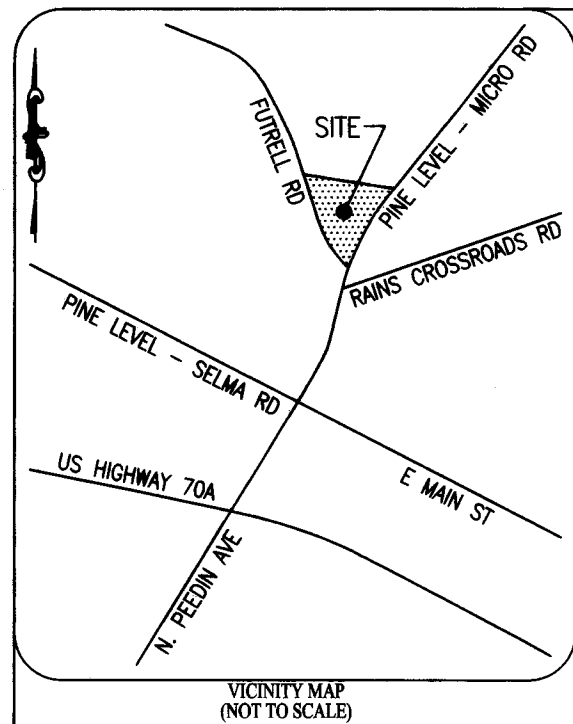




NOTE 'A'
SURVEYED ON 11/18/2020
NOTE 'B'
ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED
NOTE 'C'
ALL AREAS COMPUTED BY COORDINATE METHOD
NOTE 'D'
THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD
NOTE 'E'
UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY
NOTE 'F'
WATER PROVIDED BY THE TOWN OF PINE LEVEL
ELECTRICITY PROVIDED BY DUKE ENERGY PROGRESS
NOTE 'G'
NO GEODETIC MONUMENTS FOUND WITHIN 2000'
NOTE 'H'
ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC, AND 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.
NOTE 'I'
ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5' EACH SIDE OF ALL LOT LINES
NOTE 'J'
A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
NOTE 'K'
A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS:

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDANCE TO TOWN SPECIFICATIONS AND STANDARDS IN THE EMILY GARDENS PHASE 2A SUBDIVISION, OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF PINE LEVEL HAVE BEEN RECEIVED, AND THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$ 42.00 HAS BEEN PAID.

Michael Stokes
TOWN CONSULTING ENGINEER, TOWN OF PINE LEVEL
6/19/26
DATE

CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 3720262400K

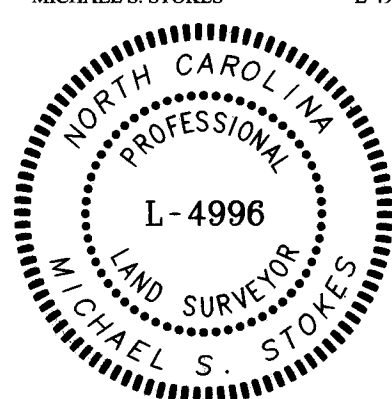
EFFECTIVE DATE: 6/20/2018

05/29/2026
DATE
SURVEYOR

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 29TH DAY OF MAY, A.D. 2026

SIGNATURE *Michael S. Stokes*
MICHAEL S. STOKES L-4996



SURVEYOR CERTIFICATION

I MICHAEL STOKES CERTIFY TO THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, *Philip Tyler RRT* AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL APPROVED/TAKEN OVER BY THE TOWN OF PINE LEVEL FOR PUBLIC ROADS, OR APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

6-8-26
DATE DEVELOPER/OWNER

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(S)

NOTE: 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, AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

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

TOWN OF PINE LEVEL SUBDIVISION ENDORSEMENT:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PINE LEVEL, NORTH CAROLINA AND THAT THIS [AT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF PINE LEVEL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

