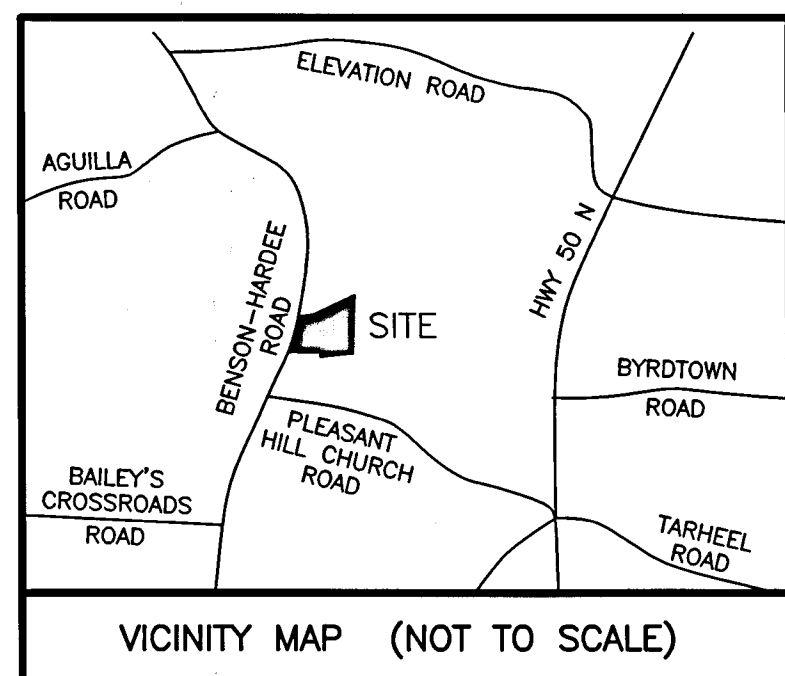


Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed 10/25/2022 08:26:26 AM
PLAT BOOK: 97 PAGE: 210-211 INSTRUMENT # 2022832176
Deputy/Assistant Register of Deeds: LaWanda Neal

submitted electronically by "True Line Surveying" in accordance with the provisions of the Johnston County Register of Deeds.



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.

9/12/22 R F Taylor OWNER
9/12/22 Margie A. Taylor OWNER
9/14/2022 Lanny K. Clifton 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 JOHNSON 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 20th DAY OF October 20, 2022
COUNTY OF JOHNSTON
BY: Chandra Farmer DIRECTOR OF PUBLIC UTILITIES

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN 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.

9/15/2022
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.

- 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 10' DRAINAGE AND UTILITY EASEMENT, 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) GRID TIE BY GPS
 - 9) ZONING: AR
 - 10) PARENT TRACT DEED DB 5962 PG 912
 - 11) PARCEL NO. 07D07020B, 07D07020C, 07D07020D
- REFERENCES:
- | | |
|----------------|--------------|
| DB 5962 PG 912 | PB 92 PG 233 |
| DB 5038 PG 742 | PB 72 PG 174 |
| DB 4141 PG 457 | PB 75 PG 143 |
| DB 5470 PG 106 | |
| DB 6076 PG 675 | |
| DB 5962 PG 876 | |

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.

10/20/2022
DATE
DocuSigned by: Braston Minton
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 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 SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

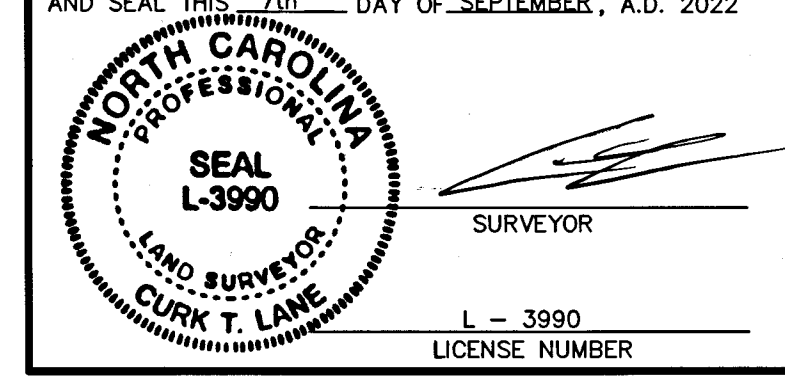
09-07-22
DATE
SURVEYOR

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.

