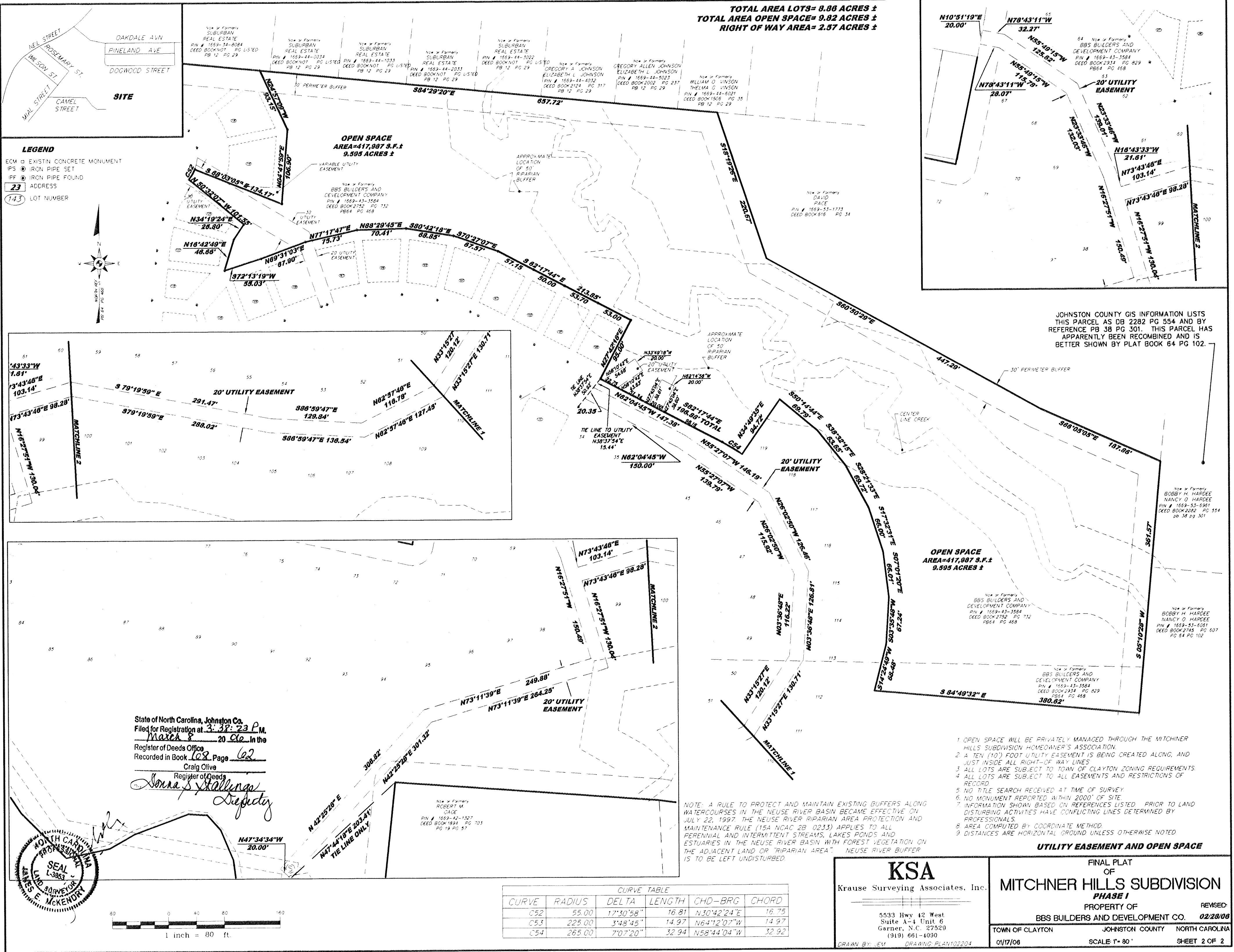
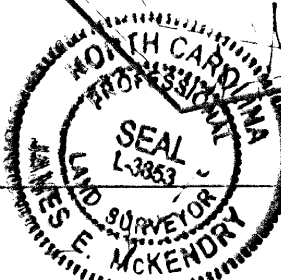




TOTAL AREA LOTS= 8.86 ACRES ±
TOTAL AREA OPEN SPACE= 9.82 ACRES ±
RIGHT OF WAY AREA= 2.57 ACRES ±

JOHNSTON COUNTY GIS INFORMATION LISTS
THIS PARCEL AS DB 2282 PG 554 AND BY
REFERENCE PB 38 PG 301. THIS PARCEL HAS
APPARENTLY BEEN RECOMBINED AND IS
BETTER SHOWN BY PLAT BOOK 64 PG 102.

State of North Carolina, Johnston Co.
Filed for Registration at 3:38:23 P.M.
March 8, 2020 in the
Register of Deeds Office
Recorded in Book 62 Page 62
Craig Olive
Register of Deeds
Sonja S. Hallings
Deputy



1 inch = 80 ft

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHD-BRG	CHORD
C52	55.00	17°30'58"	16.81	N30°42'24"E	16.75
C53	225.00	3°48'45"	14.97	N64°12'07"W	14.97
C54	265.00	7°07'20"	32.94	N58°44'04"W	32.92

NOTE: A RULE TO PROTECT AND MAINTAIN EXISTING BUFFERS ALONG
WATERCOURSES IN THE NEUSE RIVER BASIN BECAME EFFECTIVE ON
JULY 22, 1997. THE NEUSE RIVER RIPARIAN AREA PROTECTION AND
MAINTENANCE RULE (15A NCAC 2B .0233) APPLIES TO ALL
PERENNIAL AND INTERMITTENT STREAMS, LAKES PONDS AND
ESTUARIES IN THE NEUSE RIVER BASIN WITH FOREST VEGETATION ON
THE ADJACENT LAND OR "RIPARIAN AREA". NEUSE RIVER BUFFER
IS TO BE LEFT UNDISTURBED.

1. OPEN SPACE WILL BE PRIVATELY MANAGED THROUGH THE MITCHNER
HILLS SUBDIVISION HOMEOWNER'S ASSOCIATION.
2. A TEN (10') FOOT UTILITY EASEMENT IS BEING CREATED ALONG, AND
JUST INSIDE ALL RIGHT-OF-WAY LINES.
3. ALL LOTS ARE SUBJECT TO TOWN OF CLAYTON ZONING REQUIREMENTS.
4. ALL LOTS ARE SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF
RECORD.
5. NO TITLE SEARCH RECEIVED AT TIME OF SURVEY.
6. NO MONUMENT REPORTED WITHIN 2000' OF SITE.
7. INFORMATION SHOWN BASED ON REFERENCES LISTED. PRIOR TO LAND
DISTURBING ACTIVITIES HAVE CONFLICTING LINES DETERMINED BY
PROFESSIONALS.
8. AREA COMPUTED BY COORDINATE METHOD.
9. DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

UTILITY EASEMENT AND OPEN SPACE

KSA
Krause Surveying Associates, Inc.
5533 Hwy 42 West
Suite A-4 Unit 6
Garner, N.C. 27529
(919) 661-4090
DRAWN BY: JEM
DRAWING: PLAN102204

FINAL PLAT
OF
MITCHNER HILLS SUBDIVISION
PHASE I
PROPERTY OF
BBS BUILDERS AND DEVELOPMENT CO.
TOWN OF CLAYTON
JOHNSTON COUNTY
NORTH CAROLINA
01/17/08
SCALE: 1" = 80'
SHEET 2 OF 2

REVISED:
02/28/08