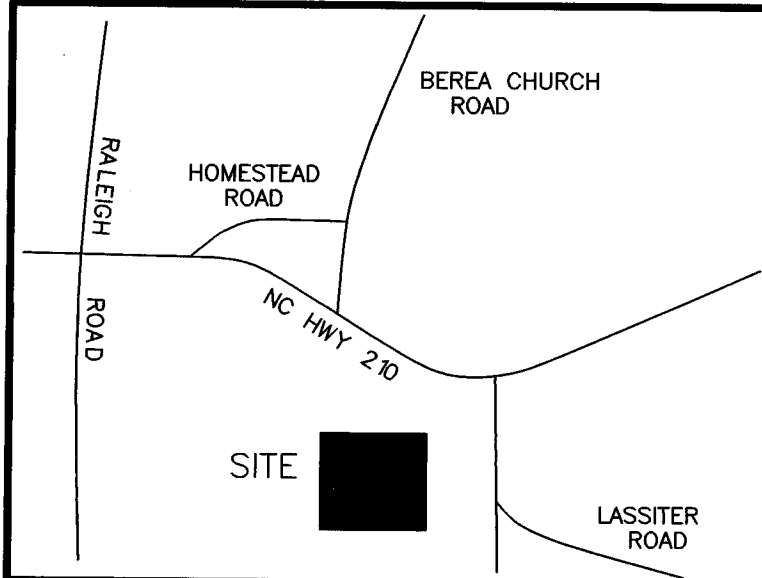




VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

1-28-19
DATE
OWNER

THIS SURVEY:

- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ C. IS ONE OF THE FOLLOWING:
- 1) 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) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3) IS A CONTROL SURVEY
 - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☐ D. 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. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

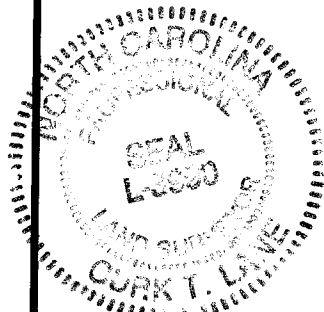
01-25-19
DATE
SURVEYOR

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.

01-25-19
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 4913, PAGE 177, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4913, PAGE 177; 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 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11 (A-1). WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 25th DAY OF JANUARY, A.D. 2019



SURVEYOR

L - 3990
LICENSE NUMBER

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

4-3-19
DATE
SUBDIVISION ADMINISTRATOR

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720164400 SK EFFECTIVE DATE: DECEMBER 2, 2005 4/30/2014

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE SUBDIVISION, SECTION Ph 2, AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSES OF RECORDING THE SUBDIVISION MAP.

Chandra C. Farmer 4/3/19
JOHNSTON COUNTY PUBLIC UTILITIES OFFICIAL

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 4550 SQUARE FEET PER LOT

LINE	BEARING	DISTANCE
L1	S25°22'00"W	20.00'
L2	S64°55'19"E	37.88'
L3	S64°55'19"E	111.92'
L4	S73°41'37"E	131.15'
L5	S00°00'00"W	100.60'
L6	N90°00'00"E	90.48'
L7	S67°23'52"E	71.95'
L8	S83°29'54"W	23.92'
L9	N00°03'06"W	65.56'
L10	S60°15'32"W	51.88'
L11	S60°15'32"W	50.14'
L12	S60°15'32"W	24.02'
L13	S60°53'21"W	88.87'
L14	S60°53'21"W	10.81'
L15	S60°53'21"W	20.73'
L16	S70°34'32"W	93.75'
L17	N86°48'24"W	83.07'
L18	S59°11'25"W	109.47'
L19	S55°17'06"W	56.43'
L20	N00°49'10"W	50.00'
L21	N00°49'10"W	45.42'
L22	S11°16'33"E	139.56'
L23	S00°56'46"E	56.82'
L24	S00°56'46"E	34.48'
L25	N89°14'49"E	100.01'
L26	N89°14'49"E	11.00'
L27	N00°59'50"W	78.33'
L28	N89°07'09"E	88.18'
L29	N89°07'09"E	8.47'
L30	S64°41'58"E	102.64'
L31	S64°41'58"E	17.34'
L32	N25°22'00"E	111.78'
L33	S54°55'05"W	49.74'
L34	S01°36'06"E	203.55'
L35	N01°36'06"W	127.56'
L36	N01°36'06"W	110.75'
L37	S25°28'21"E	35.57'
L38	N90°00'00"W	16.62'
L39	S25°28'21"E	138.95'
L40	N25°28'21"W	112.01'
L41	S71°00'39"W	29.98'
L42	S88°23'54"W	24.67'
L43	N01°36'06"W	110.75'
L44	S01°36'06"E	35.75'
L45	S01°36'06"E	75.00'
L46	N88°23'54"E	51.46'
L47	N61°50'00"E	22.36'
L48	N88°23'54"E	28.54'
L49	N88°23'54"E	28.54'
L50	S65°02'12"E	22.36'
L51	N88°23'54"E	51.46'
L52	N88°23'54"E	24.67'
L53	S36°16'05"E	158.96'
L54	N86°07'32"W	128.81'
L55	N86°07'32"W	106.09'

