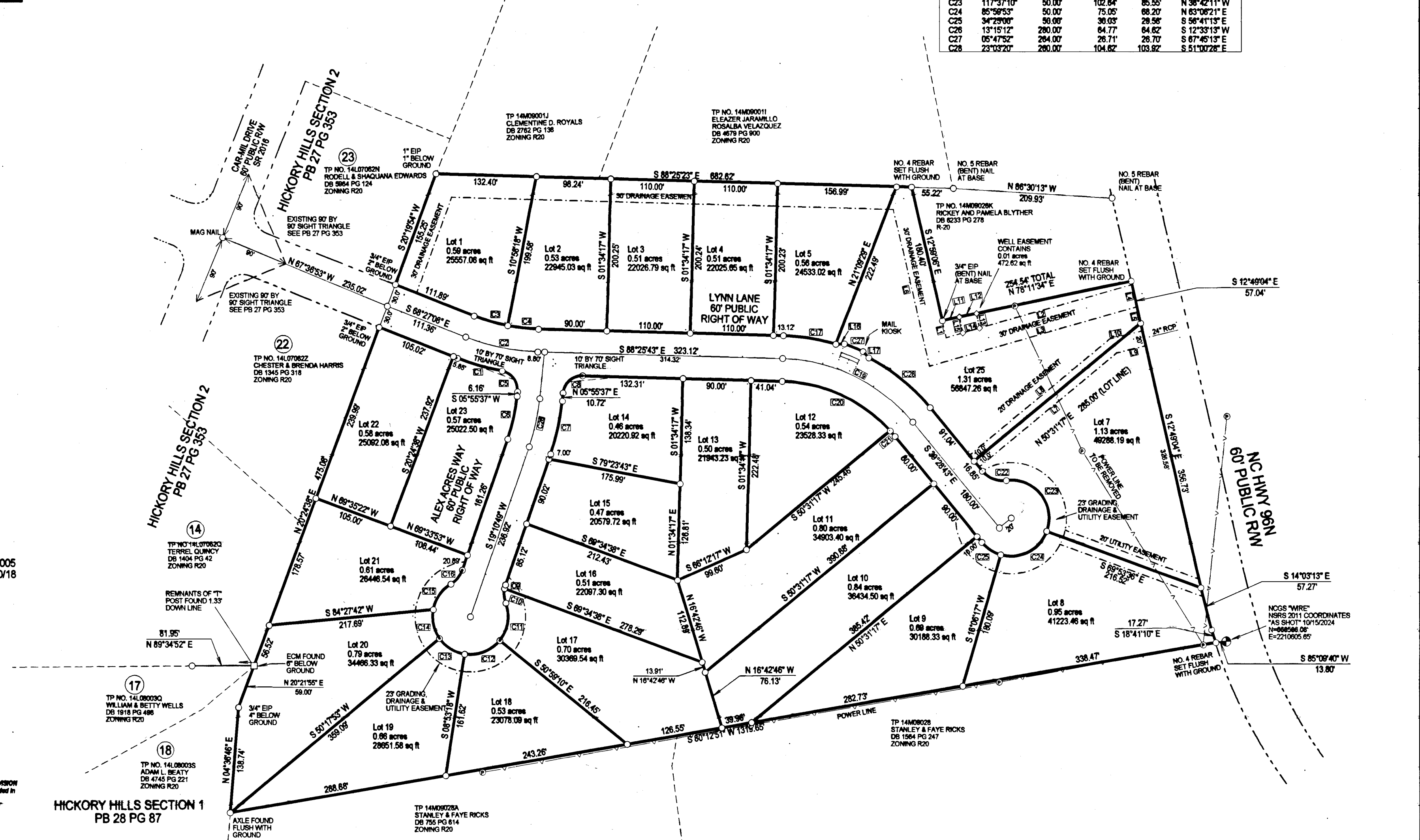
AS FOR THE DATE: 10/14/2024
 TYPE OF GPS: RTN (GPS)
 DATUM/EPOCH: NAD 83 NSRS 2011
 POSITIONAL ACCURACY: 0.05'
 GEOID MODEL: G17B
 PUBLISH FIXED MODEL: (VRS)
 COMBINED FACTOR: 0.9996455
 US SURVEY FOOT

