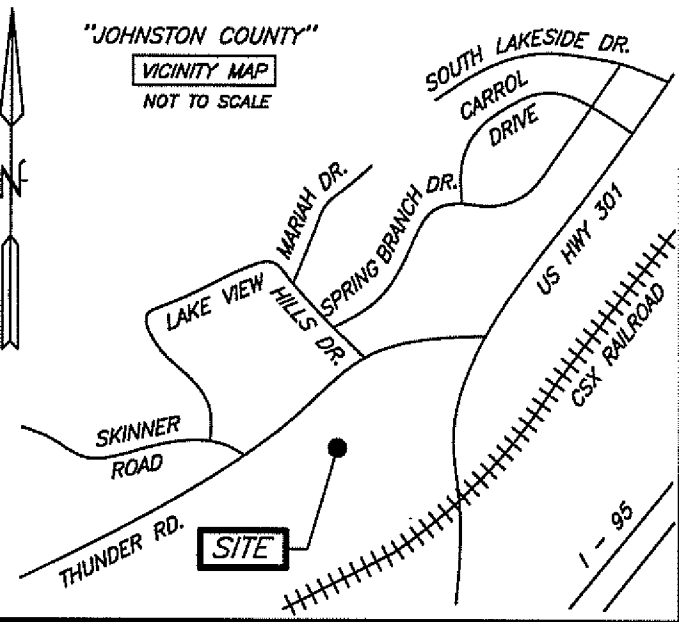


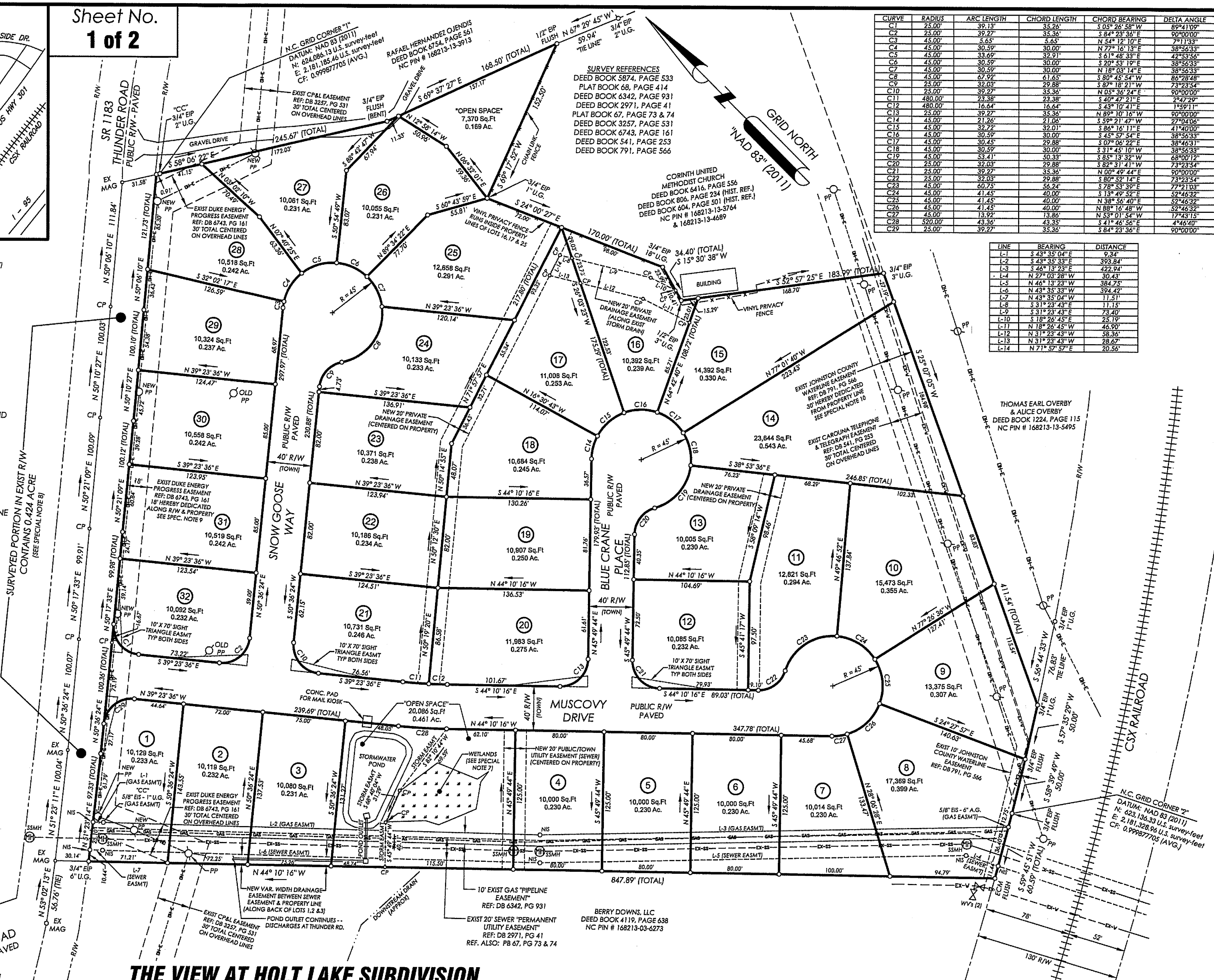
Sheet No.
1 of 2

"JOHNSTON COUNTY"
VICINITY MAP
NOT TO SCALE



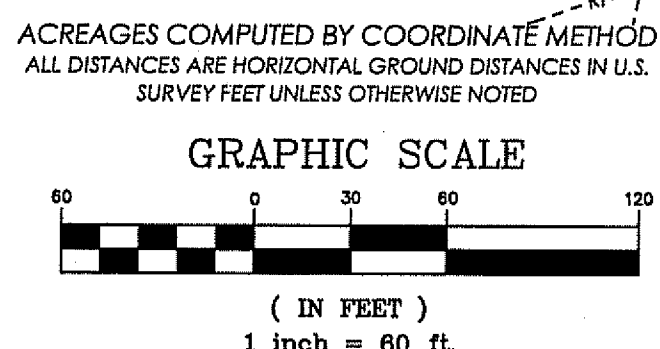
LEGEND

- 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
- CENTER LINE
- * LOT CORNERS ARE NEW 1/2" IRON PIPES, SET FLUSH WITH GROUND, UNLESS NOTED OTHERWISE
- ** NIS'S ARE 3/8" SET FLUSH WITH GROUND, UNLESS NOTED OTHERWISE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.13'	35.26'	S 03° 26' 58" W	89° 41' 09"
C2	25.00'	39.27'	35.36'	S 84° 23' 36" E	90° 00' 00"
C3	45.00'	5.45'	5.45'	N 44° 12' 10" E	71° 11' 33"
C4	45.00'	30.59'	30.00'	N 77° 16' 13" E	38° 54' 33"
C5	45.00'	33.69'	32.91'	S 61° 48' 33" E	42° 53' 50"
C6	45.00'	30.59'	30.00'	S 20° 53' 19" E	38° 56' 33"
C7	45.00'	30.59'	30.00'	N 18° 03' 14" E	38° 56' 33"
C8	45.00'	67.99'	61.65'	S 80° 45' 54" W	86° 28' 48"
C9	25.00'	32.03'	29.88'	S 89° 18' 21" W	73° 23' 54"
C10	25.00'	39.27'	35.36'	N 05° 36' 24" E	90° 00' 00"
