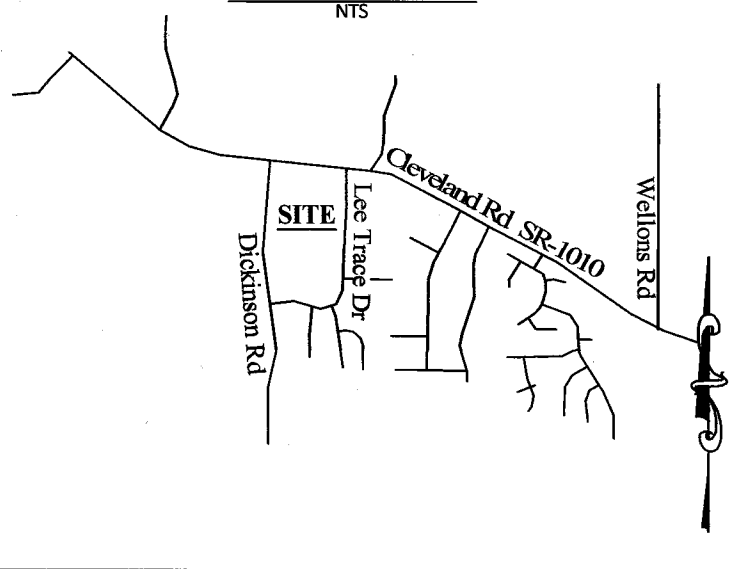


VICINITY MAP



Building Setbacks for AR Zoning

Front: 20 ft
Rear: 5 ft
Side: 5 ft
Corner Side: 20 ft
Arterials: 70 ft

REFERENCES

-PLAT BOOK 91, PAGE 353
-DEED BOOK 5674, PAGE 396



SITE DATA:

1. ZONING DISTRICT: AR
2. CURRENT PIN#: 164500-23-8182
3. EXISTING USE: VACANT
4. NUMBER OF PROPOSED TRACTS: 2
5. TOTAL AREA: 2,433,754 sf / 55.87 ac
6. NEW TRACT 1 AREA: 944,727 sf / 21.69 ac
7. NEW TRACT 2 AREA: 1,489,027 sf / 34.18 ac

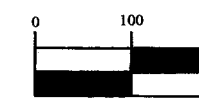
LEGEND

- IRON PIPE / REBAR SET
- IRON PIPE / REBAR FOUND
- ⊗ COMPUTED POINT
- ⊗ PK NAIL FOUND
- EXISTING BOUNDARY LINE
- EXISTING AJOINER-R/W LINE
- SETBACK LINE
- WETLANDS LINE
- TOP OF BANK LINE
- BUFFER LINE
- WETLANDS

Curve Table

Curve #	Length	Radius	Delta	Direction	Chord	Tangent
C1	217.60	1318.08	009°27'31"	N02°46'10"W	217.35	109.05

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Line Table

Line #	Direction	Length
L1	N08°13'58"W	258.28
L2	N07°29'56"W	235.40
L3	N03°49'55"E	511.22
L4	N04°18'10"E	31.99
L5	N04°18'10"E	239.03
L6	N04°22'50"E	210.68
L7	N04°07'15"E	309.84
L8	N05°23'20"E	169.46
L9	S84°36'48"E	376.33
L10	S05°27'57"W	210.00
L11	S84°32'03"E	270.79
L12	N05°27'57"E	210.00
L13	S84°28'57"E	442.98
L14	S00°53'02"W	863.16
L15	S00°53'02"W	1356.77
L16	N82°08'57"W	1091.71
L17	S87°58'05"E	1144.77

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.

1/22/2021
DATE

OWNER

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM SUBDIVISION REGULATION WITHIN THE JOHNSTON COUNTY PLANNING JURISDICTION.

1-25-2021
DATE
SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

1/25/2021
DATE
REVIEW OFFICER

GENERAL NOTES

1. This survey was prepared by Bateman Civil Survey Company, under the supervision of Jeffrey W. Baker, PLS.
2. This plan has been prepared for layout and permitting purposes only.
3. Field equipment used: Trimble r8 gps and Trimble s8 robotic total station.
4. All distances are horizontal ground distances unless otherwise noted.
5. Area computed by coordinate method.
6. No grid monuments found within 2000'.
7. No evidence of cemeteries were observed at the time of survey.
8. No Title Report provided at the time of survey.

CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 3720166500K
EFFECTIVE DATE: 06/20/2018

1/20/21
DATE
SURVEYOR

"I, Jeffrey W. Baker, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 5674, page 396); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 91, page 353; that the ratio of precision or positional accuracy as calculated is 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 20th day of January, A.D. 2021."

Professional Land Surveyor
License Number-4412



I, Jeffrey W. Baker, Professional Land Surveyor No. L-4412 certify
D. That the survey is of another category, such as the
recombination of existing parcels, a court-ordered survey,
or other exceptions to the definition of subdivision.

Jeffrey W. Baker, PLS L-4412
1/20/21
date

Dickinson Road SR-1505
60' Public R/W

EIP
'Control Corner'
N:652116.74
E:2162351.33

Ritchie
PIN:166500-21-3978
TAG:15H07019B
DB 3750, Pg 838
Zoned: AR

Van Roekel
PIN:166500-21-6884
TAG:15H07019J
DB 2068, Pg 432
Zoned: AR

CPI/Amherst SFR
Program Owner, LLC
PIN:166500-31-4875
TAG:15H07012Y
DB 5555, Pg 903
Zoned: AR

Gray Wolf Development LLC
PIN:166500-23-8182
TAG:15H06016M
DB 5674, Pg 396
PB 91, Pg 353
Zoned: AR

Elizabeth United
Methodist Church
PIN:166500-24-7098
TAG:15H06015A
DB 2407, Pg 744
Zoned: AR

New Tract 1
944,727 sf/
21.6879 ac

New Tract 2
1,489,027 sf/
34.18 ac

ADJOINER INFO				
Owner	PIN	TAG	DB, Pg	Zoning
A) Zuniga	166500-34-5035	15H07012B	5459,451	AR
B) Betterton	166500-33-4935	15H07012G	4938, 686	AR
C) Pineda	166500-33-5844	15H07012C	4225, 370	AR
D) Bocchino	166500-33-5734	15H07012D	5422,175	AR
E) Atkinson	166500-33-5633	15H07012E	2870, 926	AR
F) Betterton	166500-33-5533	15H07012F	4938, 686	AR
G) Thorpe	166500-33-5422	15H07012H	2910, 791	AR
H) Bucklin	166500-33-5312	15H07012J	2954, 594	AR
I) Brightwell	166500-33-5230	15H07012L	4348, 859	AR
J) D'Alessandro	166500-33-4049	15H07012M	2612, 661	AR
K) Lucas	166500-32-4997	15H07012N	2948, 753	AR
L) Kennedy	166500-32-4884	15H07012O	2344, 604	AR
M) Walter	166500-32-4781	15H07012S	2834, 873	AR
N) Every	166500-32-4589	15H07012T	4254, 650	AR
O) Jones	166500-32-4477	15H07012U	3632, 714	AR
P) Dunston	166500-32-4375	15H07012V	3158, 246	AR
Q) Brightwell	166500-32-3294	15H07012P	4348, 859	AR
R) Stiles	166500-32-4171	15H07012W	4310, 964	AR
S) Shepard	166500-31-4978	15H07012X	2153, 632	AR
T) Hall	166500-31-3756	15H07019E	2722, 371	AR
U) Evans	166500-31-2738	15H07019F	5559, 158	AR
V) Bloyer	166500-31-1719	15H07019G	4899, 145	AR
W) Riddle	166500-21-9881	15H07019H	2870, 755	AR
X) McGill	166500-21-8872	15H07019I	5072, 870	AR

JOHNSTON COUNTY REGISTER OF DEEDS

Filed in JOHNSTON COUNTY, NC
Filed 01/25/2021 01:30:36 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst mitchell
PLAT B: 92 P: 400

Bateman Civil Survey Company
Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

Exclusively for:
Gray Wolf Development LLC
10920 Cleveland Road
Garner, NC, 27529

Exempt Subdivision Plat
Avery Meadows
Smithfield
Smithfield Township, Johnston County, NC

Designed By: N/A
Drawn By: JCH
Checked By: JWB
Scale: 1"=200'
Date: 1/19/2021
Project Number: 190346

SHEET
1 OF 1