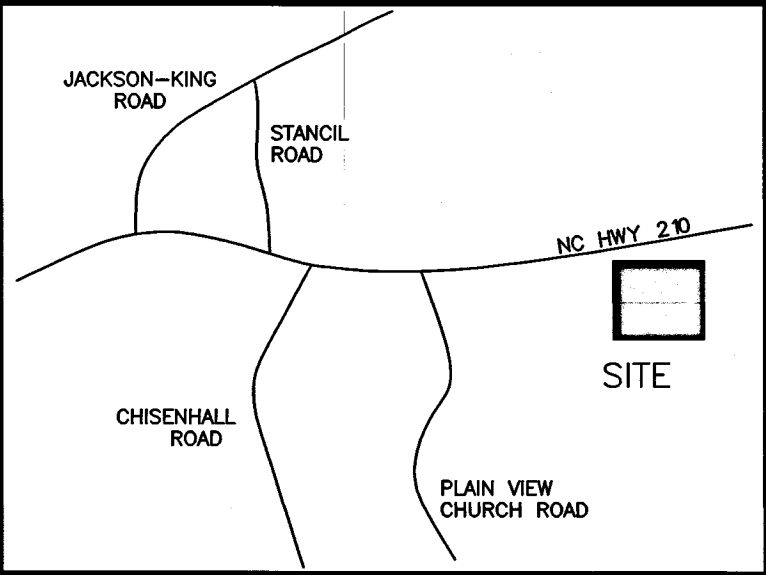


Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed 10/07/2021 09:22:14 AM
PLAT BOOK: 94 PAGE: 286-287 INSTRUMENT # 2021774998
Deputy/Assistant Register of Deeds: Pauline Sanders

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.



VICINITY MAP (NOT TO SCALE)

PROPERTY SHOWN HEREON IS XXXX JS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720160400 K EFFECTIVE DATE: APRIL 30, 2014

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.

10/5/2021

DATE

DocuSigned by:

Braston Newton

SUBDIVISION ADMINISTRATOR

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 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.

08-17-21

DATE

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.

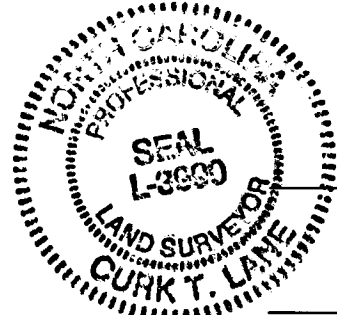
08-17-21

DATE

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 5047, PAGE 981, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5047, PAGE 981; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 17th DAY OF AUGUST, A.D. 2021



SURVEYOR

L - 3990
LICENSE NUMBER

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.

9/29/2021

DATE

DocuSigned by:

Harold G. Carroll, Jr

OWNER

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES

THE DIRECTOR OF PUBLIC UTILITIES FOR JOHNSTON COUNTY, 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 5th DAY OF October 21, 2021

COUNTY OF JOHNSTON

BY:

DIRECTOR OF PUBLIC UTILITIES

DocuSigned by:

Chandra Farmer

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 4984 SQUARE FEET PER LOT

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN 16-25 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 PLANS FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

9/30/2021

DATE

COUNTY HEALTH OFFICER OR AUTHORIZED REP.

DocuSigned by:

Todd Ramsey

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.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

Harold G. Carroll, Jr.

I, _____ AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF THE SUBDIVISION STREETS ON THIS PLAT UNTIL THE EARLIER OF THE FOLLOWING OCCURS:

APPROVED AND ACCEPTED FOR PERMANENT MAINTENANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS PUBLIC ROADS; OR

APPROVED AND TAKEN OVER BY THE HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS PERMANENT MAINTENANCE.

Harold G. Carroll, Jr.