I, ALSEY J. GILBERT PLS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (NEED DESCRIPTION RECORDED IN NO 847 BY 849) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN ONE REFERENCE ON PLAT THAT THE RATIO OF PRECISION IS 1:3158 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-39 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF OCTOBER AD 2024

ALSEY J. GILBERT
 REG. NO. L-3701

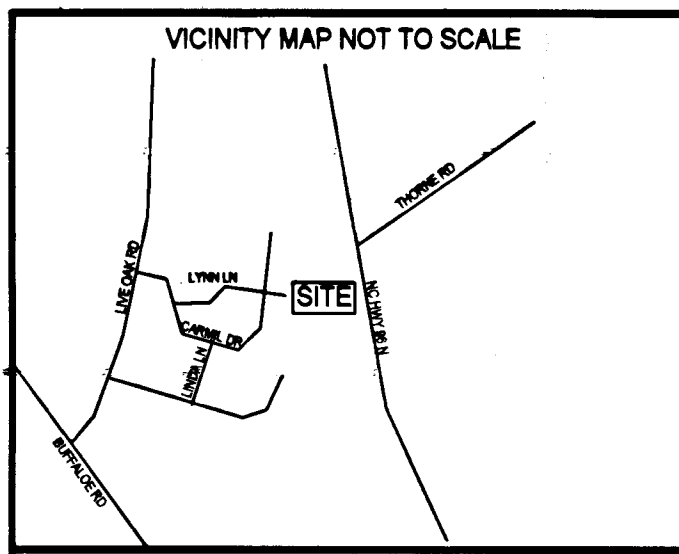
- ALJ a. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 b. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 c. ANY ONE OF THE FOLLOWING:
 1. THAT THE SURVEY 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. THAT THE SURVEY IS OF AN EXISTING FEATURE SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 3. THAT THE SURVEY IS A CONTROL SURVEY.
 4. THAT THE SURVEY IS OF A CONTROLLED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 47-3.
 d. THAT THE SURVEY 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. THAT 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 IN (a) THROUGH (d) ABOVE.

DATE: 10/15/2024
 SURVEYOR: ALSEY J. GILBERT



Filed in JOHNSTON, NC
 Filed 12/19/2024 01:48:29 PM
 CRRIO OLIVE, Register of Deeds
 Dep/Res: jking
PLAT B: 102 P: 308

ALSEY J. GILBERT PLS
 442 1/2 EAST MAIN ST.
 CLAYTON NC 27820
 PHONE 919/853-4104
 FAX: 919/853-3863



- LEGEND:
- EP... EXISTING IRON PIPE
 - IPS... IRON PIPE SET
 - EIS... EXISTING IRON STAKE
 - ES... IRON STAKE SET
 - R/W... RIGHT OF WAY
 - PK... PARKER KALON MAIL
 - ECM... EXISTING CONC MONUMENT
 - CMS... CONCRETE MONUMENT SET
 - PH... FIRE HYDRANT
 - SC... SEWER CLEAN-OUT
 - TE... TELEPHONE BOX
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 - NS... NOW OR FORMERLY
 - BC... BACK OF CURB
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 - GM... GEODETIC MONUMENT
 - RCP... REINFORCED CONCRETE PIPE
 - PARCEL BOUNDARY
 - RIGHT OF WAY
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 - STREAM (OR WATER COURSE)
 - NOT SURVEYED
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 - EASEMENTS
 - AREA BY COORDINATE METHOD
 - TITLE BY LAWYER
 - PROPERTY SUBJECT TO EASEMENT OF RECORD
 - ALL DISTANCES ARE HORIZONTAL

PROPERTY SHOWN HEREON IS IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE
 3720261600J ADOPTED 12/02/2005
 FLOOD HAZARD NO. & 3720260600K ADOPTED 06/20/18

EFFECTIVE DATE: SEE ABOVE
 10/21/24
 DATE

ALSEY J. GILBERT PLS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (based description recorded in (no 847 or 849 etc) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BOUNDARY FROM INFORMATION FOUND IN (SEE REFERENCES ON PLAT THAT THE RATIO OF PRECISION IS 1:3125 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-39 AS AMENDED, WITNESSED BY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF OCTOBER AD 2024

ALSEY J. GILBERT PLS
 REG. NO. L-3791

- A.J.G. s. 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.
1. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 2. ANY ONE OF THE FOLLOWING:
 - a. THAT THE SURVEY 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.
 - b. THAT THE SURVEY IS OF AN EXISTING FEATURE SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - c. THAT THE SURVEY IS A CONTROL SURVEY.
 - d. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS ORIGINATED IN G.S. 42-3.
 - e. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOGNITION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 - f. THAT 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 REFERENCES IN (a) THROUGH (e) ABOVE.

