

CERTIFICATION OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN KAMDON RANCH PHASE TWO ~~A~~ B SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II, JOHNSTON COUNTY SUB-DIVISION 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 THIS TIME OF PERMITTING. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

5/29/2025 Todd Trampers
DATE HEALTH REPRESENTATIVE

NOTE: EACH LOT HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR 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.

DIRECTOR OF PUBLIC UTILITIES

THE DIRECTOR OF PUBLIC UTILITIES FOR THE COUNTY OF JOHNSTON, NORTH CAROLINA, HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS OFR PUBLIC UTILITIES REQUIRED BY THE JOHNSTON COUNTY ORDINANCES, UPON RECORDATION OF THIS PLAT, JOHNSTON COUNTY ACCEPTS THE OWNERS OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS OF WAYS SHOWN AND DELINEATED ON THIS PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. NO STURCTURES 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, FURTHERMRE, THE COUNTY WILL NOT REPLACE ANY LANDSCAPING (OTHER THAN GRASS WHICH WILL BE RWPLACED WITH SEED) WITHIN THE PUBLIC UTILITY EASEMENT AREA DISTURBED FOR MAINTENANCE OF THE UTILITIES.

THIS THE 28th DAY OF May 2025

COUNTY OF JOHNSTON

BY Chandra C. Farmer
DIRECTOR OF PUBLIC UTILITIES

IMPERVIOUS SURFACE

NOTE: THE ROADSIDE SIDEWALK HAS BEEN INCLUDED WITH THE ROADWAY IN THE THE CALCULATIONS FOR THE ALLOWABLE PER LOT IMPERVIOUS AREAS. THE TOTAL ALLOWABLE IMPERVIOUS AREA FOR THIS SITE IS NO MORE THAN 8,092 SQUARE FEET PER LOT. THE IMPERVIOUS AREA WILL BE TRACKED DURING HOME CONSTRUCTION TO INSURE COMPLIANCE; IMPERVIOUS MATERIALS INCLUDING ASPHALT, CONCRETE BLOCK, STONE, SLATE, WOOD DECK, CONCRETE OR OTHER HARDENED MATERIAL. THIS COVENANT IS INTENDED TO INSURE CONTINUED COMPLIANCE WITH THE STORMWATER MANAGEMENT PLAN APPROVED BY THE TOWN OF SMITHFIELD STORMWATER PROGRAM. THE COVENANT CANNOT BE CHANGE OR DELETED WITHOUT THE CONSENT OF THE TOWN OF SMITHFIELD STORMWATER PROGRAM.

I, ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Adrian J. Ball III
ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687

I, ADRIAN J. BALL III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN EXISTING RECORDS AS NOTED; THAT THE RATION OF PRECISION AS CALCULATED IS 1 : 10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF MAY 2025 AD.

Adrian J. Ball III
ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687



CERTIFICATION OF OWNERSHIP

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

6-18-2025 Rana Sher
DATE OWNER

DATE OWNER

THE MAINTENANCE OF PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED TO BE THE RESPONSIBILITY OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROVIDED THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET UNTIL SUCH TIME AS THE NCDOT ACCEPTS THE STREETS, WE WILL PROVIDE FOR NECESSARY MAINTENANCE OF THE STREETS.

Rana Sher 6-18-2025
OWNER DATE

OWNER DATE

FLOOD DAMAGE PREVENTION CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE TOWN OF SMITHFIELD FLOOD DAMAGE PREVENTION REQUIREMENTS AND IS APPROVED BY SMITHFIELD FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