NAME OF CORPORATION OR OWNER

9/29/2021

DATE

BY:

DEVELOPER/OWNER/OFFICER OF CORPORATION

DocuSigned by:

Harold G. Carroll, Jr

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 SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) ALL INTERIOR LOT LINES SHALL HAVE A 15' DRAINAGE AND UTILITY EASEMENT, 7.5' EACH SIDE OF ALL LOT LINES
- 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
- 7) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
- 8) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 9) GRID TIE BY GPS
- 10) ZONING: AR
- 11) PARENT TRACT DEED DB 5047 PG 981
- 12) PARCEL NO. 13C03055F

REFERENCES:

DB 5047 PG 981
DB 3400 PG 779
DB 1039 PG 580
DB 4090 PG 946
DB 4779 PG 020
PB 85 PG 425
PB 71 PG 302
PB 83 PG 61
PB 89 PG 369

SUBDIVISION PLAT
OF

STAR VALLEY PHASE TWO

FOR

STEEL BRIDGE CROSSING, LLC.
PLEASANT GROVE TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
AUGUST 17, 2021
SHEET 1 OF 2

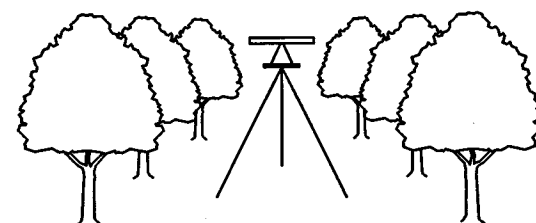
OWNER: STEEL BRIDGE CROSSING, LLC.
5180 NC HWY 42 W
GARNER, N.C. 27529

LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNS 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
- 1SS LOT HAS OFFSITE SEWER
- 1SSL OFFSITE SEWER LOT
- 1SR RECOMBINATION LOT
- STREET ADDRESS
- LINES NOT SURVEYED

SURVEYED BY:
TLS
DRAWN BY:
MIKE
CHECKED BY:
CURK
DRAWING NAME:
PH2SHT1.DWG
SURVEY DATE:
3-15-21
JOB NO.
122.406

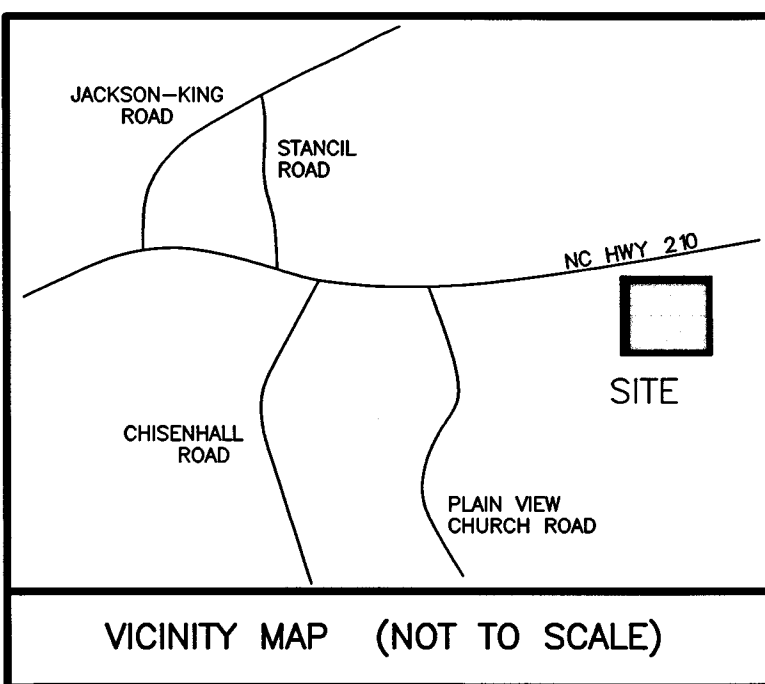
TRUE LINE SURVEYING, P.C.



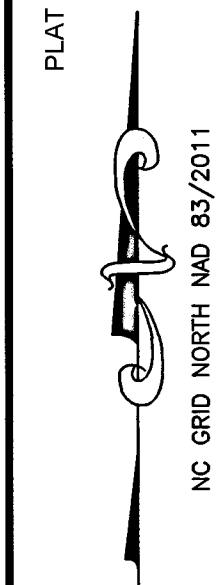
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859

Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed
INSTRUMENT # TN160641
Deputy/Assistant Register of Deeds:



N/F
GINGER SUE PARRISH
PIN 160400-62-6120
PN 13C03053X



LEGEND

- IPF IRON PIPE FOUND
- IPF IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSS COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPUTED POINT
- SFWC SET FLUSH WITH CAP
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.T. 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