10/15/2024
 DATE SURVEYOR



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, 15A NCAC 18A SECTION 1800. THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

CERTIFICATION 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 IN ACCORDANCE WITH REGULATIONS IN FORCE AT TIME OF PERMITTING. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

11-26-2024 Jodie R. Gay
 DATE COUNTY HEALTH OFFICER

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

Jodie R. H. Gay
 REVIEW OFFICER
 12-19-2024
 DATE

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION
 APPROVED [Signature]
 DISTRICT ENGINEER

DATE Nov 6, 2024

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

SITE TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT

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

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 THEREON, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

MAIL, ROSSK AND ASSOCIATED PARKING SHALL NOT BE ALLOWED IN HCDOT RIGHT OF WAY.

ALL LOT SHALL BE SERVED BY THE INTERNAL ROAD SYSTEM

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

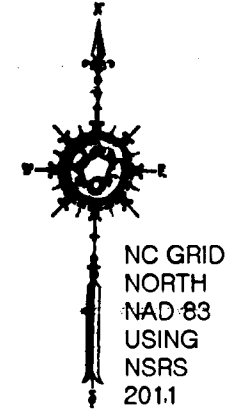
I AM RESPONSIBLE FOR CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL APPROVED/TAKEN OVER BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROAD, OR APPROVED/TAKEN OVER BY THE HOMEOWNERS ASSOCIATION FOR PRIVATE ROAD MAINTENANCE, OR PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY THE OWNERS OF EACH LOT.

10/21/24 [Signature]
 DATE OWNER/DEVELOPER

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES:
 THE DIRECTOR OF PUBLIC UTILITIES FOR COUNTY OF JOHNSTON, 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.

THIS THE 13th DAY OF Dec, 2024.
 COUNTY OF JOHNSTON
 BY: Chandra C. Fournier
 DIRECTOR OF PUBLIC UTILITIES

NOTE: A 12' UTILITY EASEMENT EXISTS ALONG ALL ROAD FRONTAGE FOR WATER METERS ETC.
 NOTE: A 12' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG ALL LOTS LINE'S EACH SIDE OF LOT LINE FOR CURTAIN DRAINS OR DRAINS IF NECESSARY UNLESS OTHERWISE NOTED.



CERTIFICATE OF OWNERSHIP AND DEDICATION (MAJOR SUBDIVISION)

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF SELMA, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, GREENWAYS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE SELMA TOWN COUNCIL IN THE PUBLIC INTEREST.

10/21/24 [Signature]
 DATE OWNER

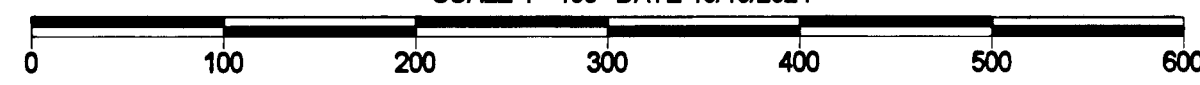
"I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE _____ OR THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ OR CASH IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE TOWN OF SELMA TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

12/17/24 [Signature]
 DATE TOWN MANAGER

CERTIFICATE OF APPROVAL FOR MAJOR SUBDIVISION
 I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE TOWN OF SELMA'S PLANNING JURISDICTION. ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN TWELVE (12) MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE GUARANTEE AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH SELMA CODE OF ORDINANCE CHAPTER 17, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE SELMA TOWN COUNCIL SUBJECT TO ITS BEING RECORDED IN THE JOHNSTON COUNTY REGISTER OF DEEDS WITHIN SIXTY (60) DAYS OF THE DATE BELOW.

12/17/24 Michah Warkner
 DATE PLANNING & ECONOMIC DEVELOPMENT DIRECTOR

FINAL PLAT
 HICKORY HILLS
 SECTION 4
 TP 14M09027A NC PIN 261600-08-1702
 SELMA TWP. JOHNSTON CO. NC
 SCALE 1"=100' DATE 10/15/2024



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 PLAT B: 102 P: 309