LINE	BEARING	DISTANCE
L56	N88°23'54"E	121.75'
L57	N88°23'54"E	110.82'
L58	N01°36'06"W	158.35'
L59	N88°23'54"E	123.91'
L60	N88°23'54"E	98.12'
L61	S85°21'40"W	114.29'
L62	S85°21'40"W	114.34'
L63	S01°38'54"E	80.05'
L64	S01°38'54"E	101.05'
L65	S85°21'40"W	188.05'
L66	S88°23'54"W	114.81'
L67	S88°23'54"W	114.13'
L68	S88°23'54"W	111.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	41.07'	36.61'	S68°00'42"W
C2	190.00'	153.93'	149.75'	S02°15'49"E
C3	25.00'	36.44'	33.30'	N67°13'51"W
C4	255.00'	77.38'	77.09'	S79°42'17"W
C5	25.00'	39.27'	35.36'	N43°23'54"E
C6	25.00'	21.03'	20.41'	N25°41'47"W
C7	50.00'	5.60'	5.60'	N46°34'55"W
C8	50.00'	46.21'	44.58'	N16°53'47"W
C9	50.00'	46.22'	44.60'	N36°03'53"E
C10	50.00'	46.20'	44.57'	N89°01'03"E
C11	50.00'	46.24'	44.61'	S38°01'16"E
C12	50.00'	50.72'	48.57'	S17°31'49"W
C13	25.00'	21.03'	20.41'	S22°29'36"W
C14	25.00'	39.27'	35.36'	S46°36'06"E
C15	205.00'	62.21'	61.97'	N79°42'17"E
C16	25.00'	38.45'	34.77'	N26°56'58"E
C17	270.00'	169.57'	166.80'	N00°52'48"E
C18	25.04'	37.48'	34.08'	N24°03'11"W

CERTIFICATE 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. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

2-22-2019
DATE
COUNTY HEALTH OFFICER OR AUTHORIZED REP.

NOTE: 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. 1900. THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

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) ALL INTERIOR LOT LINES SHALL HAVE A 20' DRAINAGE AND UTILITY EASEMENT, 10' EACH SIDE OF ALL LOT LINES
- 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
- 7) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
- 8) GRID TIE BY GPS
- 9) ZONING: AR
- 10) PARENT TRACT DEED DB 4913 PG 177
- 11) PARCEL NO. 07F06028E

REFERENCES:

DB 4913 PG 177
DB 3426 PG 868
DB 4215 PG 169
DB 4300 PG 573
DB 5030 PG 284
DB 2000 PG 516
DB 1764 PG 127
DB 1105 PG 277
PB 85 PG 357

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

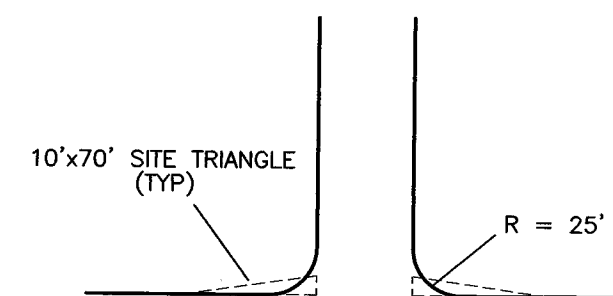
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED
DISTRICT ENGINEER

FEB. 4, 2019

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



TYPICAL INTERSECTION
DETAIL

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

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

ALL LOTS MUST ACCESS INTERNAL STREETS.

SUBDIVISION PLAT
OF

EVERWOOD PHASE TWO

ELEVATION TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 24, 2019
SHEET 1 OF 2

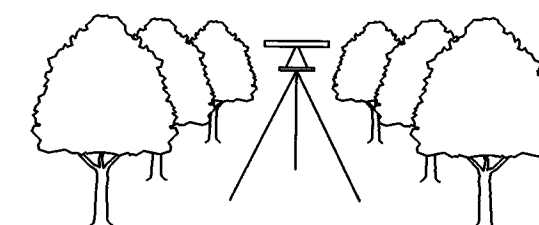
OWNER: STEEL BRIDGE
CROSSING, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