C11	480.00'	23.38'	23.38'	S 40° 47' 21" E	2° 47' 29"
C12	480.00'	16.64'	16.64'	S 43° 10' 41" E	1° 59' 11"
C13	25.00'	39.27'	35.36'	N 89° 10' 16" W	90° 00' 00"
C14	45.00'	21.26'	21.04'	S 59° 21' 47" W	27° 04' 06"
C15	45.00'	32.72'	32.01'	S 84° 16' 11" E	41° 40' 00"
C16	45.00'	30.59'	30.00'	S 45° 57' 54" E	38° 56' 33"
C17	45.00'	30.45'	29.88'	S 07° 06' 22" E	38° 46' 31"
C18	45.00'	30.59'	30.00'	S 31° 45' 10" W	38° 56' 33"
C19	45.00'	53.41'	50.33'	S 85° 13' 32" W	68° 00' 12"
C20	25.00'	32.03'	29.88'	S 89° 31' 41" W	73° 23' 54"
C21	25.00'	39.27'	35.36'	N 00° 49' 44" E	90° 00' 00"
C22	25.00'	32.03'	29.88'	S 80° 52' 14" E	73° 23' 54"
C23	45.00'	60.75'	56.24'	S 78° 53' 39" E	77° 21' 03"
C24	45.00'	41.45'	40.00'	S 13° 49' 52" E	52° 46' 32"
C25	45.00'	41.45'	40.00'	N 38° 56' 04" E	52° 46' 32"
C26	45.00'	41.45'	40.00'	N 88° 10' 48" W	52° 46' 32"
C27	45.00'	13.92'	13.86'	N 53° 01' 54" W	17° 43' 15"
C28	520.00'	43.36'	43.35'	S 41° 46' 56" E	4° 46' 40"
C29	25.00'	39.27'	35.36'	S 84° 23' 36" E	90° 00' 00"