09-07-22
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 5962, PAGE 912, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5962, PAGE 912; 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 7th DAY OF SEPTEMBER, A.D. 2022



REVIEW OFFICER'S CERTIFICATE
Jodie R.H. Gay
I, Jodie R.H. Gay REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

10/24/2022
DATE
DocuSigned by: Jodie Gay
REVIEW OFFICER

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING
I, Lanny K. Clifton 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.

Lanny K. Clifton
NAME OF CORPORATION OR OWNER
9-14-22
DATE BY: Lanny K. Clifton DEVELOPER/OWNER/OFFICER OF CORPORATION

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720162000 K EFFECTIVE DATE: OCTOBER 3, 2006

09-07-22
DATE
SURVEYOR

I, CURK T. LANE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, FOR THE PURPOSE OF HORIZONTAL CONTROL IN ORDER TO TIE THIS SURVEY TO NC GRID; AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

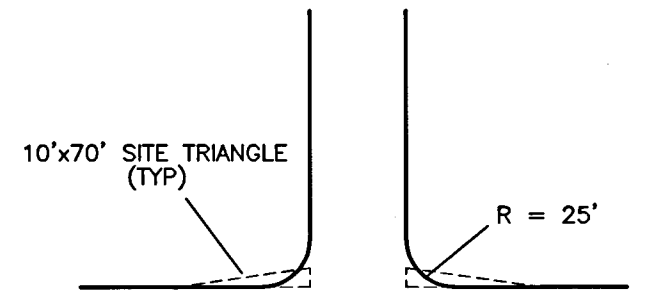
CLASS OF SURVEY: CLASS AA
POSITION ACCURACY: 0.026 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE: VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY: 7-15-22
DATUM/EPOCH: NAD 83(2011)/EPIC 2010.000
PUBLISHED/FIXED-CONTROL USED: NC GNSS CORRS AND RTK
GEIOD MODEL: NAVD 88 USING GEOID 18
COMBINED GRID FACTOR: 0.99988779(AVG)
REPORTING UNITS: US FEET

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
CCS	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
15S	LOT HAS OFFSITE SEWER
15SL	OFFSITE SEWER LOT
15R	RECOMBINATION LOT
100	STREET ADDRESS
-----	LINES NOT SURVEYED

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED
DISTRICT ENGINEER
SEPT 13, 2022



ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAYS

NOTE: SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT

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.

THE 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.

ALL LOTS SHALL BE SERVED BY INTERNAL STREET SYSTEMS ONLY.

SUBDIVISION PLAT
OF
WYND CREST
FOR
JONES CREEK, LLC.
ELEVATION TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
SEPTEMBER 7, 2022
SHEET 1 OF 2

