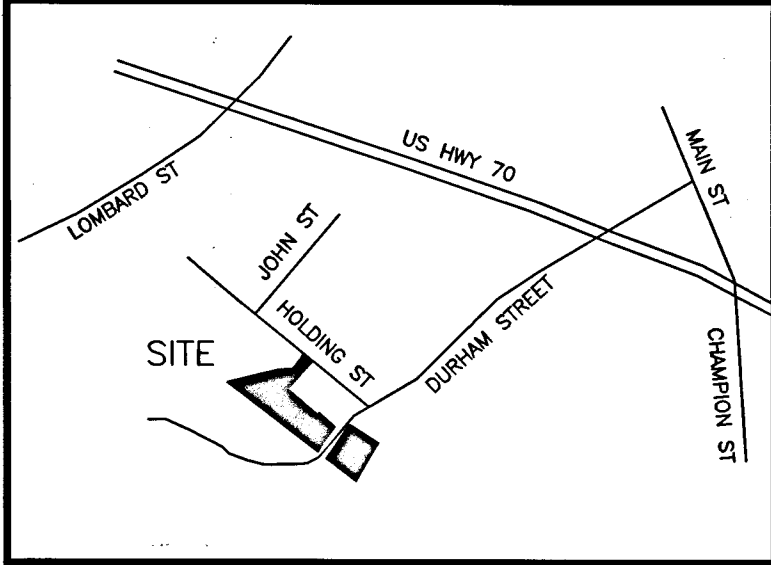


Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed 11/14/2022 10:50:07 AM
PLAT BOOK: 97 PAGE: 269-270 INSTRUMENT # 2022834639
Deputy/Assistant Register of Deeds: Lynn Kirby

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.



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS AND ALL SEWER AND WATER LINES TO THE TOWN OF CLAYTON.

10-31-22 [Signature] OWNER
DATE

REVIEW OFFICER'S CERTIFICATE

I, 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.

DocuSigned by:
Jodie Gay
11/14/2022
DATE REVIEW OFFICER

THIS SURVEY:

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

10-31-22 [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.

10-31-22 [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 (DEED DESCRIPTION RECORDED IN BOOK 5483, PAGE 456, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5483, PAGE 456; 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 31st DAY OF OCTOBER, A.D. 2022



[Signature]
SURVEYOR
L - 3990
LICENSE NUMBER

I, HEREBY CERTIFY THAT THIS RECORDED PLAT HAS BEEN FOUND TO COMPLY WITH THE UNIFIED DEVELOPMENT CODE OF CLAYTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

11/1/22 [Signature]
DATE PLANNING DIRECTOR

LINE	BEARING	DISTANCE
L1	N52°25'56"W	4.49'
L2	N52°25'56"W	50.08'
L3	N52°25'56"W	25.57'
L4	N52°25'56"W	20.42'
L5	N52°25'56"W	20.00'
L6	N52°25'56"W	20.00'
L7	N52°25'56"W	20.42'
L8	N52°25'56"W	27.83'
L9	N52°25'56"W	20.42'
L10	N52°25'56"W	20.00'
L11	N52°25'56"W	20.00'
L12	N52°25'56"W	20.00'
L13	N52°25'56"W	20.00'
L14	N52°25'56"W	20.42'
L15	N76°16'04"E	75.10'
L16	N86°11'23"E	64.93'
L17	N38°38'24"E	48.94'
L18	N38°38'24"E	23.17'
L19	N38°38'24"E	7.29'
L20	S48°43'07"E	48.29'
L21	S48°43'52"E	88.21'
L22	S48°53'26"E	87.10'
L23	N40°22'44"E	10.97'
L24	S57°05'01"E	55.07'
L25	S57°41'13"W	12.70'
L26	S56°45'08"E	21.90'
L27	S57°03'55"E	0.43'
L28	N35°58'24"E	21.61'
L29	N35°58'24"E	20.42'
L30	N35°58'24"E	6.78'
L31	S35°58'24"W	20.42'
L32	S35°58'24"W	20.00'
L33	S35°58'24"W	20.00'
L34	S35°58'24"W	20.00'
L35	S35°58'24"W	20.00'
L36	S35°58'24"W	20.42'
L37	S54°01'36"E	111.78'
L38	S54°01'36"E	114.54'
L39	S54°01'36"E	116.21'
L40	S54°01'36"E	116.80'
L41	S54°01'36"E	116.60'
L42	S34°17'20"W	46.66'
L43	N52°25'56"W	20.47'
L44	N52°25'56"W	20.42'
L45	N52°25'56"W	20.00'
L46	N52°25'56"W	20.00'
L47	N52°25'56"W	20.42'
L48	N52°25'56"W	27.83'
L49	N52°25'56"W	20.42'
L50	N52°25'56"W	20.00'
L51	N52°25'56"W	20.00'
L52	N52°25'56"W	20.00'
L53	N52°25'56"W	20.00'
L54	N52°25'56"W	20.42'
L55	N52°25'56"W	4.34'
L56	N39°19'15"E	1.98'
L57	N39°19'15"E	55.70'
L58	S77°41'49"E	7.15'
L59	N39°01'08"E	56.79'
L60	N02°13'43"E	5.01'
L61	S37°34'04"W	89.00'