Jeff Hark
MAYOR TOWN OF PINE LEVEL
6-16-26
DATE

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

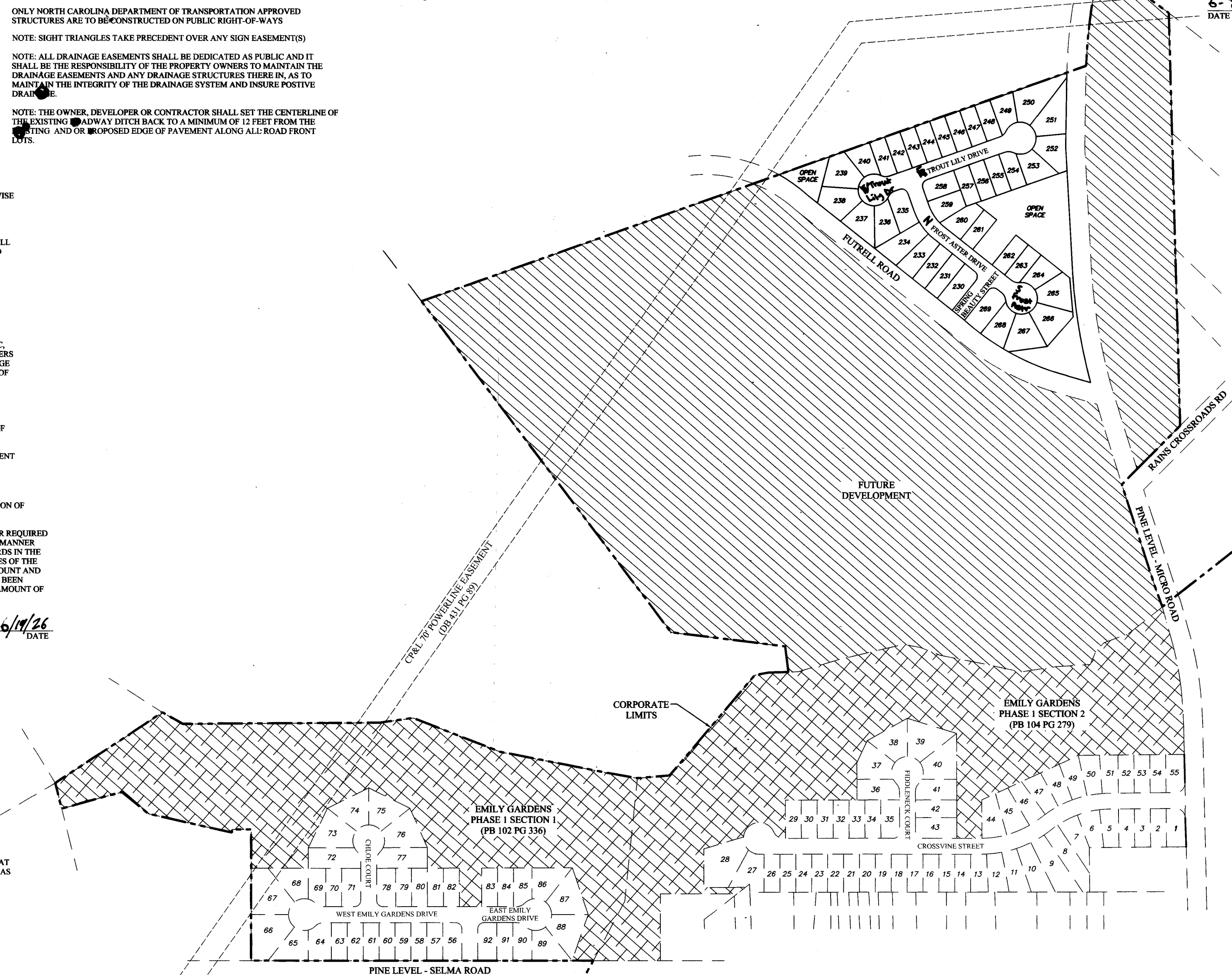
I, *Carolyn Allen* REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

6/22/26
DATE REVIEW OFFICER

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 TOWN OF PINE LEVEL AND THAT THEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT. I HEREBY DEDICATE MINIMUM SETBACK LINES, AND DEDICATE ALL STRIPS OF LAND, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SEWER, STORM SEWER, AND WATER LINES TO THE TOWN OF PINE LEVEL. I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

6-8-26
DATE OWNER



10'X70' SIGHT TRIANGLE
S.D.E. (TYP.)

