

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 18TH DAY OF MAY A.D. 2021.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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.

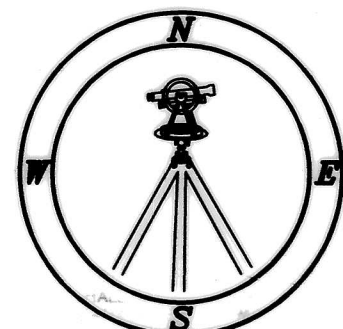
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794



30.64'
17.64'

N/F
BETTY J. FAIRCLOTH
D.B. 1317, PG. 820
PIN# 1623-67-9805

N/F
ANTHONY E. FAIRCLOTH
& VICTORIA D. FAIRCLOTH
D.B. 1817, PG. 796
PIN# 1623-67-7443



JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR
REGISTRATION AND RECORDING THIS _____ DAY OF
2020 AT _____

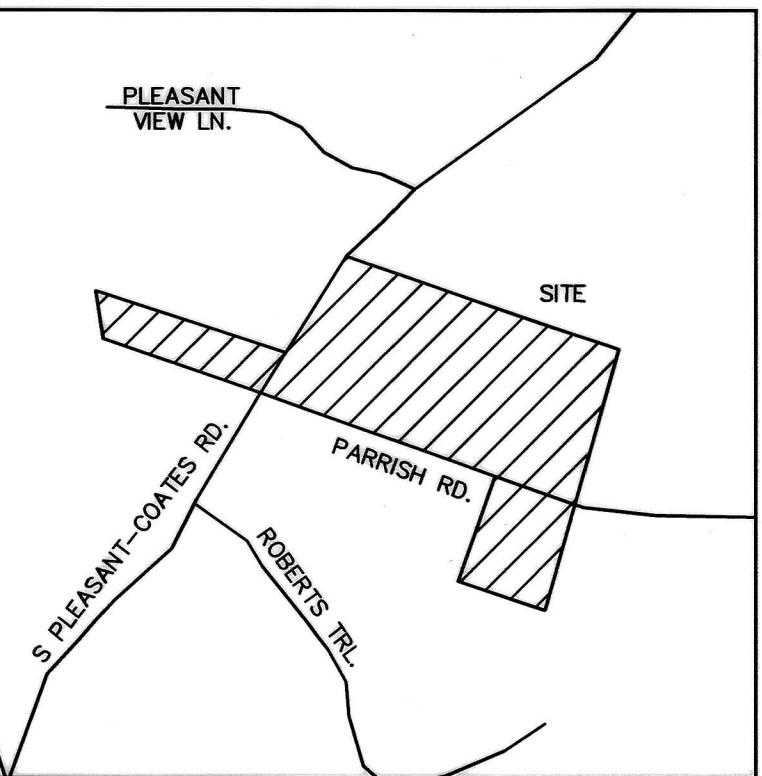
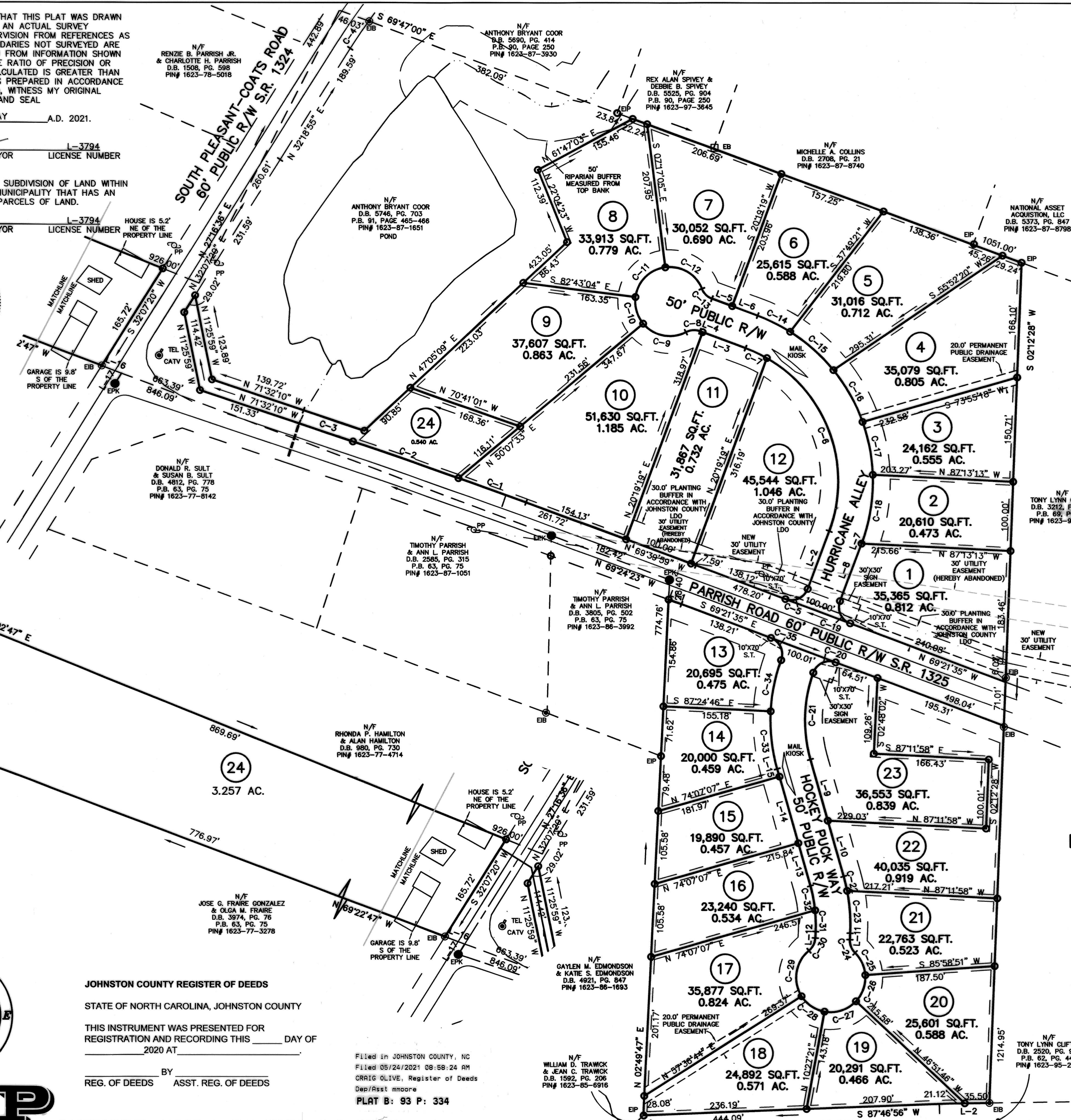
BY _____
REG. OF DEEDS ASST. REG. OF DEEDS