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720166800 K EFFECTIVE DATE: JUNE 20, 2018

10-31-22 [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: 0.030 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE: VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY: 07-28-20 & 07-30-20
DATUM/EPOCH: NAD 83(2011)/EPIC 2010.000
PUBLISHED/FIXED-CONTROL USED: NC GNSS CORRS AND RTK
GEOID MODEL: NAVD 88 USING GEOID 18
COMBINED GRID FACTOR: 0.99988504(AVG)
REPORTING UNITS: US FEET

TOWN OF CLAYTON TOWN MANAGER CERTIFICATION FOR A FINAL PLAT

I HEREBY CERTIFY THAT THE TOWN OF CLAYTON, N.C. HAS APPROVED THIS PLAT FOR RECORDING IN THE OFFICE OF THE JOHNSTON COUNTY REGISTER OF DEEDS, AND ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC LANDS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE CLAYTON TOWN COUNCIL, IT IS IN THE PUBLIC INTEREST TO DO SO.

11/4/22 [Signature]
DATE TOWN MANAGER

LINE	BEARING	DISTANCE
L62	S37°34'04"W	89.00'
L63	S37°34'04"W	89.00'
L64	S37°34'04"W	89.00'
L65	S37°34'04"W	89.00'
L66	S37°34'04"W	89.00'
L67	S37°34'04"W	89.00'
L68	S37°34'04"W	89.00'
L69	S37°34'04"W	89.00'
L70	S37°34'04"W	89.00'
L71	S37°34'04"W	89.00'
L72	S37°34'04"W	89.00'
L73	S37°34'04"W	7.95'
L74	N03°17'37"W	20.42'
L75	N03°17'37"W	20.00'
L76	N03°17'37"W	20.00'
L77	N03°17'37"W	20.00'
L78	N03°17'37"W	20.42'
L79	S86°42'23"W	107.67'
L80	S86°42'23"W	101.84'
L81	S86°42'23"W	102.63'
L82	S86°42'23"W	110.33'
L83	N86°42'23"E	110.33'
L84	S50°40'45"E	12.47'

PARCEL ID - TAX PARCEL NO. 166805-08-7403 / 05E99200
PROPERTY SIZE 104949 SF 2.409 AC
PROPERTY LOCATION TOWN OF CLAYTON / CLAYTON TOWNSHIP
EXISTING / PROPOSED ZONING R-8 / R-8
EXISTING USE VACANT
PROPOSED USE SINGLE FAMILY TOWNHOMES
NUMBER OF UNITS / LOTS 21 UNITS / LOTS
PROPOSED DENSITY 8.72 UNITS / AC
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF) 19656 SF
FLOOR AREA RATIO 0.19
PROPOSED BUILDING COVER (PERCENTAGE OF TOTAL SITE) 19%
PROPOSED IMPERVIOUS AREA PER LOT 1416 SF / 70%
PROPOSED PERVIOUS AREA (% OF TOTAL SITE) 58404 SF / 56%
PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE) 46545 SF / 44%
MAX IMPERVIOUS AREA 75%
PROPOSED BUILDING HEIGHT (NUMBER OF STORIES & FEET) 2 STORY & 24'-8"
ELECTRIC PROVIDER TOWN OF CLAYTON
WATER PROVIDER TOWN OF CLAYTON
SEWER PROVIDER TOWN OF CLAYTON
SITE IS NOT IN THE WATERSUPPLY WATERSHED PROTECTION AREA