R = 25'

TYPICAL INTERSECTION DETAIL

S.D.E. (TYP.) SIGHT DISTANCE EASEMENT

SITE DATA
OWNER/DEVELOPER:
RRT INVESTMENTS, LLC.
PO BOX 190
CLAYTON, NC 27520
SITE ADDRESS:
FUTRELL ROAD
PINE LEVEL, NC 27576
TAG # 12N10016
PIN # 262415-54-5743
DB 6649 PG 773
ZONING: RA

SETBACKS:
MINIMUM FRONT: 20'
MINIMUM SIDE YARD: 5'
MINIMUM STREET SIDE: 20'
MINIMUM REAR YARD: 5'
MAX. BUILDING HEIGHT: 35'
MAX. IMPERVIOUS: 3,500 SF.
LINEAR FEET OF STREETS: 1,184 LF.
SMALLEST LOTS (SEE SHEET 2): 0.14 AC
PHASE 2A LOTS: 40
AREA IN LOTS: 7.02 AC
AREA IN STREET R/W: 1.69 AC
AREA IN OPEN SPACE: 2.13 AC
AREA TOTAL PHASE 2A: 10.84 AC

REFERENCES:
PB 3 PG 44 DB 849 PG 205-210
PB 22 PG 241 DB 5489 PG 515
PB 37 PG 385 DB 4039 PG 385
PB 54 PG 106 DB 4202 PG 141
PB 73 PG 457 DB 4844 PG 801
PB 87 PG 257 DB 3398 PG 715
PB 92 PG 112 DB 3877 PG 483
PB 92 PG 242 DB 3877 PG 489
PB 102 PG 336 DB 4928 PG 957
PB 104 PG 279 DB 4143 PG 957
DB 3821 PG 848

OTHER REFERENCES SHOWN HEREON

STOKES
SURVEYING & MAPPING, PLLC

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

SHEET 1 OF 2

SCALE: NOT TO SCALE

REVISION:

DRAWN BY: ARP

CHECKED BY: MSS

FIELD BY: HF JH

CADD FILE: 26125

COUNTY: JOHNSTON

TOWNSHIP: PINE LEVEL

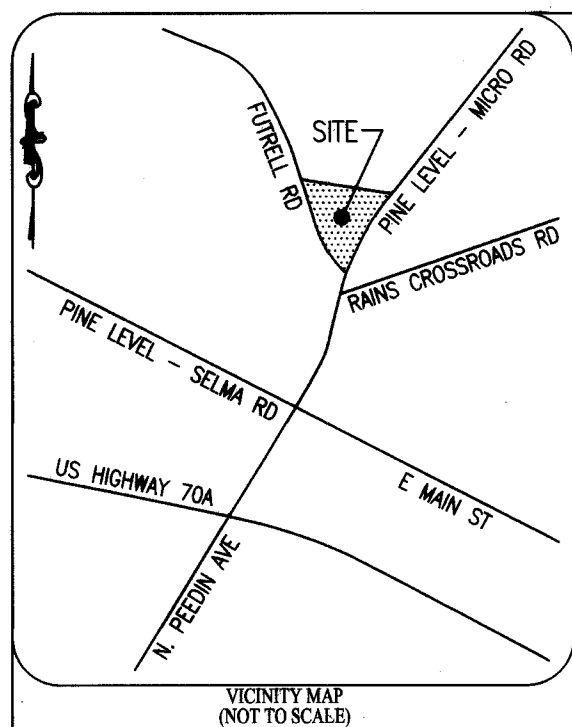
ZONED: RA

PIN: 262415-54-5743

TAG: 12N10016

DATE: 05/29/2026

FINAL SUBDIVISION PLAT OF:
Emily Gardens
Phase 2A
Prepared for:
RRT DEVELOPMENT, LLC.



LEGEND

- EXISTING IRON REBAR
- △ CALCULATED/SET POINT(5/8" REBAR)
- ▨ EASEMENT HATCH
- ▨ SIGN EASEMENT HATCH
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- AC ACRAGE
- SF SQUARE FOOT
- ESMT EASEMENT

