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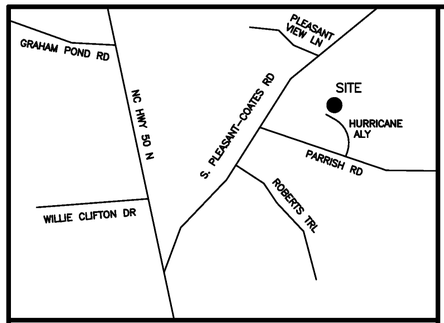
Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed 02/01/2021 11:51:32 AM
PLAT BOOK: 92 PAGE: 424 INSTRUMENT # 2021730748
Deputy/Assistant Register of Deeds: Patty Woodall



VICINITY MAP (NOT TO SCALE)

EXEMPT FROM SUBDIVISION REGULATIONS WITHIN THE JOHNSTON COUNTY PLANNING JURISDICTION

1/28/2021 — DATE
Braxton Newton — SUBDIVISION ADMINISTRATOR

PROPERTY SHOWN HEREON _____ IS __XXXX__ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720162200 K
EFFECTIVE DATE: JUNE 20, 2018

1/27/21 — DATE
DocuSigned by: Curk Lane — SURVEYOR

REVIEW OFFICER'S CERTIFICATE

I, Joni Sanderford REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

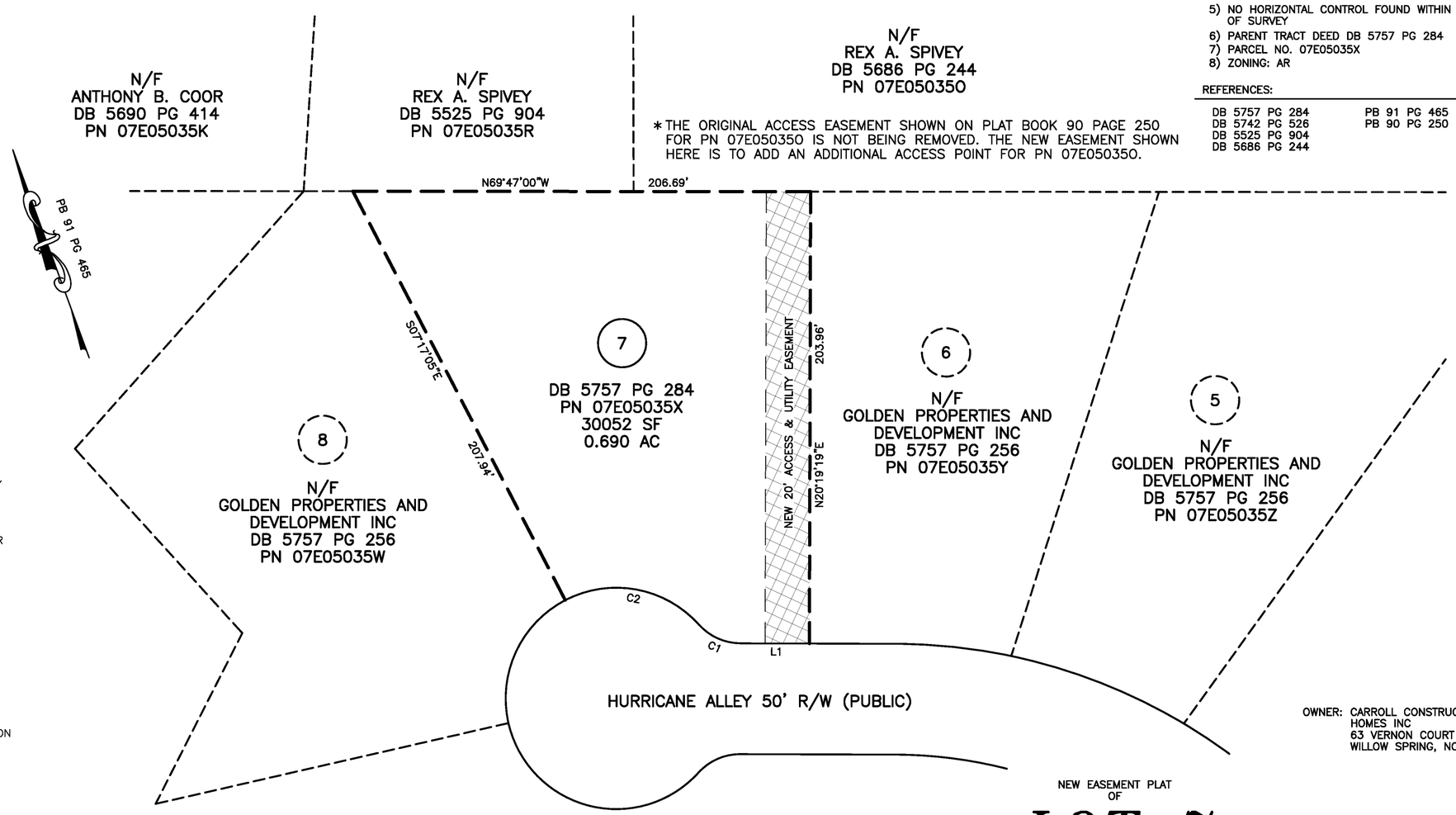
2/1/2021 — DATE
DocuSigned by: Joni Sanderford — REVIEW OFFICER