PULL-OUT TRASH BINS TO BE LOCATED IN THE REAR OF EACH UNIT AND SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAY OR TRASH BINS MAY BE PUT INTO GARAGES OUT OF SIGHT.

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 ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE Durham Street Townhomes, OR THAT A SECURITY BOND IN THE AMOUNT OF \$240,868.15 OR CASH IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE TOWN OF CLAYTON TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

11/4/22 [Signature]
DATE TOWN MANAGER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1855.47'	13.05'	13.05'	N35°59'19"E
C2	372.70'	13.22'	13.22'	N35°06'27"E
C3	372.70'	20.01'	20.01'	N37°39'43"E
C4	372.70'	20.07'	20.07'	N40°44'35"E
C5	372.70'	20.19'	20.19'	N43°50'17"E
C6	372.70'	20.80'	20.80'	N46°59'21"E
C7	372.70'	32.57'	32.56'	N51°05'31"E
C8	63.50'	8.66'	8.65'	N48°31'33"W
C9	63.50'	17.33'	17.27'	N36°48'07"W
C10	63.50'	20.93'	20.83'	N19°32'36"W
C11	63.50'	20.10'	20.02'	N01°02'04"W
C12	63.50'	21.53'	21.43'	N17°44'51"E
C13	63.50'	13.14'	13.12'	N33°23'28"E

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) ZONING: R-8
- 6) PARENT TRACT DEED DB 5483 PG 456
- 7) PARCEL NO. 05E99200
- 8) GRID TIE BY GPS

REFERENCES:

DB 5493 PG 456 PB 85 PG 447
DB 5410 PG 936 PB 87 PG 68
DB 4613 PG 400 PB 14 PG 115
DB 955 PG 489 PB 92 PG 89
DB 4398 PG 574
DB 5483 PG 456
DB 519 PG 104
DB 5529 PG 951

DURHAM ST. TOWNHOMES LOT STANDARDS ZONING: R-8

UNIT TYPE 3+ UNIT TOWNHOMES
MIN LOT AREA 1500 SF
MIN LOT WIDTH 20 FEET
MAX LOT COVERAGE 80%
MAX IMPERVIOUS SURFACE 80%
BUILDING SEPARATION 20 FEET
MAX HEIGHT 30 FEET

MINIMUM BUILDING SETBACKS

FRONT = 25 FEET
SIDE = 10 FEET
REAR = 15 FEET
SIDE INTERIOR = 0 FEET

SUBDIVISION PLAT FOR

DURHAM STREET TOWNHOMES

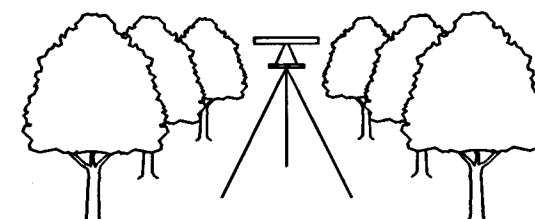
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA

AUGUST 31, 2022
SHEET 1 OF 2

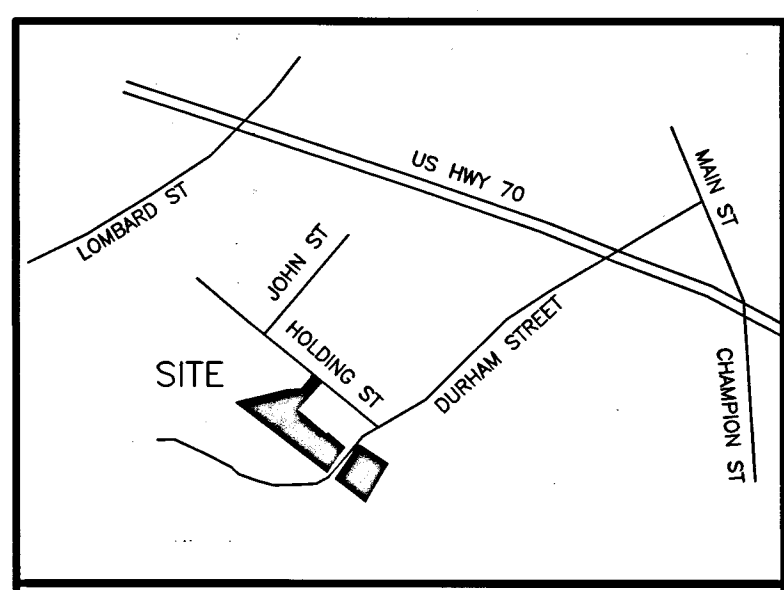
OWNER: FOREVER FORTUNE MGMT. LLC.
990 US HWY 64 W
PLYMOUTH, N.C. 27962

SURVEYED BY: TLS
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: RECORD.DWG
SURVEY DATE: 3-15-22
JOB NO. 2106.005

TRUE LINE SURVEYING, P.C.



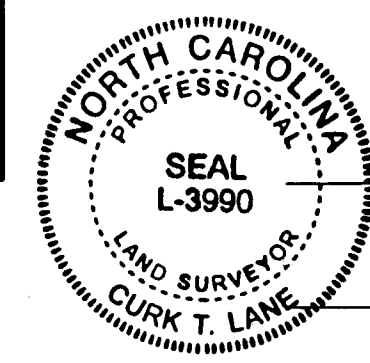
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com



VICINITY MAP (NOT TO SCALE)

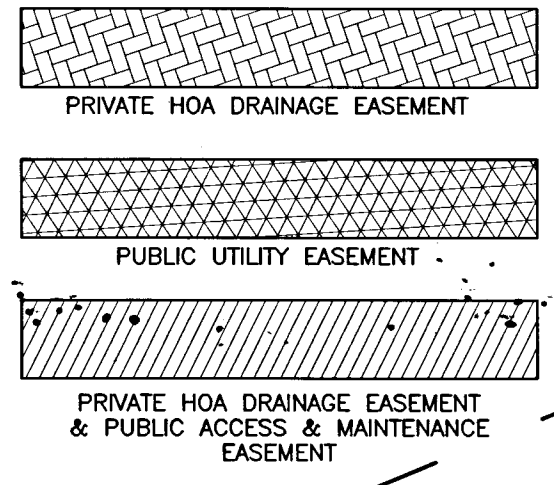
STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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 5483, PAGE 456, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5483, PAGE 456; 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 31st DAY OF OCTOBER, A.D. 2022