- LANDSCAPE EASEMENT LINE
- DRAINAGE EASEMENT LINE
- BUILDING SETBACK LINE

N/F
DONNIE LASSITER
DB 6881 PG 995
PIN: 262400-56-3240

N/F
RRT INVESTMENTS, LLC
DB 6649 PG 773
PIN: 262415-54-5743

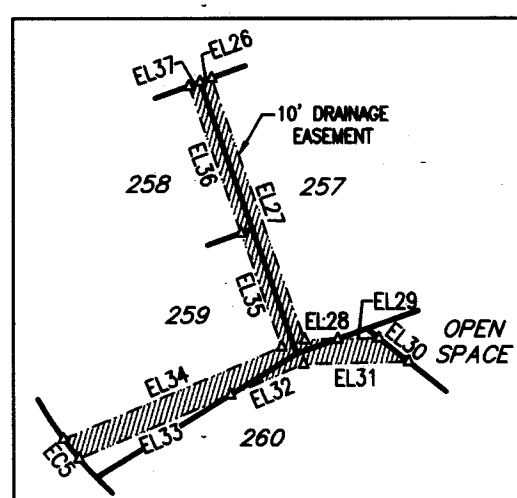
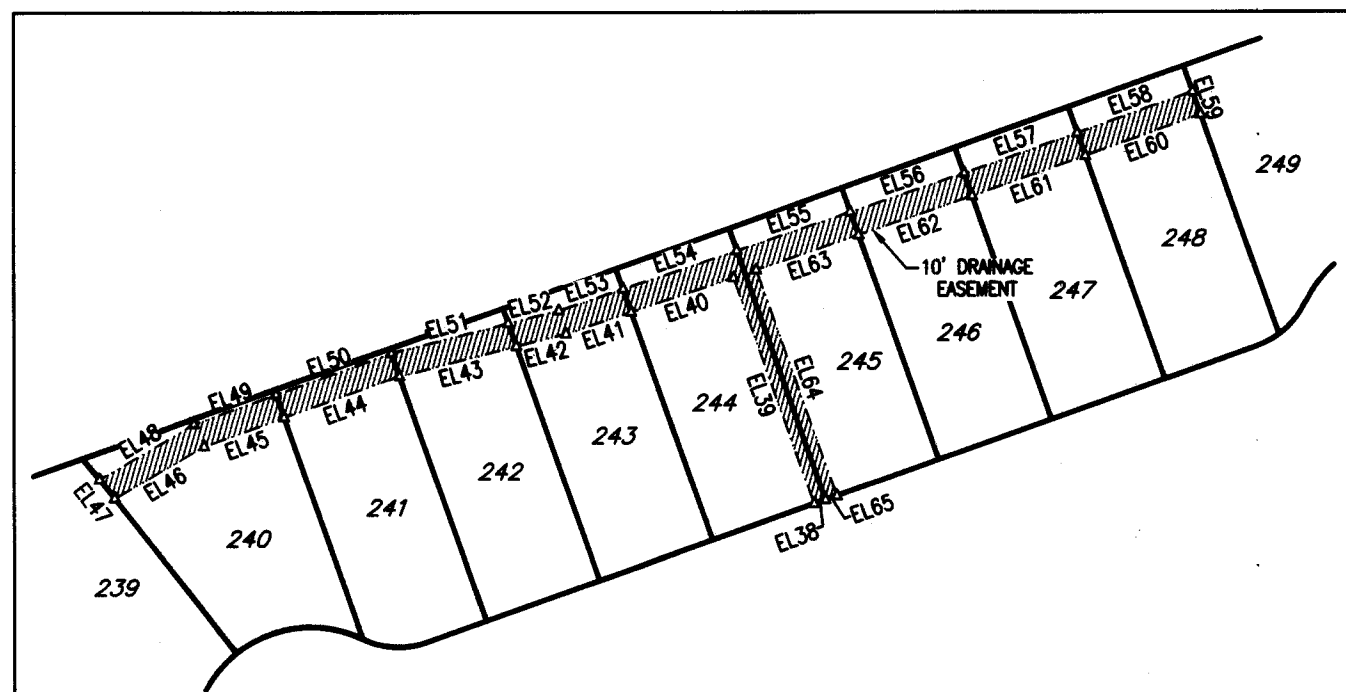
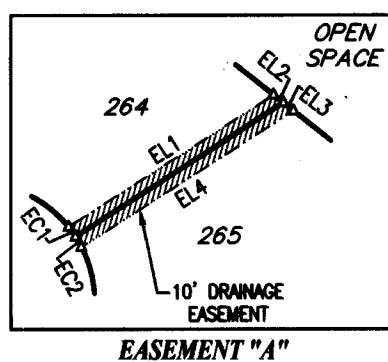
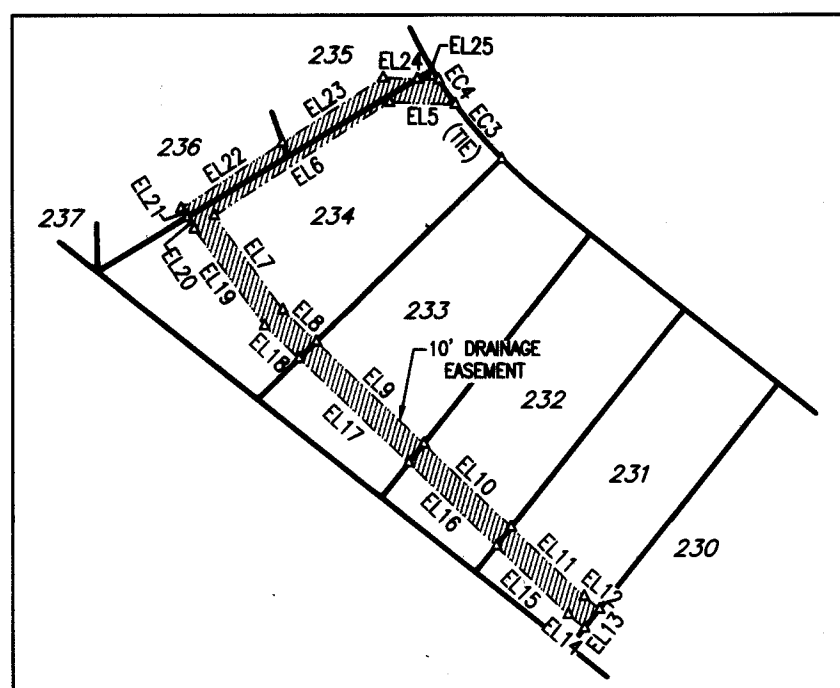
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 20°42'03" W	105.50	480.48	105.71
C2	S 25°13'45" W	393.90	1782.92	394.71
C3	N 34°03'22" W	199.74	778.74	200.29
C4	N 26°02'30" W	17.85	778.74	17.85
C5	N 22°13'21" W	86.06	778.74	86.11
C6	N 16°39'03" W	65.52	778.74	65.54
C7	N 14°00'01" W	6.60	778.74	6.60
C8	N 27°21'53" E	28.28	20.00	31.42
C9	N 14°06'05" W	24.65	200.00	24.67
C10	N 03°49'23" W	46.98	200.00	47.09
C11	N 08°38'42" E	39.89	200.00	39.96
C12	N 30°37'54" W	28.28	20.00	31.42
C13	S 81°49'08" W	26.84	35.00	27.55
C14	S 62°12'07" W	5.12	50.00	5.12
C15	N 85°52'43" W	48.46	50.00	50.59