Filed in JOHNSTON COUNTY, NC
Filed 05/24/2021 08:58:24 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst mmoore
PLAT B: 93 P: 334

N/F
WILLIAM D. TRAWICK
& JEAN C. TRAWICK
D.B. 1592, PG. 206
PIN# 1623-85-6916

CMP

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO MONUMENT WITHIN 2000' OF THIS PROPERTY.
- ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
- ALL LOTS SHALL ACCESS INTERNAL STREETS.
- THERE SHALL BE A DRAINAGE AND PUBLIC UTILITY EASEMENT TEN FEET IN WIDTH ON THE LOT SIDE AND ALONG THE ENTIRE LENGTH OF THE ROAD RIGHT OF WAY.
- THERE SHALL BE A DRAINAGE AND PUBLIC UTILITY EASEMENT SEVEN AND ONE-HALF FEET IN WIDTH OR WIDTH OF REQUIRED MINIMUM SETBACK AS DESCRIBED IN SUBSECTIONS (1) AND (2), WHICHEVER IS LESS RESTRICTIVE, ALONG ALL INTERIOR PROPERTY LINES AND EXTERIOR BOUNDARY LINES.
- 10'X70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENTS.
- NO SEPTIC PERMIT WILL BE ISSUED FOR LOTS 1, 11 AND 12, UNTIL THE OVERHEAD POWERLINE AND ASSOCIATED EASEMENT HAS BEEN RELOCATED.

LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

FINAL SUBDIVISION PLAT FOR
MADISON LANDING SUBDIVISION

REF: P.B. 91, PAGE 465-466

REF: D.B. 5607, PG. 54-56

REF: P.B. 90, PAGE 287

ELEVATION TOWNSHIP
JOHNSTON COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

APRIL 28, 2020

REVISED DECEMBER 30, 2020

REVISED MAY 18, 2021

ZONED AR

PIN # 1623-87-5415

SHEET 1 OF 2

(MATTHEWS-SUBD.DWG - MM)

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 18TH DAY OF MAY A.D. 2021.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

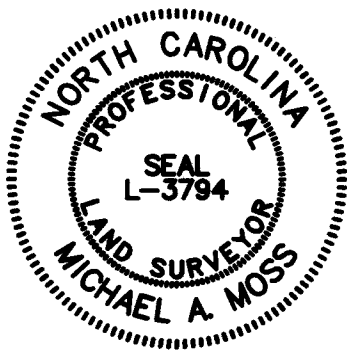
CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 3720-1622-00K

EFFECTIVE DATE: JUNE 20, 2018

5-18-21
DATE PROFESSIONAL LAND SURVEYOR



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.

5/20/21
DATE
5/20/21
DATE
Carroll Construction Homes, Inc.
President
Golden Properties & Development, Inc.
Vice President

DATE OWNER
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.

5/20/2021
DATE
SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON
I, *Craig Olive*, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

5/20/2021
DATE
REVIEW OFFICER

Filed in JOHNSTON COUNTY, NC
Filed 05/24/2021 08:58:24 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst mmoore
PLAT B: 93 P: 335

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

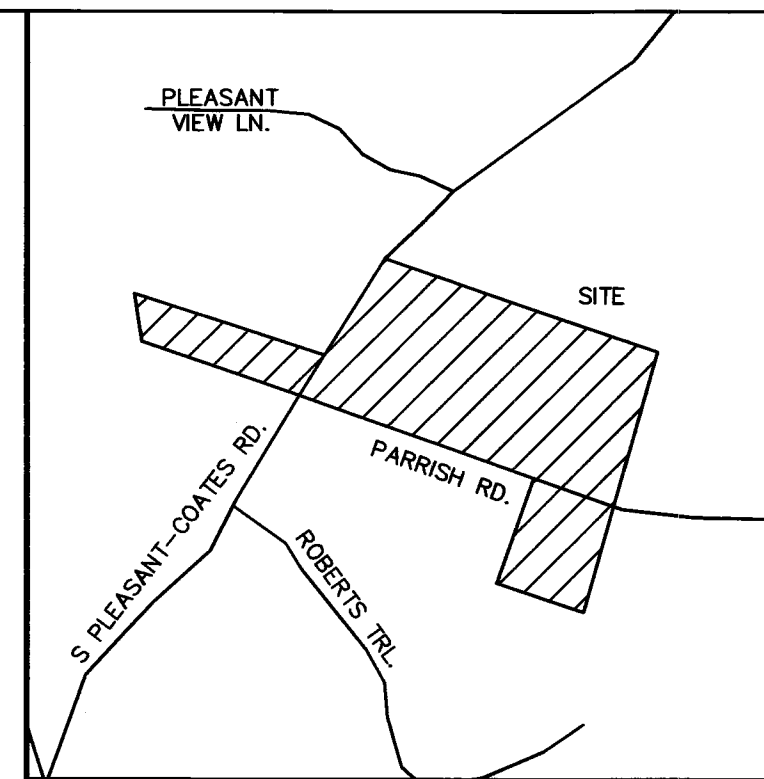
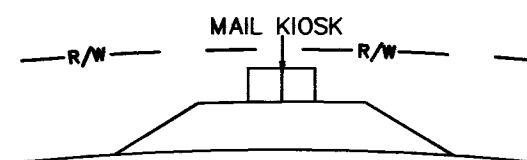
SITE DATA

TOTAL AREA = 25.872 AC.
(TO BE SUBDIVIDED)
LESS R/W = 1.513 AC.
LESS OPEN SPACE = 8.089 AC.
NET AREA = 16.270 AC.
TOTAL LOTS = 23
AVERAGE LOT SIZE = 0.678 AC.
TOTAL ROAD LENGTH = 1,149 L.F.
PROPOSED USE - RESIDENTIAL SINGLE FAMILY SUBDIVISION