OWNER: RICHARD F. TAYLOR
MARGIE A. TAYLOR
3818 BENSON HARDEE RD
BENSON, N.C. 27504

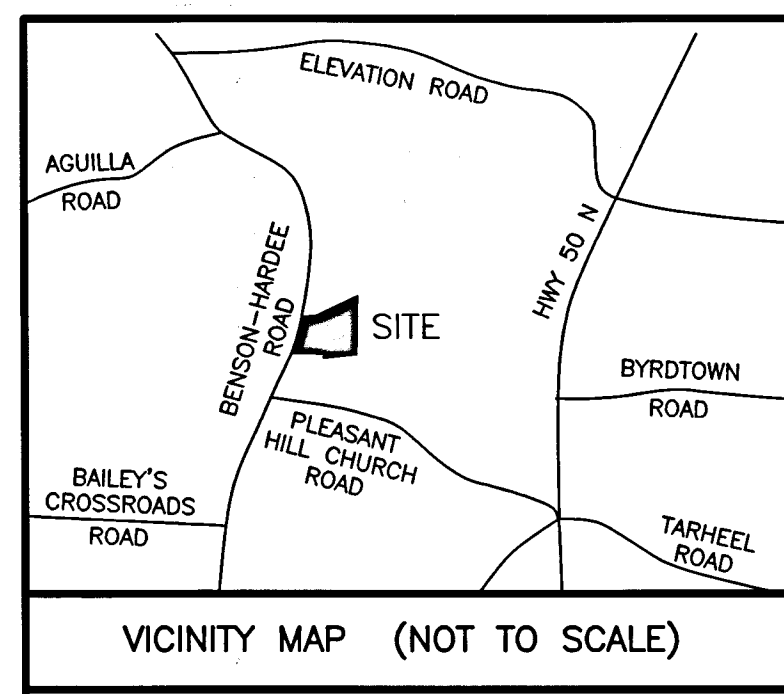
OWNER: JONES CREEK, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	RECORD.DWG
SURVEY DATE:	7-15-22
JOB NO.	122.423

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



SUBMISSION PLAT
OF
WYND CREST
FOR
JONES CREEK, LLC.
ELEVATION TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
SEPTEMBER 7, 2022
SHEET 2 OF 2

OWNER: JONES CREEK, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

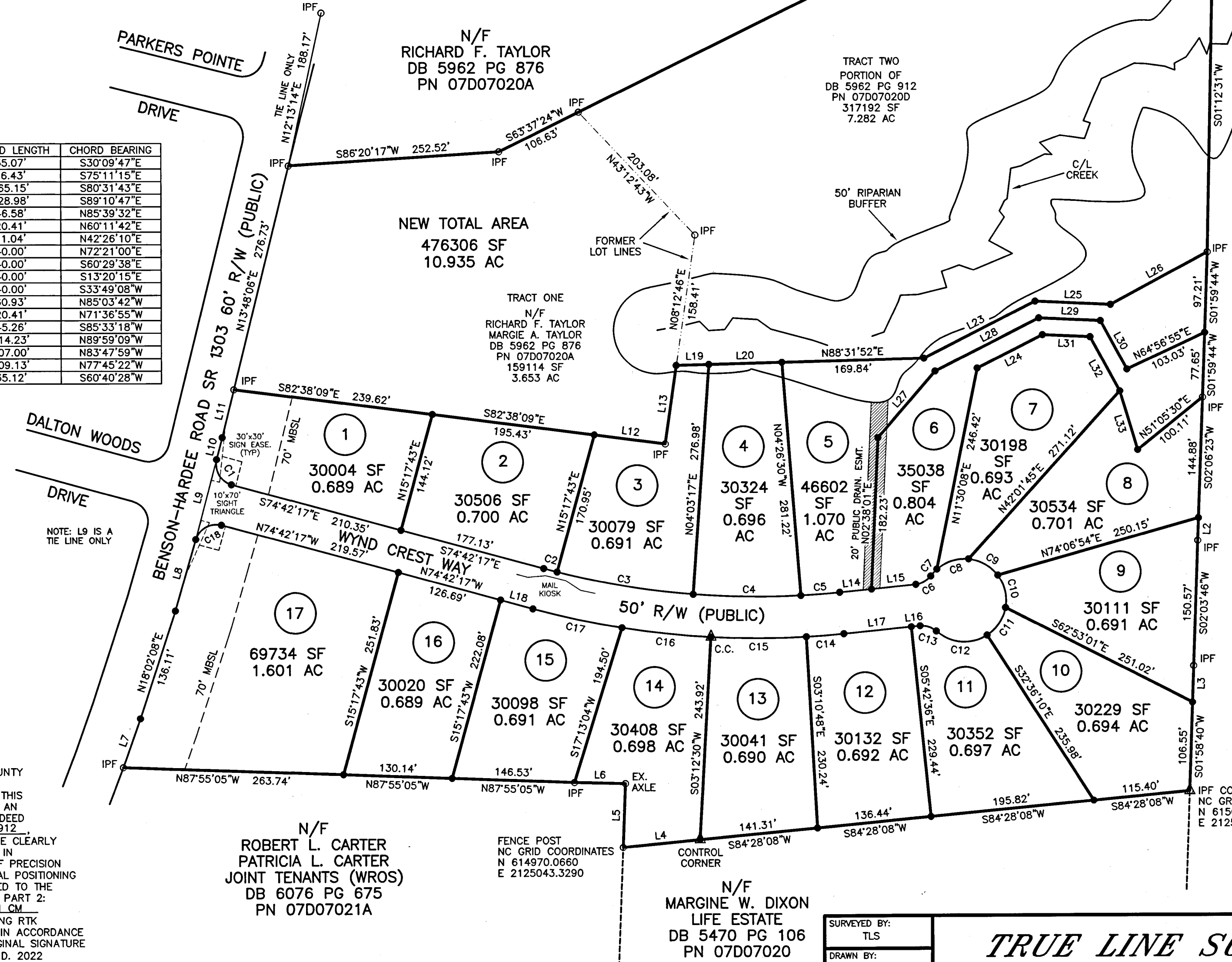
N/F
GREGORY LEE GODWIN
DB 5038 PG 742
PN 07D07021B