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 WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
6) PARENT TRACT DEED DB 5757 PG 284
7) PARCEL NO. 07E05035X
8) ZONING: AR

REFERENCES:

DB 5757 PG 284
DB 5742 PG 526
DB 5525 PG 904
DB 5686 PG 244
PB 91 PG 465
PB 90 PG 250



*THE ORIGINAL ACCESS EASEMENT SHOWN ON PLAT BOOK 90 PAGE 250 FOR PN 07E050350 IS NOT BEING REMOVED. THE NEW EASEMENT SHOWN HERE IS TO ADD AN ADDITIONAL ACCESS POINT FOR PN 07E050350.

OWNER: CARROLL CONSTRUCTION HOMES INC
63 VERNON COURT
WILLOW SPRING, NC 27592

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.

1/28/2021 — DATE
DocuSigned by: — 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 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.

1/27/21 — DATE
DocuSigned by: Curk Lane — 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.

1/27/21 — DATE
DocuSigned by: Curk Lane — 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 5757, PAGE 284, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5757, PAGE 284, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27th DAY OF JAN, A.D., 2021

NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE

DocuSigned by: Curk Lane — SURVEYOR

L - 3990
LICENSE NUMBER

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.

THE PURPOSE OF THIS PLAT IS TO ADD A NEW 20' ACCESS & UTILITY EASEMENT TO LOT 7 MADISON LANDING. NO OTHER INFORMATION HAS CHANGED FROM THE ORIGINAL RECORDING IN PLAT BOOK 91 PAGE 465. SEE PLAT BOOK 91 PAGE 465 FOR ALL ORIGINAL NOTES, CERTIFICATES ETC.

0 40 80 120
1" = 40'

LINE	BEARING	DISTANCE
L1	S69°40'41"E	31.26'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	21.02'	20.41'	S45°35'00"E
C2	50.00'	66.15'	61.43'	S59°23'12"E

LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
CMF	CONCRETE MONUMENT FOUND
PKNF	PARKER-KALON NAIL FOUND
PNKS	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

NEW EASEMENT PLAT OF

LOT 7 MADISON LANDING

FOR

CARROLL CONSTRUCTION HOMES INC.

~~CLAYTON~~ TOWNSHIP, JOHNSTON COUNTY
ELEVATION NORTH CAROLINA
JANUARY 27, 2021

SURVEYED BY:
DRAWN BY: DANNY
CHECKED BY: CURK
DRAWING NAME: EASEMENT.DWG
SURVEY DATE:
JOB NO. 436.2604

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