LINE	BEARING	DISTANCE
L-1	S 43° 35' 04" E	9.34'
L-2	S 43° 35' 33" E	393.84'
L-3	S 46° 13' 23" E	422.84'
L-4	N 27° 03' 28" W	30.43'
L-5	N 46° 13' 23" W	384.75'
L-6	N 43° 35' 33" W	394.42'
L-7	N 43° 35' 04" W	11.51'
L-8	S 31° 23' 43" E	11.15'
L-9	S 31° 23' 43" E	73.40'
L-10	S 18° 26' 45" E	25.19'
L-11	N 18° 26' 45" W	46.90'
L-12	N 31° 23' 43" W	58.36'
L-13	N 31° 23' 43" W	28.67'
L-14	N 71° 57' 57" E	20.56'



A "MAJOR SUBDIVISION" OF THE PROPERTY OWNED BY: JONES CREEK, LLC	
PROPERTY/SITE INFORMATION	CURRENT PROPERTY OWNER INFORMATION
TOWNSHIP, COUNTY & STATE: INGRAMS; JOHNSTON CO., NC CITY OR TOWN LIMIT/ETJ: TOWN OF FOUR OAKS NC PIN #(S): 168213-13-1508 ZONING: R-6 (TOWN)	OWNER NAME(S): JONES CREEK, LLC REF: DEED BOOK 5874, PAGE 533 OTHER INFO (PLAT/SUBDIVISION/LOT): AS REFERENCED HEREON SURVEYED FOR: JONES CREEK, LLC

DATE: 7/30/2025
SCALE: 1" = 60'
SURVEYED BY: SRR/CDC/BRL
DRAWN BY: BRL
CHECKED BY: BRL
PROJECT No: S121015.00
DRAWING: MajorSD-icad

PROFESSIONAL SEAL
NORTH CAROLINA
BRIAN RENTZ LEONARD
7/30/25

BRL ENGINEERING & SURVEYING
112 East Johnston Street
Smithfield, NC 27577
Office: (919) 989-9300
Field: (919) 631-6934

www.brlengineering.com
brlengineering@earthlink.net

NCBLS Firm
No: P-0323

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.

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.

8/1/25 Harold B. Carroll, Jr.
DATE AGENT FOR JONES CREEK, LLC

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, Harold B. Carroll, Jr. (Agent for Jones Creek, LLC)
DEVELOPER/OWNER

am responsible for the construction, maintenance and required road improvements of subdivision streets until:

Approved/Taken Over by Town of Four Oaks for Public Roads: OR...