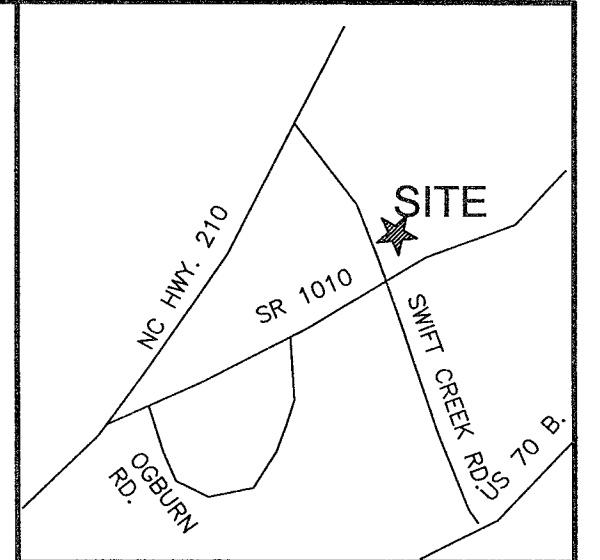
Stephen Wenman 5/29/25
UDO ADMINISTRATOR DATE

KNOW ALL MEN BY THESE PRESENTS, THAT I HEREBY CERTIFY PERFORMANCE GUARANTEE SUFFICIENT TO SECURE THE AMOUNT OF \$ 34,200 HAS BEEN POSTED WITH THE TOWN OF SMITHFIELD BY THE DEVELOPER, THEREBY GUARANTEEING THAT ALL IMPROVEMENTS REQUIRED BY THE TOWN OF SMITHFIELD SUBDIVISION REGULATIONS SHALL BE CONSTRUCTED. SUCH IMPROVEMENTS SHALL BE COMPLETED WITHIN 365 DAYS FROM THE DATE OF THIS STATEMENT.

I HEREBY CERTIFY THAT THE TOWN OF SMITHFIELD HAS APPROVED THIS PLAT FOR RECORDING IN THE OFFICE OF THE JOHNSTON COUNTY REGISTAR OF DEEDS, AND ACCEPTS THE DEDICATION OF STREETS, EASEMENT, RIGHTS-OF-WAY, AND PUBLIC LANDS AHSOWN THEREON, BUT ASSUMES NO REPSPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE SMITHFIELD TOWN COUNCIL, IT IS IN THE PUBLIC INTEREST TO DO SO.

Michael L. Scott 6/13/2025
TOWN MANAGER DATE

THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED; HOWEVER A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH AND LOCATION OF ANY EASEMENTS, ANY CEMETERIES, OR FAMILY BURIAL GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THIS SURVEYOR BY THE RECENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY EXIST BUT ARE UNKNOWN, SUCH AS: CEMETERIES, FAMILY BURIAL GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, UNDERGROUND TANKS, ETC.



VICINITY MAP - NO SCALE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Kimberly K. Collins / CEO
DISTRICT ENGINEER

DATE MAY 23, 2025

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

ALL NEW LOTS SHOWN HEREON MUST BE SERVED BY THE INTERNAL STREET SYSTEM ONLY.

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

THE 10'X70' SIGHT TRIANGLE TAKES PRECEDENCE OVER SIGN EASEMENT.

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 DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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.

06-19-2025 Jodie R.H. Gay
DATE REVIEW OFFICER

Filed in JOHNSTON, NC
Filed 07/21/2025 01:33:38 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ineal
PLAT B: 103 P: 476

OWNERS: LAST INVESTMENTS, LLC.
104 STATE AVE. STE 103
CLAYTON, NC

SHEET TWO OF TWO

SUBDIVISION PLAT OF
KAMDON RANCH
PHASE TWO B
FOR
LAST INVESTMENTS, LLC.

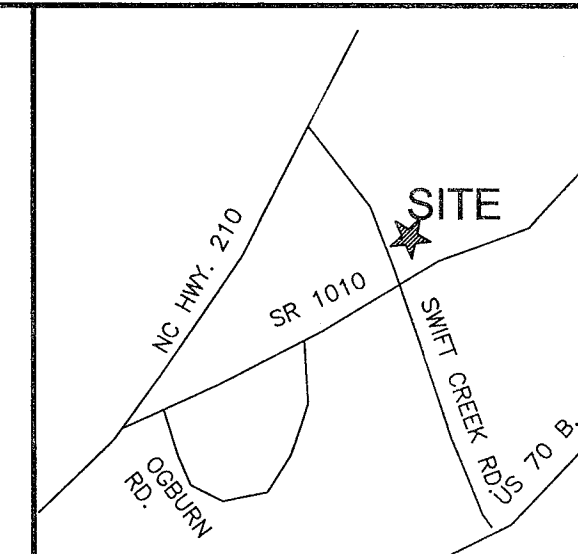
SMITHFIELD TOWNSHIP JOHNSTON COUNTY
NORTH CAROLINA
SCALE: 1" = 100' DWN. BY: AJB
DATE: 05-10-25

