

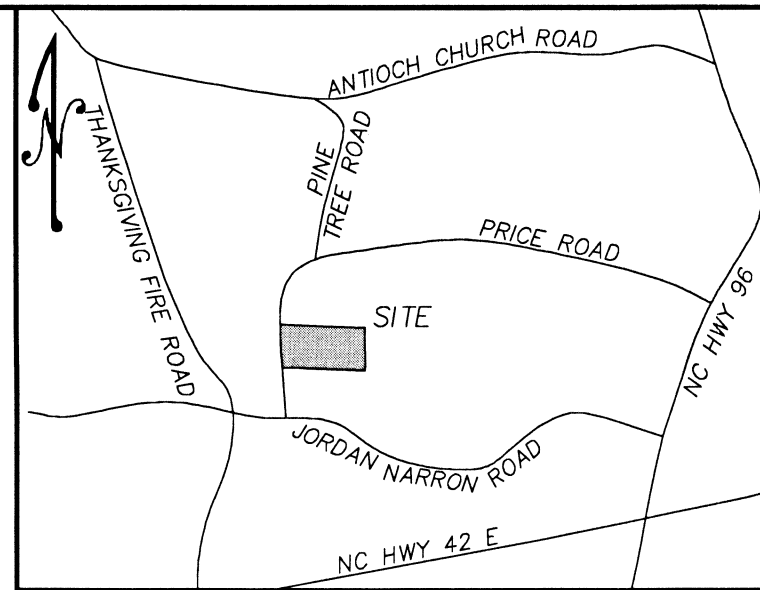


— NOTE —
THE TOTAL ALLOWABLE IMPERVIOUS AREA FOR THIS SUBDIVISION IS 73,320 SQ. FEET WHICH IS AN AVERAGE OF 3,666 SQ. FEET PER LOT. IMPERVIOUS AREA IS DEFINED AS ASPHALT, CONCRETE BLOCK, STONE, SLATE, CONCRETE OR OTHER HARDENED MATERIAL.

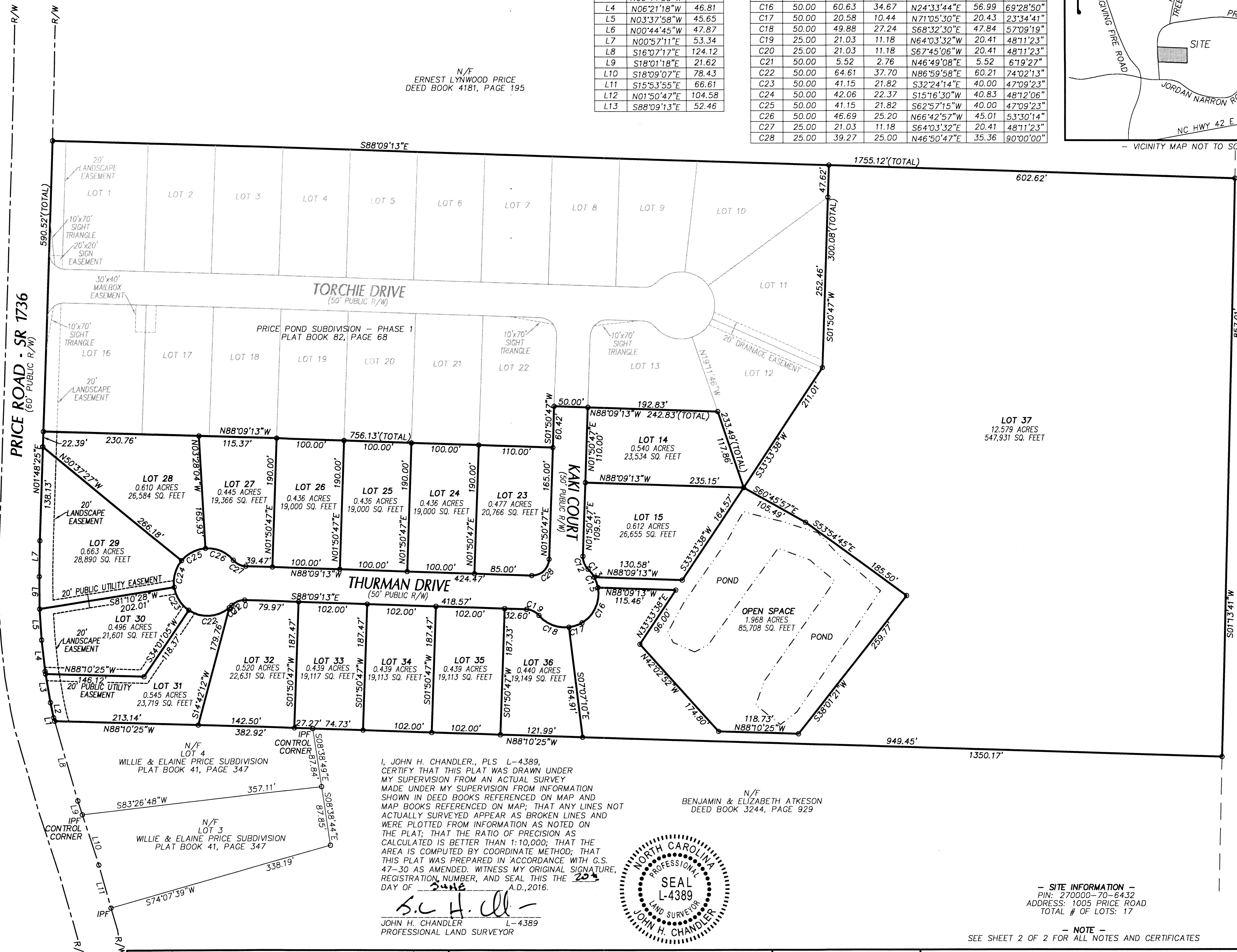
N/F
ERNEST LYNWOOD PRICE
DEED BOOK 4181, PAGE 195