Approved/Taken Over by Homeowners Association for Private Road Maintenance: OR...

Private Road Maintenance Agreement is signed and recorded for by Owners of each lot.

8/4/25 Harold B. Carroll, Jr.
DATE DEVELOPER/OWNER

GENERAL NOTES FOR MAJOR SUBDIVISION SURVEY:

1. 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.
2. 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 (NCDEQ), AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE. SEE SPECIAL NOTE 7 HEREON.
3. 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 NCDEQ 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 NCDEQ 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 NCDEQ OR LOCAL DELEGATED AUTHORITY WHETHER ANY DITCHES, STREAMS, CANALS, PONDS, ETC. THAT EXIST ON THE PROPERTY ARE BUFFERED, PRIOR TO ANY CONSTRUCTION.
4. 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.
5. 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.
6. PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.
7. 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.
8. SEE FLOOD CERTIFICATION HEREON FOR INFORMATION REGARDING ANY POTENTIAL FLOODPLAIN IMPACTS ON SUBJECT PROPERTY.
9. 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 NCDOJ 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.

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.

8/1/25 Vincent M. DeW...
DATE MAYOR

8/1/25 Michael A. ...
DATE PLANNING/ZONING ADMINISTRATOR

CERTIFICATE OF APPROVAL BY TOWN OF FOUR OAKS PUBLIC WORKS

PUBLIC/TOWN UTILITIES: The Director of Public Works for Town of Four Oaks, North Carolina, hereby certifies that this plat meets all Town construction standards and requirements for Public Utilities as required by Town Ordinances. Upon recordation of this plat, the Town 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 Town shall have the right to clear and/or remove any vegetation within the Public Utility Easements. Furthermore, the Town will not replace any landscaping (other than grass, which shall be replaced with seed) within the Public Utility Easement area disturbed for maintenance of the utilities.

PUBLIC/TOWN STREETS: The Director of Public Works for Town of Four Oaks, North Carolina, hereby certifies that this plat meets all Town construction standards and requirements for Town streets as required by the Town ordinances. Upon recordation of this plat, the Town accepts the owner's offer of dedication of public street Rights-of-Way. This acceptance of right-of-way does NOT imply Town's acceptance of maintenance responsibility of streets or related drainage. The Town shall separately accept subdivision streets for maintenance at a future time when residential homesites are built-out and certificates of occupancy have been issued, and streets are in acceptable condition, consistent with the Policies and Procedures of the Town of Four Oaks.

THIS THE 30 DAY OF June, 2025

BY: James A. Bryan Jr.
DIRECTOR OF PUBLIC UTILITIES

I, 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.

08-04-2025 Jodie R.H. Gay
DATE REVIEW OFFICER

SPECIAL NOTES:

1. PURPOSE: THE PURPOSE OF THIS PLAT IS TO CREATE 32 SINGLE-FAMILY RESIDENTIAL LOTS IN A MAJOR SUBDIVISION, WITH NEW PUBLIC STREETS AND RIGHTS-OF-WAY.
- 2A. STREET/ROAD RIGHTS-OF-WAY: EXISTING RIGHT OF WAY INFORMATION HEREON IS TAKEN FROM RECENT OR HISTORICAL MAPS OF RECORD AND HAS NOT BEEN VERIFIED. RIGHT OF WAY INFORMATION HEREON IS TAKEN FROM RECENT OR HISTORICAL MAPS OF RECORD: ROAD R/W ON THUNDER ROAD (SR 1183) IS SHOWN AS 40' WIDE, AS TAKEN FROM PG 48, PG 414 AND PG 308. 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 NCDOJ; AND VERIFY ANY LOCAL SETBACKS FROM RIGHT-OF-WAY WITH THE LOCAL PLANNING & ZONING DEPARTMENT.
- 2B. RAILROAD RIGHTS-OF-WAY: NO RAILROAD MONUMENTS OR OTHER R/W EVIDENCE WAS RECOVERED IN THE FIELD. RAILROAD RIGHT-OF-WAY IS SHOWN AS 130' WIDE (78' NORTH FROM THE TRACK CENTERLINE) AS TAKEN FROM PLAT BOOK 68, PAGE 414. RAILROAD RIGHT-OF-WAY AS SHOWN HEREON IS APPROXIMATE ONLY AND HAS BEEN ESTABLISHED AS BEST AS POSSIBLE ACCORDING TO EXISTING PROPERTY CORNERS IN THE FIELD. FIELD VERIFICATION OF RAILROAD RIGHT-OF-WAY MAY REQUIRE SPECIAL PERMITTING FROM THE RAILROAD FOR ADDITIONAL FIELD SURVEYING.
3. 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.
4. NOTE FOR ENVIRONMENTAL HEALTH DEPARTMENT: SURVEYED PROPERTIES HEREON APPEAR ARE SERVED BY PUBLIC/TOWN WATER AND SEWER; AND THEREFORE, NEW LOTS HEREON DO NOT REQUIRE INDIVIDUAL SEPTIC OR WELL EVALUATION BY THE LOCAL ENVIRONMENTAL HEALTH DEPARTMENT OR A LICENSED SOIL SCIENTIST. HOWEVER, OWNER IS REQUIRED TO ADHERE TO ANY/ALL REQUIREMENTS (IE. SETBACKS TO EXISTING WELLS/SEPTIC) AS DEEMED NECESSARY BY THE LOCAL ENVIRONMENTAL HEALTH DEPARTMENT.
5. PLAT FOR RECORDING: THIS PLAT HAS BEEN PREPARED FOR RECORDING AT THE LOCAL REGISTER OF DEEDS OFFICE, IN ACCORDANCE WITH NC GS 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 AND THE LINE(S) TO OTHER MONUMENTS OR LANDMARKS HAVE BEEN MADE AS INDICATED HEREON, IN ACCORDANCE WITH 21 NCAC 56.1602(g) and NC GS 47-30(h)(9).
6. 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: 3720168200L, Effective Date: JUNE 20, 2018. FLOOD CERTIFICATION IS SUBJECT TO FUTURE CHANGES BY FEMA.
7. ENVIRONMENTAL INFORMATION: ENVIRONMENTAL DETERMINATIONS (INCLUDING WETLAND & RIPARIAN BUFFER DETERMINATIONS) WERE PERFORMED BY WYATT BROWN OF BROWNS ENVIRONMENTAL GROUP, SELMA NC. USACE WAS NOTIFIED OF THE WETLAND Delineation BY BROWNS ENVIRONMENTAL ON 12/11/21, AND NO CONSTRUCTION IMPACTS TO WETLANDS WERE PROPOSED ACCORDING TO PLANS PREPARED BY FREEDOM FIRM, PC, CLAYTON NC. ALSO, A RIPARIAN BUFFER DETERMINATION WAS SOUGHT AND OBTAINED BY LETTER FROM NCDEQ DATED 11/10/21 (NCDWR PROJECT "NBRRO #21-356"). WETLANDS AND STREAM FEATURES MAY CHANGE OVER TIME, AND EVEN OFFICIAL ENVIRONMENTAL DETERMINATIONS MAY EXPIRE. ENVIRONMENTAL FEATURES SHOWN HEREON MAY BE TAKEN FROM MAPS, FIELD DATA, OR FIELD DATA BY OTHERS, AND ARE THEREFORE CONSIDERED APPROXIMATE. ANY FUTURE OWNER(S), ESPECIALLY OF LOTS NEAR STREAMS, WETLANDS OR OTHER ENVIRONMENTAL AREAS, SHOULD SATISFY THEMSELVES IF ANY ENVIRONMENTAL AREAS SHOWN ARE STILL APPLICABLE OR MAY AFFECT THEIR PROPERTY.