SCALE IN FEET
0 50 100 200 300 400

JERRY BALL LAND SURVEYING, PC
205 S. POLLOCK ST.
SELMA, N. C. 27576
(919) 965-0077
CORP #C-3000

A PORTION OF THIS PROPERTY GRAPHICALLY APPEARS TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA/FIRM COMMUNITY PANEL NO. 3720263900 J
DATED 12-02-05

Adrian J. Ball III
ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687



VICINITY MAP - NO SCALE

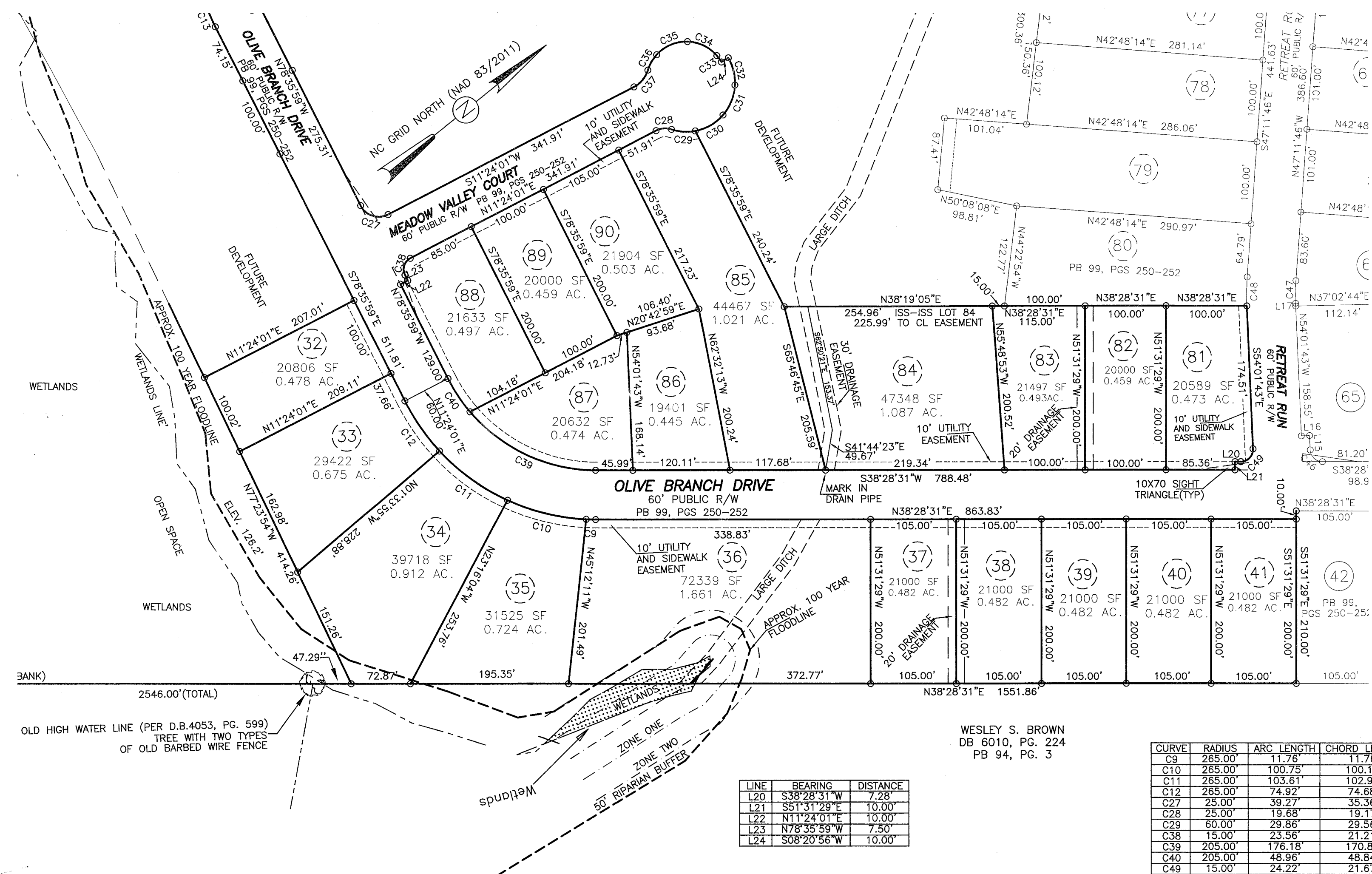
LEGEND	
N&C	NAIL AND CAP
PKS	PK NAIL SET
EIP	EXISTING IRON PIPE
EIS	EXISTING IRON STAKE
IPS	IRON PIPE SET
PUP	POINT UNDER PAVEMENT
R/W	RIGHT-OF-WAY
CL	CENTERLINE