LINE TYPE LEGEND

PROPERTY LINE - LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE - LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS

MAIL KIOSK DETAIL NOT TO SCALE

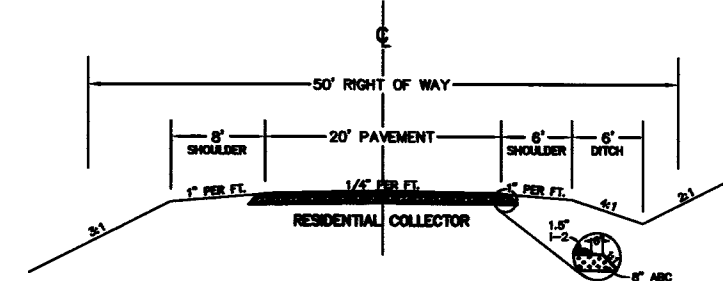


VICINITY MAP

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EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
F - FIRE HYDRANT

ADOPTED FROM NC GRID 83 (2011)



NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.

THE TOTAL ALLOWABLE IMPERVIOUS AREA PER LOT IS 5,789 SQUARE FEET PER LOT. IMPERVIOUS AREA IS DEFINED AS ASPHALT, CONCRETE BLOCK, STONE, SLATE, CONCRETE, OR OTHER HARDENED MATERIAL.

MINIMUM BUILDING SETBACKS

FRONT 20'
REAR 5'
SIDE 5'

THIS SUBDIVISION PLAT WAS PREVIOUSLY RECORDED IN P.B. 91, PAGE 465-466, ALL NCDOT, PUBLIC UTILITIES, ENVIRONMENTAL HEALTH SIGNATURES AND SIGNOFFS CAN BE FOUND ON THIS PLAT. THE PURPOSE OF THIS PLAT IS TO ADD SIGN EASEMENTS TO LOTS 1 AND 23 AND TO REVISE THE UTILITY EASEMENT LOCATED ON LOTS 1,11 & 12.

FINAL SUBDIVISION PLAT FOR MADISON LANDING SUBDIVISION

OWNER: P.B. 91-465-466

REF: D.B. 5607, PG. 54-56

REF: P.B. 90, PAGE 287

ELEVATION TOWNSHIP

JOHNSTON COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
APRIL 28, 2020

REVISED DECEMBER 30, 2020

REVISED MAY 18, 2021

ZONED AR

PIN # 1623-87-5415

SHEET 2 OF 2

OWNERSHIP TABLE

LOT #:
1,2,4,7,9,12,13,15-17,19,23

OWNER:
CARROLL CONSTRUCTION
HOMES, INC.
63 VERNON CT.
WILLOW SPRINGS, NC 27592

DEED REFERENCES:

D.B. 5742, PAGE 583
D.B. 5757, PAGE 225
D.B. 5757, PAGE 244
D.B. 5757, PAGE 284
D.B. 5744, PAGE 232
D.B. 5754, PAGE 471
D.B. 5757, PAGE 305

OWNERSHIP TABLE

LOT #:
3,5,6,8,10,11,14,18,20-22

OWNER:
GOLDEN PROPERTIES AND
DEVELOPMENT, INC.
5160 NC HWY 42 W
GARNER, NC 27529

DEED REFERENCES:

D.B. 5744, PAGE 213
D.B. 5742, PAGE 511
D.B. 5742, PAGE 526
D.B. 5769, PAGE 367
D.B. 5770, PAGE 48
D.B. 5770, PAGE 44

OWNERSHIP TABLE

LOT #:
24

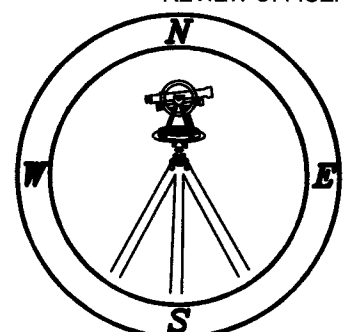
OWNER:
POSTEEL LODGE, LLC
5160 NC HWY 42 W
GARNER, NC 27529

DEED REFERENCES:
D.B. 5706, PAGE 54

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

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CMP

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(MATTHEWS-SUBD.DWG - 1 MM)