8. SURVEYED REMAINDER PORTION IN THUNDER ROAD R/W: THE ORIGINAL PROPERTY BOUNDARY OF THIS SITE EXTENDED TO THE CENTER OF THE EXISTING ROAD (THUNDER ROAD), BUT AS A MATTER OF STD. PRACTICE, NEW SUBDIVISION LOTS WERE NOT CUT OUT IN THE EXISTING RIGHT-OF-WAY. THIS RIGHT-OF-WAY PORTION IS SHOWN BY METES AND BOUNDS WITH A COMPUTED ACREAGE HEREON. THE CURRENT OWNER MAY RETAIN TITLE/OWNERSHIP TO THIS PORTION, OR DEED IT TO THE SUBDIVISION HOMEOWNERS ASSOCIATION (IF ONE IS ESTABLISHED) OR ANY OTHER ENTITY AS MAY BE ALLOWED BY LEGAL RIGHTS OF TITLE/OWNERSHIP.
9. DUKE ENERGY EASEMENT RELOCATION ALONG LOTS 28-32: OVERHEAD POWERLINES WERE RECENTLY RELOCATED ALONG SAID LOTS; SHIFTED TOWARD THE REAR OF THESE LOTS AND PARALLEL TO THUNDER ROAD AS INDICATED HEREON. (SOME OF THE "OLD POWER POLES" ARE ALSO INDICATED HEREON FOR REFERENCE TO THE ORIGINAL POWERLINE). THE ORIGINAL EASEMENT IS REFERENCED AT DB 3257, PAGE 531, AND THE NEW EASEMENT IS REFERENCED AT DB 6743, PG 161. THE EASEMENT SPECIFIES A 30-FT WIDTH CENTERED ON THE OVERHEAD LINES. THE NEW POWER POLES AS SURVEYED VARIED FROM APPROX. 2.5 TO 3' MAX FROM THUNDER RD. R/W AND THE REAR OF THE LOTS. THEREFORE, AN 18' EASEMENT HAS BEEN DEDICATED HEREON PARALLEL TO THE THUNDER RD. R/W AND THE REAR OF THE LOTS, WHICH ACCOUNTS FOR HALF THE 30' TOTAL WIDTH (OR 15') FROM THE SURVEYED LOCATION OF THE POWER POLES AND OVERHEAD LINES, PLUS AN EXTRA 3.0' TO THUNDER RD R/W. ACCORDING TO DUKE ENERGY, WHEN THE OVERHEAD POWERLINES AND POLES WERE RELOCATED, THE ORIGINAL EASEMENT TRANSFERRED TO THE NEW EASEMENT, AND THE ORIGINAL EASEMENT IS THEREBY ABANDONED.
10. JOHNSTON COUNTY WATERLINE EASEMENT ALONG LOTS 8, 9, 10, 14 & 15: AN EXISTING WATERLINE WAS LOCATED "APPROXIMATELY" IN THE FIELD WITH GROUND PAINT BY COUNTY STAFF ALONG SAID LOTS AND AS INDICATED HEREON. THE ORIGINAL EASEMENT IS REFERENCED AT DB 791, PG 566. BECAUSE OF DISCREPANCIES IN THE ORIGINAL EASEMENT DESCRIPTION WITH CURRENT PROPERTY LINES AND FIELD MARKINGS OF THE WATERLINE, A 30-FT WIDTH HAS BEEN DEDICATED HEREON ALONG THE REAR OF LOTS 9, 10, 14 & 15 TO ACCOUNT FOR THE FIELD MARKED WATERLINE. SPECIFICALLY ALONG THE REAR OF LOT 9, THE ORIGINAL 10-FT EASEMENT AS DESCRIBED ALONG THE BOUNDARY LINE HAS BEEN DEDICATED AND APPEARS TO ACCOUNT FOR THE FIELD MARKED WATERLINE.