C16	N 32°57'48" W	40.56	50.00	41.76
C17	N 14°22'06" E	39.72	50.00	40.84
C18	N 61°42'00" E	40.56	50.00	41.76
C19	S 62°27'05" E	52.87	50.00	55.71
C20	S 53°04'55" E	26.84	35.00	27.55
C21	S 79°16'08" E	4.44	35.00	4.44
C22	N 73°29'20" E	17.19	35.00	17.37
C23	N 86°56'31" E	46.44	50.00	48.30
C24	S 41°59'00" E	39.72	50.00	40.84
C25	S 04°49'18" W	39.72	50.00	40.84
C26	S 52°09'10" W	40.56	50.00	41.76
C27	N 71°55'37" W	52.98	50.00	55.83
C28	N 35°14'03" W	8.20	50.00	8.21
C29	N 53°04'55" W	26.84	35.00	27.55
C30	S 59°22'06" W	28.28	20.00	31.42
C31	S 01°56'38" W	64.55	150.00	65.06
C32	S 14°03'29" E	18.72	150.00	18.73
C33	S 38°48'59" E	25.29	35.00	25.88
C34	S 61°21'57" E	1.67	35.00	1.67
C35	S 30°48'55" E	52.87	50.00	55.71
C36	S 25°01'59" W	40.56	50.00	41.76
C37	S 72°21'53" W	39.72	50.00	40.84
C38	N 60°18'13" W	40.56	50.00	41.76
C39	N 07°23'15" W	48.46	50.00	50.59
C40	N 24°31'53" E	5.12	50.00	5.12
C41	N 04°54'52" E	26.84	35.00	27.55
C42	N 62°38'07" W	28.28	20.00	31.42