REF: BEING A SUBDIVISION OF A PORTION OF THE PROPERTY DESCRIBED IN D.B. 5804, PG. 326 OF THE JOHNSTON COUNTY REGISTER OF DEEDS OFFICE. ALSO BEING PART OF PB 89, PG. 457

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES.
2. AREAS ARE COMPUTED BY COORDINATE METHOD.
3. MINIMUM SETBACKS PER TOWN OF SMITHFIELD.
4. A FIVE FOOT DRAINAGE AND PUBLIC UTILITY EASEMENT EXIST ON THE LOT SIDE OF ALL INTERIOR LOT LINES UNLESS OTHERWISE NOTED ON LOT.
5. A 10' DRAINAGE AND PUBLIC UTILITY EASEMENT EXISTS ALONG ALL RIGHT OF WAYS
6. PARCEL #15108020C
7. ZONING R-20A
8. TOTAL NUMBER OF LOTS --- 20

AREAS ARE COMPUTED BY COORDINATE METHOD. UNLESS OTHERWISE NOTED ALL DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES. NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.



LINE	BEARING	DISTANCE
L20	S38°28'31\"W	7.28'
L21	S51°31'29\"E	10.00'
L22	N11°24'01\"E	10.00'
L23	N78°35'59\"W	7.50'
L24	S08°20'56\"W	10.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C9	265.00'	11.76'	11.76'	N39°44'47\"E	2°32'31\"	5.88'
C10	265.00'	100.75'	100.14'	N51°54'30\"E	21°46'57\"	50.99'
C11	265.00'	103.61'	102.95'	N74°00'01\"E	22°24'03\"	52.47'
C12	265.00'	74.92'	74.68'	S86°41'59\"E	16°11'58\"	37.71'
C27	25.00'	39.27'	35.36'	N56°24'01\"E	90°00'00\"	25.00'
C28	25.00'	19.68'	19.17'	S33°56'59\"W	45°05'57\"	10.38'
C29	60.00'	29.86'	29.56'	N42°14'25\"E	28°31'05\"	15.25'
C38	15.00'	23.56'	21.21'	S33°35'59\"E	90°00'00\"	15.00'
C39	205.00'	176.18'	170.81'	N63°05'45\"E	49°14'27\"	93.94'
C40	205.00'	48.96'	48.84'	S85°26'31\"E	13°41'03\"	24.60'
C49	15.00'	24.22'	21.67'	N07°46'36\"W	92°30'14\"	15.67'

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PLAT B: 103 P: 477

GRID NOTE:
GRID NORTH
NCGS VRS
NAD 1983(2011)
GEOID 12A

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CLAYTON, NC

SHEET ONE OF TWO

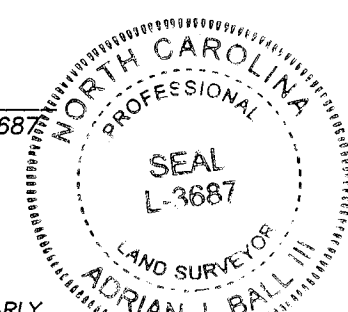
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