LEGEND

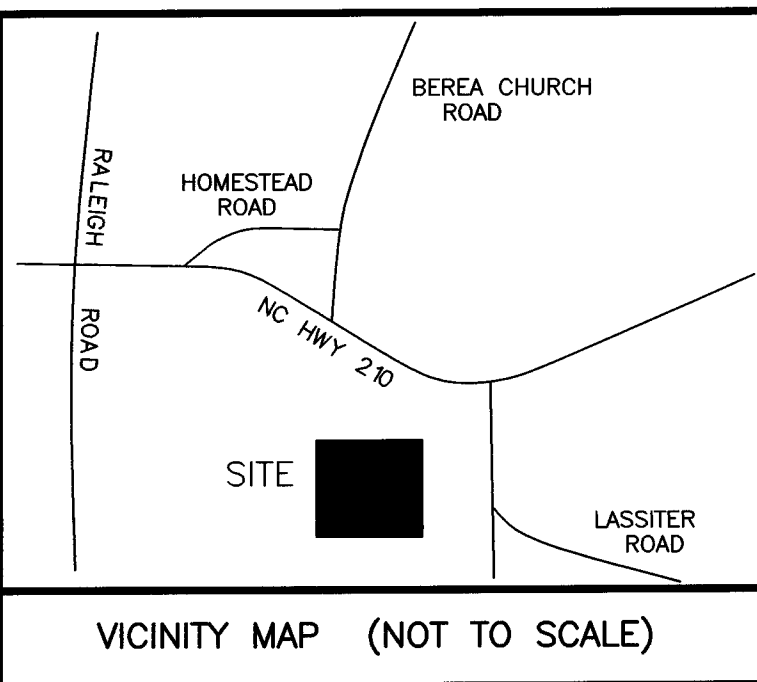
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKMF PARKER-KALON NAIL FOUND
- PKNS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSS COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 15S LOT HAS OFFSITE SEWER
- 15SL OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- 100 STREET ADDRESS
- LINES NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	PH2RECORD.DWG
SURVEY DATE:	11-15-17
JOB NO.	122.403

TRUE LINE SURVEYING, P.C.



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



SUBDIVISION PLAT
OF

EVERWOOD PHASE TWO

ELEVATION TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 24, 2019
SHEET 2 OF 2

OWNER: STEEL BRIDGE
CROSSING, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529



N/F
FREDDIE POPE PEARCE
LIFE ESTATE
DB 1764 PG 127
PN 07F06023A

NC GRID COORDINATES
N 641202.6541
E 2140177.7157

NC GRID COORDINATES
N 640481.2475
E 2140002.4840

N/F
DAVID E. MASSENGILL
DB 2000 PG 516
PN 07F06025C

N/F
STEEL BRIDGE CROSSING, LLC.
DB 5030 PG 284
PB 85 PG 357
PN 07F05004

N/F
BEREA PRESBYTERIAN
CHURCH
DB 3426 PG 868
PN 07F06028F

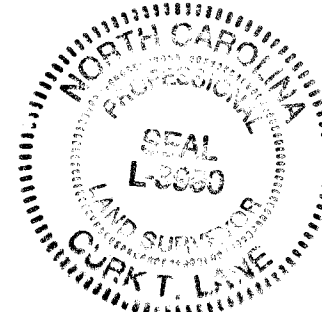
N/F
JUSTIN LEE HUFF
DB 4215 PG 169
PN 07F06063

N/F
GLORIA FLOWERS NORRIS
DB 4300 PG 573
PN 07F06028

N/F
STEEL BRIDGE CROSSING, LLC.
DB 5030 PG 284
PB 85 PG 357
PN 07F05004

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 4913, PAGE 177, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4913, PAGE 177; 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 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-A-1. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 25th DAY OF JANUARY, A.D. 2019



SURVEYOR

L - 3990
LICENSE NUMBER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

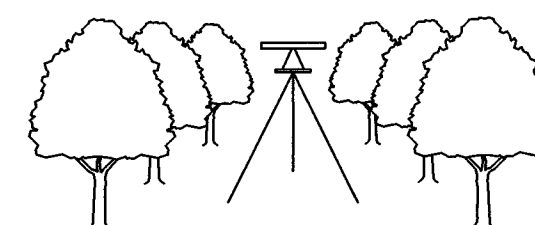
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 19th DAY OF April 2019 AT 9:54:14 AM

CRAIG OLIVE BY [Signature] DEPUTY
REGISTER OF DEEDS

RECORDED IN PB 88 PG 385

SURVEYED BY:
TLS
DRAWN BY:
MIKE
CHECKED BY:
CURK
DRAWING NAME:
PH2RECORD.DWG
SURVEY DATE:
11-15-17
JOB NO.
122.403

TRUE LINE SURVEYING, P.C.



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

C-1859

LEGEND	
○	IPF
●	IRON PIPE FOUND
○	IPF
○	IRON PIPE SET
○	CMF
○	CONCRETE MONUMENT FOUND
○	PKNF
○	PARKER-KALON NAIL FOUND
○	PKNS
○	PARKER-KALON NAIL SET
○	RIS
○	RAILROAD SPIKE
○	CSS
○	COTTON SPIKE FOUND
○	COTTON SPIKE SET
○	CC
○	CONTROL CORNER
○	COMPUTED POINT
○	CP
○	POWER POLE
○	OPW
○	OVERHEAD POWER LINE
○	R/W
○	RIGHT OF WAY
○	S.F.
○	SQUARE FEET
○	AC
○	ACRE
○	DB
○	DEED BOOK
○	PB
○	PLAT BOOK
○	BOOK OF MAPS
○	PG
○	PAGE
○	LF
○	LINEAR FEET
○	LOT HAS OFFSITE SEWER
○	15SL
○	OFFSITE SEWER LOT
○	15R
○	RECOMBINATION LOT
○	STREET ADDRESS
○	100
○	LINES NOT SURVEYED