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
EC1	N 01°48'04" W	5.07	50.00	5.07
EC2	N 03°56'18" E	4.95	50.00	4.95
EC3	N 06°17'27" W	29.83	200.00	29.86
EC4	S 00°14'22" E	12.39	200.00	12.39
EC5	N 04°23'52" W	10.38	150.00	10.38

LINE	BEARING	DISTANCE
EL1	S 88°52'34" E	101.67
EL2	S 17°38'07" E	5.31
EL3	S 17°38'07" E	5.25
EL4	N 88°52'34" W	105.05
EL5	N 54°04'17" W	27.39
EL6	N 88°57'49" W	87.06
EL7	S 02°19'41" E	48.25
EL8	S 12°25'49" E	19.38
EL9	S 12°25'49" E	61.74
EL10	S 12°25'49" E	50.21
EL11	S 12°25'49" E	41.88
EL12	S 16°33'31" W	8.29
EL13	S 72°21'58" W	10.00
EL14	N 16°33'31" W	8.84
EL15	N 12°25'49" W	41.33
EL16	N 12°25'49" W	50.21
EL17	N 12°25'49" W	62.98
EL18	N 12°25'49" W	19.94
EL19	N 02°19'05" W	49.72
EL20	N 01°02'11" E	5.48
EL21	N 01°02'11" E	4.52
EL22	S 88°57'49" E	50.47
EL23	S 88°57'49" E	49.74
EL24	S 54°04'17" E	14.34
EL25	S 54°04'17" E	8.88
EL26	S 75°38'19" E	5.00
EL27	S 14°21'41" W	115.63
EL28	S 57°13'53" E	13.84
EL29	S 57°13'53" E	17.21
EL30	S 17°38'07" E	15.69
EL31	N 57°13'53" W	43.73
EL32	N 78°56'15" W	33.14
EL33	N 78°56'15" W	68.60
EL34	N 78°56'15" E	98.79
EL35	N 14°21'41" E	50.28
EL36	N 14°21'41" E	65.00
EL37	S 75°38'19" E	5.00
EL38	N 75°37'54" W	5.00
EL39	N 14°22'06" E	100.00
EL40	N 74°31'51" W	45.01
EL41	N 74°31'51" W	28.73
EL42	N 70°23'05" W	21.36
EL43	N 70°23'05" W	50.21
EL44	N 75°36'29" W	51.00
EL45	N 75°37'54" W	35.36
EL46	N 86°26'43" W	43.39
EL47	N 04°22'14" W	10.10
EL48	S 86°26'43" E	45.73
EL49	S 75°37'54" E	36.31
EL50	S 75°37'54" E	51.00
EL51	S 70°24'31" E	50.21
EL52	S 70°23'05" E	21.90
EL53	S 74°45'07" E	28.20
EL54	S 74°45'07" E	50.01
EL55	S 74°45'07" E	50.01
EL56	S 74°45'07" E	50.01
EL57	S 75°37'51" E	50.00
EL58	S 75°37'54" E	51.00
EL59	S 14°22'06" W	10.00
EL60	N 75°37'54" W	51.00
EL61	N 75°37'54" W	50.04
EL62	N 74°48'51" W	49.97
EL63	N 74°48'51" W	45.00
EL64	S 14°22'06" W	100.00
EL65	N 75°37'54" W	5.00

Filed in JOHNSTON, NC
Filed 06/22/2026 01:20:39 PM
CRRIG OLIVE, Register of Deeds
Dep/Asst mPodriguez
PLAT B: 186 P: 97

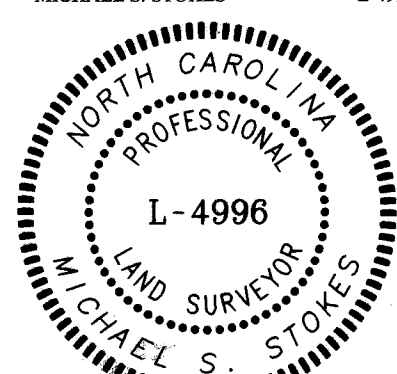
N/F
RRT INVESTMENTS, LLC
DB 6649 PG 773
PIN: 262415-54-5743



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 29TH DAY OF MAY, A.D. 2026

SIGNATURE: MICHAEL S. STOKES L-4996



SURVEYOR CERTIFICATION

I MICHAEL STOKES CERTIFY TO THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-11397
1425-105 B Rock Quarry Rd
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

SHEET 2 OF 2

SCALE: 1" = 80'

REVISION:

DRAWN BY: ARP

CHECKED BY: MSS

FIELD BY: HF JH

CADD FILE: 26125

COUNTY: JOHNSTON

TOWNSHIP: PINE LEVEL

ZONED: RA

DATE: 05/29/2026

FINAL SUBDIVISION PLAT OF:
Emily Gardens
Phase 2A

Prepared for:

RRT DEVELOPMENT, LLC.

PIN: 262415-54-5743

TAG: 12N10016

DATE: 05/29/2026