— LINE TABLE —		
LINE	BEARING	LENGTH
L1	N16°07'17"W	5.56
L2	N12°12'09"W	23.01
L3	N09°44'58"W	43.26
L4	N06°21'18"W	46.81
L5	N03°37'58"W	45.65
L6	N00°44'45"W	47.87
L7	N00°57'11"E	53.34
L8	S16°07'17"E	124.12
L9	S18°01'18"E	21.62
L10	S18°09'07"E	78.43
L11	S15°53'55"E	66.61
L12	N01°50'47"E	104.58
L13	S88°09'13"E	52.46

— CURVE TABLE —						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C12	25.00	21.03	11.18	S22°14'54"E	20.41	48°11'23"
C13	50.00	15.39	7.76	N37°31'29"W	15.33	17°38'14"
C15	50.00	16.17	8.16	N19°26'32"W	16.10	18°31'41"
C16	50.00	60.63	34.67	N24°33'44"E	56.99	69°28'50"
C17	50.00	20.58	10.44	N71°05'30"E	20.43	23°34'41"
C18	50.00	49.88	27.24	S68°32'30"E	47.84	57°09'19"
C19	25.00	21.03	11.18	N64°03'32"W	20.41	48°11'23"
C20	25.00	21.03	11.18	S67°45'06"W	20.41	48°11'23"
C21	50.00	5.52	2.76	N46°49'08"E	5.52	6°19'27"
C22	50.00	64.61	37.70	N86°59'58"E	60.21	74°02'13"
C23	50.00	41.15	21.82	S32°24'14"E	40.00	47°09'23"
C24	50.00	42.06	22.37	S15°16'30"W	40.83	48°12'06"
C25	50.00	41.15	21.82	S62°57'15"W	40.00	47°09'23"
C26	50.00	46.69	25.20	N66°42'57"W	45.01	53°30'14"
C27	25.00	21.03	11.18	S64°03'32"E	20.41	48°11'23"
C28	25.00	39.27	25.00	N46°50'47"E	35.36	90°00'00"



— VICINITY MAP NOT TO SCALE —

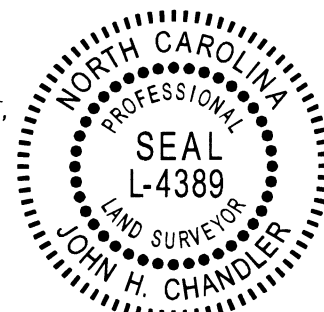


N/F
ROBERTS & WELLS
DEED BOOK 561, PAGE 113

I, JOHN H. CHANDLER, PLS. L-4389, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 23rd DAY OF August, A.D., 2016.

JOHN H. CHANDLER
L-4389
PROFESSIONAL LAND SURVEYOR

N/F
BENJAMIN & ELIZABETH ATKESON
DEED BOOK 3244, PAGE 929



— SITE INFORMATION —
PIN: 270000-70-6432
ADDRESS: 1005 PRICE ROAD
TOTAL # OF LOTS: 17

— NOTE —
SEE SHEET 2 OF 2 FOR ALL NOTES AND CERTIFICATES

— JOHNSTON COUNTY REGISTER OF DEEDS —

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 23rd DAY OF August, 2016, at 10:42:23 AM, Book 83, Page 315.
Craig Oline, Deputy Reg. of Deeds

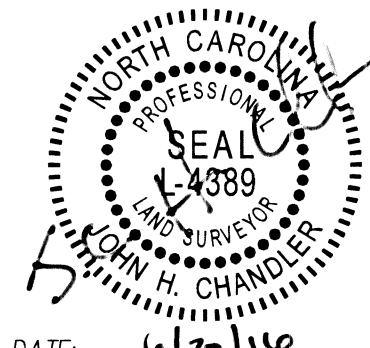
DATE	REVISION	INITIAL

SCALE: 1" = 100'

0 50 100 200 300

chandler land surveying

309 South Fuquay Avenue, Fuquay-Varina, NC 27526
Phone: 919-552-4845 • Fax: 919-552-6962
www.tcgpa.com



FINAL SUBDIVISION PLAT

OF

PRICE POND SUBDIVISION
PHASE 2

SCALE: 1" = 100' DATE: JUNE 1, 2016
O'NEALS TOWNSHIP JOHNSTON COUNTY NORTH CAROLINA

PROJECT #
201407
SURVEYED BY
JHC
DRAWN BY
DBR
DRAWING NAME
201407-sub
SHEET NUMBER
1 OF 2

— CERTIFICATE OF PUBLIC UTILITIES —
(Major Subdivisions Only)

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE PRICE POND SUBDIVISION, PHASE 2, LOTS 14,15,&23-38 AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

8/19/16 Chandra C. Coates
DATE 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.

— CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS —

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN PRICE POND SUBDIVISION, PHASE 2 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.

20 June 2016 Courtney Sullivan
DATE HEALTH REPRESENTATIVE

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.

— DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION —

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: June 29 2016 Jules P. Howell
DATE DISTRICT ENGINEER

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

NOTE: SITE TRIANGLE TAKES PRECEDENT OVER ANY SIGN EASEMENT

NOTE: 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.

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

— ROAD MAINTENANCE STATEMENT OF UNDERSTANDING —

I, Michael Howell, AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL:

APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION 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.

8-23-16 Michael Howell
DATE DEVELOPER/OWNER

NOTE: ONLY 75% OF RECORDED LOTS WILL BE PERMITTED FOR CONSTRUCTION UNTIL THE ROADS ARE ACCEPTED BY NCDOT FOR STATE MAINTENANCE. JOHNSTON COUNTY LAND DEVELOPMENT CODE SEC 14-226 (7) b.

— 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.

8/19/16 Bruce M.
DATE SUBDIVISION ADMINISTRATOR

— REVIEW OFFICER'S CERTIFICATE —

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

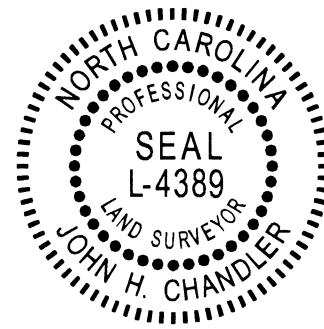
I, Stephanie Richter, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

8/19/16 Stephanie Richter
DATE REVIEW OFFICER

— SURVEYOR'S CERTIFICATE —

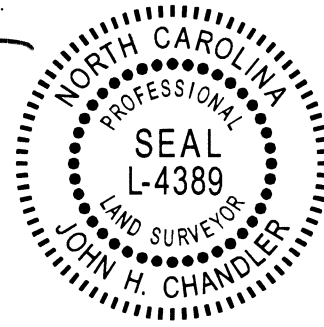
THIS SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

8/19/16 S.C. H. Chandler
DATE JOHN H. CHANDLER L-4389
PROFESSIONAL LAND SURVEYOR



I, JOHN H. CHANDLER., PLS L-4389, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 20th DAY OF June A.D., 2016.

8/19/16 S.C. H. Chandler
DATE JOHN H. CHANDLER L-4389
PROFESSIONAL LAND SURVEYOR



— CERTIFICATE OF FLOODWAY INFORMATION —

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

FLOOD HAZARD PANEL NO. 3720270000J

EFFECTIVE DATE: DECEMBER 2, 2005

6/20/16 S.C. H. Chandler
DATE 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.

6-23-16 Michael Howell
DATE OWNER

— OWNER INFORMATION —

PRICE ROAD FARM LLC
PO BOX 189
CLAYTON, NC 27528
DEED BOOK 3724, PAGE 363

— JOHNSTON COUNTY REGISTER OF DEEDS —

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

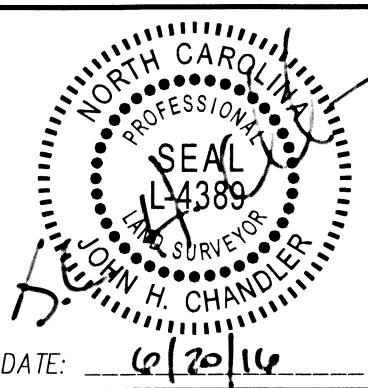
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 23 DAY OF August 2016 Beck 83 Page 316
AT 10:42:23 AM

Craig Oline BY Chandra C. Coates
REG. OF DEEDS ASST. REG. OF DEEDS Deputy

DATE	REVISION	INITIAL

chandler land surveying

309 South Fuquay Avenue, Fuquay-Varina, NC 27526
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FINAL SUBDIVISION PLAT

OF

PRICE POND - PHASE 2

SCALE: 1"=100'

DATE: JUNE 1, 2016

O'NEALS TOWNSHIP JOHNSTON COUNTY NORTH CAROLINA

PROJECT #
201407
SURVEYED BY
JHC
DRAWN BY
DBR
DRAWING NAME
201407-sub
SHEET NUMBER
2 OF 2