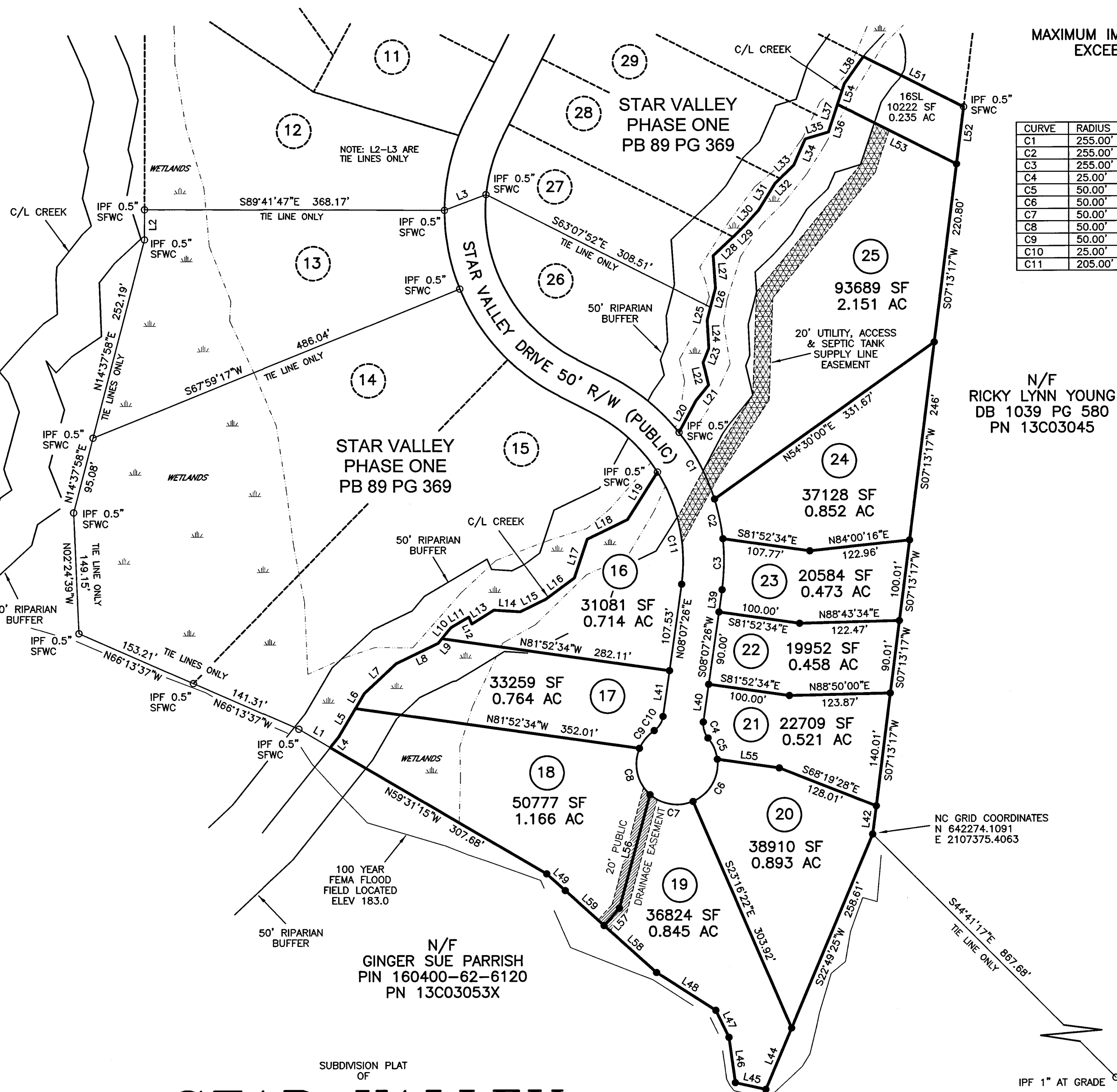
STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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SURVEYOR