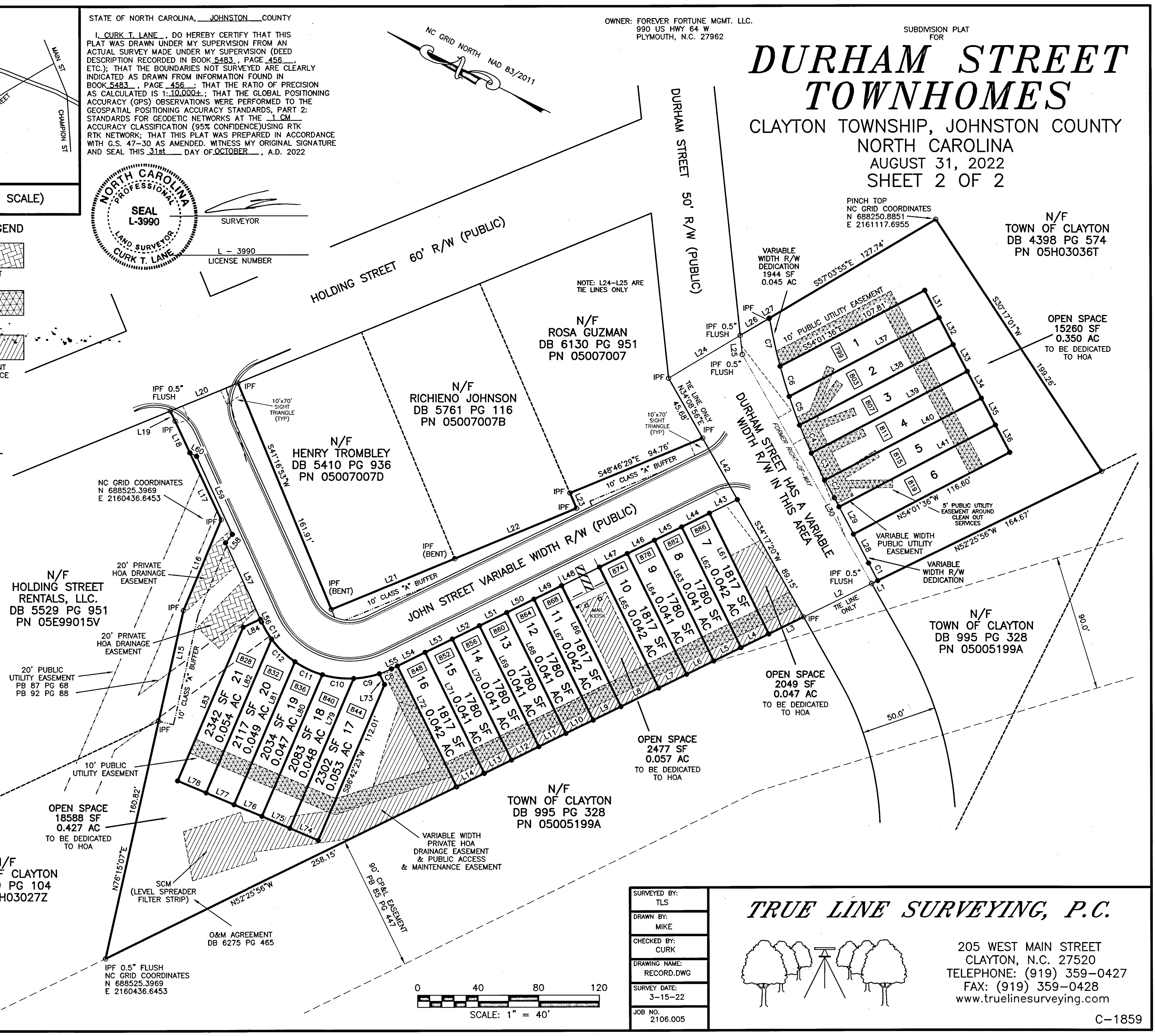
SURVEYOR
L - 3990
LICENSE NUMBER

EASEMENT HATCHING LEGEND



LOT AREAS
LOTS 1-6

LOT 1.....	2244 SF	0.052 AC
LOT 2.....	2265 SF	0.052 AC
LOT 3.....	2309 SF	0.053 AC
LOT 4.....	2332 SF	0.054 AC
LOT 5.....	2334 SF	0.054 AC
LOT 6.....	2381 SF	0.055 AC

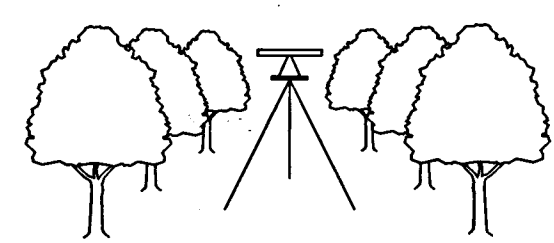


DURHAM STREET TOWNHOMES

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
AUGUST 31, 2022
SHEET 2 OF 2

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	RECORD.DWG
SURVEY DATE:	3-15-22
JOB NO.	2106.005

TRUE LINE SURVEYING, P.C.



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CLAYTON, N.C. 27520
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