ADDITIONAL NOTES FOR TOWN OF FOUR OAKS:

1. TOWN OF FOUR OAKS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE OR DRAINAGE EASEMENTS OUTSIDE OF STREET RIGHTS-OF-WAY (UNLESS SPECIFICALLY DEDICATED AND ACCEPTED AS A TOWN EASEMENT ON A RECORDED PLAT OR DEED) BUT SHALL HAVE THE RIGHT TO ENTER, AND REPAIR OR CONSTRUCT, WITHIN ALL DEDICATED DRAINAGE EASEMENTS IF DRAINAGE FROM WITHIN THE EASEMENT NEGATIVELY IMPACTS THE TOWN'S PUBLIC STREET RIGHT-OF-WAY.
2. TOWN OF FOUR OAKS SHALL NOT BE RESPONSIBLE FOR PRIVATE DRIVEWAYS OR OPEN-END DRIVEWAY CULVERTS WITHIN THE STREET RIGHT-OF-WAY.

NOTES FOR PUBLIC DEDICATION AND OTHER TOWN NOTATIONS:

1. Any easements as indicated on this plat, or stated below, for public use are hereby dedicated for public use; and hereby accepted for public use as indicated by signature of the appropriate public agency hereon.
2. All exterior boundary lines shall have a 10 ft. Public Drainage and Utility Easement (10 ft. inside the boundary line).
3. All new street rights-of-way shall have a 10 ft. Public Grading, Slope and Utility Easement (10' on the lot side adjacent to right-of-way).
4. All interior lots shall have a 10 ft. Public Drainage and Utility Easement (5' each side of all lot lines).
5. All structures placed on lots shall meet all applicable minimum setback requirements.

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 on 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, license number and seal this 30th day of July, A.D. 2025.

B. Leonard
Professional Land Surveyor, License Number L-4368

I, BRIAN R. LEONARD, a 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

I, BRIAN R. LEONARD, 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 A (Horizontal)
Positional Accuracy:	0.045 feet, elliptical error axis (Max. Horizontal)
Type of GPS Field Procedure:	VRS Sessions at Multiple Control Points
Dates of Survey:	3/13/2021
Datum/Epoch:	NAD 83(2011)/Epoch 2010.0000
Published/Fixed-Control Used:	NC GNSS CORS AND REAL-TIME NETWORK
Geoid Model:	NAVD88 using GEOID 18
Combined Grid Factor(s):	As Indicated Hereon
Reporting Units:	US Feet

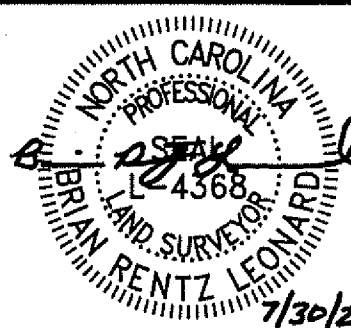
B. Leonard
Surveyor, Registration Number L-4368

THE VIEW AT HOLT LAKE SUBDIVISION

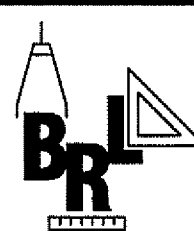
A "MAJOR SUBDIVISION" OF THE PROPERTY OWNED BY:

JONES CREEK, LLC

PROPERTY/SITE INFORMATION	CURRENT PROPERTY OWNER INFORMATION
TOWNSHIP, COUNTY & STATE: INGRAMS; JOHNSTON CO., NC CITY OR TOWN LIMIT/ETJ: TOWN OF FOUR OAKS NC PIN #(s): 168213-13-1508 ZONING: R-6 (TOWN)	OWNER NAME(S): JONES CREEK, LLC REF: DEED BOOK 5874, PAGE 533 OTHER INFO (PLAT/SUBDIVISION/LOT): AS REFERENCED HEREON SURVEYED FOR: JONES CREEK, LLC



DATE: 7/30/2025
SCALE: 1" = 60'
SURVEYED BY: SRR/CDC/BRL
DRAWN BY: BRL
CHECKED BY: BRL
PROJECT No: S121015.00
DRAWING: MajorSD-Icad



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& SURVEYING**

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NCBELS Firm
No: P-0323