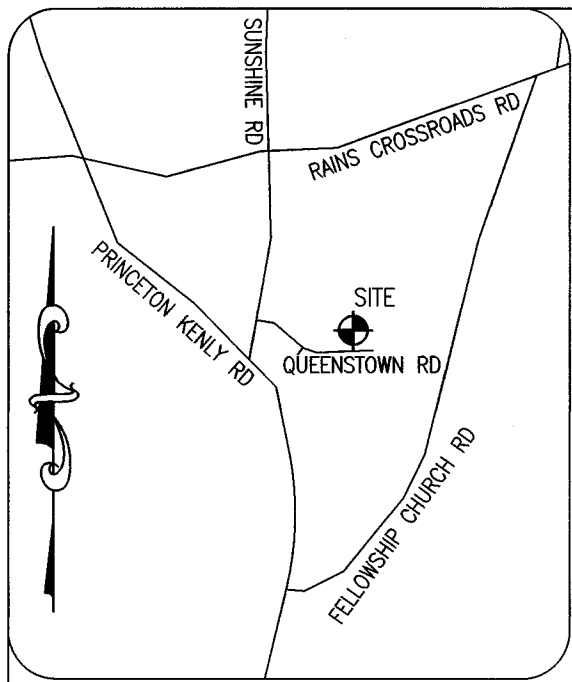




VICINITY MAP (NTS)

LEGEND

EXISTING IRON PIPE
CALCULATED/SET POINT
LIGHT POLE
TELEPHONE PEDESTAL
WATER VALVE
WATER METER
BOUNDARY LINE
ADJOINER LINE
EASEMENT LINE
NOW OR FORMERLY
ABOVE GROUND
BELOW GROUND

N/F
AG
BG

LINE	BEARING	DISTANCE
L1	S 50°49'01" E	2.84'
L2	S 67°34'35" E	19.96'
L3	S 41°05'08" E	22.17'
L4	S 81°10'11" E	18.29'
L5	S 39°16'07" E	18.30'
L6	S 86°03'23" W	10.00'
L7	S 57°54'59" E	34.00'

NOTES:

- NO GRID MONUMENTS RECOVERED WITHIN 2000' OF THE SUBJECT PROPERTY.
- SURVEYED ON 01/22/2025.
- ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED.
- ALL AREAS COMPUTED BY COORDINATE METHOD.
- THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF RECORD.
- LINE(S) NOT SURVEYED ARE SHOWN DASHED.
- NO TITLE REPORT FURNISHED.
- UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY.

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES

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

THIS THE 30th DAY OF June 20 25

COUNTY OF JOHNSTON

BY: Chandra C. Juma
DIRECTOR OF PUBLIC UTILITIES

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3720265400J

EFFECTIVE DATE: 12/02/2005

DATE 05/28/2025 SURVEYOR [Signature]

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 5TH DAY OF JUNE A.D. 2025

SIGNATURE [Signature]
MICHAEL S. STOKES L-4996



I, MICHAEL STOKES, CERTIFY:

THAT THE SURVEY 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

ALL CONSTRUCTION SHALL BE PER JOHNSTON COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

DATE REVIEW OFFICER

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

DATE 7/1/25 REVIEW OFFICER Carolyn Allen

CERTIFICATE OF PRELIMINARY APPROVAL OF SEWAGE DISPOSAL SYSTEMS
INSTALLED OR PROPOSED FOR INSTALLATION IN
MEYER FARMS 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 PLAN FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE. THIS CERTIFICATION IS FOR THE FOLLOWING LISTED LOT(S) 18.

OWNER/DEVELOPER HAS ELECTED TO PERMIT THE ONSITE WASTEWATER SYSTEMS FOR EACH LOT LISTED ABOVE, PER NCGS 130A-336.2 ALTERNATIVE WASTEWATER SYSTEM APPROVALS FOR NONENGINEERED SYSTEMS, BY AN AUTHORIZED ON-SITE WASTEWATER EVALUATOR (AOWE).

DATE 06/25/2025 AOWE SIGNATURE [Signature]

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.

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF 20 AT

BY REG. OF DEEDS ASST. REG. OF DEEDS

CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE Meyer Farm SUBDIVISION, SECTION 18, LOTS 18, AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

DATE 6/30/25 CHANDRA C. JUMA
DIRECTOR OF INFRASTRUCTURE

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.
NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM: HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER (AND SEWER, WHERE AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPAL STRUCTURE.



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, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 6-24-25 OWNER [Signature]

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

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.

DATE 6-11-2025 SUBDIVISION ADMINISTRATOR [Signature]

SITE DATA

OWNER: CORBETT FAMILY PROPERTY HOLDINGS, LLC
PO BOX 305
CLAYTON NC, 27528

SITE: 453 QUEENSTOWN DRIVE
PIN: 265400-70-7982
DB 6730 PG 743

TOTAL AREA: 1.73 ACRES
AVERAGE LOT SIZE: 1.73 ACRES
MAX. IMPERVIOUS: 6,225 SQUARE FEET PER LOT

AR SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 5'
MAX. HEIGHT: 40'

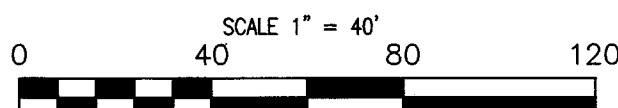
STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

REFERENCES

PB 95 PG 413
DB 6730 PG 742

Filed in JOHNSTON, NC
Filed 07/01/2025 01:11:58 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst ebyrd
PLAT B: 103 P: 392



SHEET 1 OF 1

SCALE: 1" = 40'

REVISION:

DRAWN BY: JTH, PPD	COUNTY: JOHNSTON	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIP: BOON HILL	PIN: 265400-70-7982
FIELD BY: AS	ZONED: AR	DATE: 06-05-2025
CADD FILE: 25012		

FINAL SUBDIVISION PLAT:
Lot 18 - Meyer Farm Subdivision
Prepared for:
Corbett Family Property Holdings, LLC