L - 3990
LICENSE NUMBER



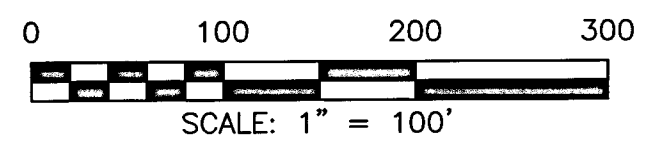
MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 4984 SQUARE FEET PER LOT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	255.00'	93.54'	93.02'	S27°49'04"E
C2	255.00'	50.08'	50.00'	S11°40'56"E
C3	255.00'	63.11'	62.95'	S01°02'02"W
C4	25.00'	21.03'	20.41'	S15°58'16"E
C5	50.00'	28.87'	28.47'	S23°31'31"E
C6	50.00'	64.33'	59.98'	S29°52'16"W
C7	50.00'	56.53'	53.57'	N80°52'59"W
C8	50.00'	62.59'	58.58'	N12°37'49"W
C9	50.00'	28.87'	28.47'	N39°46'23"E
C10	25.00'	21.03'	20.41'	N32°13'07"E
C11	205.00'	144.23'	141.28'	N12°01'55"W

LINE	BEARING	DISTANCE
L1	N59°31'15"W	44.74'
L2	N00°13'42"E	37.04'
L3	N69°10'18"E	54.62'
L4	N38°38'19"E	16.85'
L5	N30°25'22"E	40.52'
L6	N30°25'22"E	21.58'
L7	N46°59'51"E	53.69'
L8	N64°13'05"E	57.10'
L9	N39°34'26"E	7.49'
L10	N39°34'26"E	17.84'
L11	N59°19'17"E	25.04'
L12	S24°21'32"E	9.31'
L13	N57°57'11"E	32.00'
L14	S86°09'39"E	32.35'
L15	N63°48'41"E	34.77'
L16	N53°21'57"E	44.15'
L17	N18°21'50"E	50.26'
L18	N64°09'47"E	55.11'
L19	N32°11'16"E	69.11'
L20	N28°11'24"E	44.20'
L21	N38°58'02"E	24.58'
L22	N13°32'01"W	28.42'
L23	N21°39'29"E	18.84'
L24	N02°52'50"W	35.06'
L25	N14°37'04"E	16.19'
L26	N14°37'04"E	24.19'
L27	N03°50'25"W	40.20'
L28	N46°23'45"E	33.74'
L29	N46°23'45"E	18.77'
L30	N41°54'06"E	26.92'
L31	N31°35'05"E	38.39'
L32	N45°57'25"E	8.51'
L33	N45°57'25"E	23.66'
L34	N23°43'38"E	35.20'
L35	N73°19'45"E	29.68'
L36	N18°19'37"E	12.18'
L37	N18°19'37"E	23.39'
L38	N35°28'10"E	40.61'
L39	S08°07'26"W	27.53'
L40	S08°07'26"W	47.13'
L41	N08°07'26"E	57.13'
L42	S07°13'17"W	34.99'
L43	S22°49'25"W	81.90'
L44	N77°31'53"W	38.42'
L45	N07°46'13"W	56.28'
L46	N25°42'53"W	37.08'
L47	N57°11'33"W	86.17'
L48	N47°53'51"W	30.78'
L49	S63°07'52"E	64.49'
L50	S63°07'52"E	137.49'
L51	S07°13'17"W	71.00'
L52	N63°07'52"W	163.42'
L53	N18°19'37"E	27.01'
L54	S81°52'34"E	76.73'
L55	S15°07'33"W	144.92'
L56	S42°05'46"W	28.26'
L57	N47°53'51"W	86.70'
L58	N47°53'51"W	64.11'

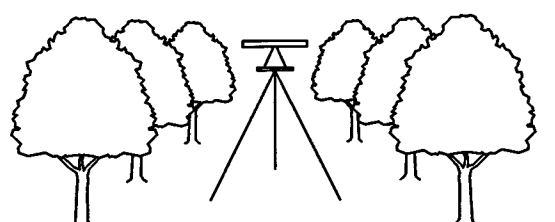
N/F
RICKY LYNN YOUNG
DB 1039 PG 580
PN 13C03045

NC GRID COORDINATES
N 642274.1091
E 2107375.4063



SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	PH2SHT2.DWG
SURVEY DATE:	3-15-21
JOB NO.	122.406

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
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STAR VALLEY
PHASE TWO
FOR
STEEL BRIDGE CROSSING, LLC.
PLEASANT GROVE TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
AUGUST 17, 2021
SHEET 2 OF 2

OWNER: STEEL BRIDGE CROSSING, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529