NOTE: L1 IS A
TIE LINE ONLY
IPF
NC GRID COORDINATES
N 616232.7610
E 2125756.3460

NC GRID COORDINATES
NAD 83/2014

PLAT B: 97 P: 211

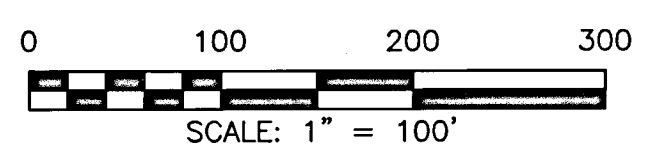
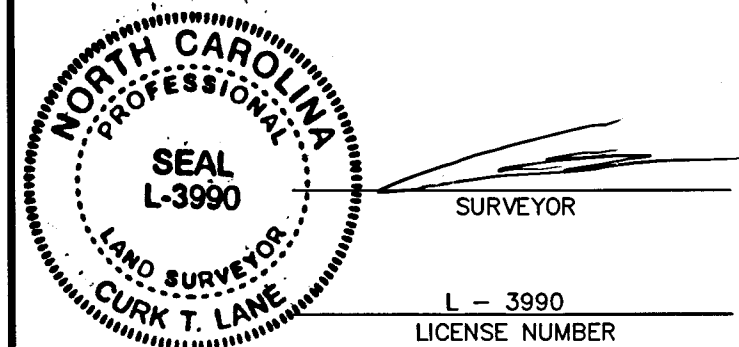
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	38.87'	35.07'	S30°09'47"E
C2	975.00'	16.43'	16.43'	S75°11'15"E
C3	975.00'	165.35'	165.15'	S80°31'43"E
C4	975.00'	129.08'	128.98'	S89°10'47"E
C5	975.00'	46.59'	46.58'	N85°39'32"E
C6	25.00'	21.03'	20.41'	N60°11'42"E
C7	50.00'	11.06'	11.04'	N42°26'10"E
C8	50.00'	41.15'	40.00'	N72°21'00"E
C9	50.00'	41.15'	40.00'	S60°29'38"E
C10	50.00'	41.15'	40.00'	S13°20'15"E
C11	50.00'	41.15'	40.00'	S33°49'08"W
C12	50.00'	65.52'	60.93'	N85°03'42"W
C13	25.00'	21.03'	20.41'	N71°36'55"W
C14	1025.00'	45.26'	45.26'	S85°33'18"W
C15	1025.00'	114.28'	114.23'	N89°59'09"W
C16	1025.00'	107.05'	107.00'	N83°47'59"W
C17	1025.00'	109.18'	109.13'	N77°45'22"W
C18	25.00'	38.94'	35.12'	S60°40'28"W



N/F
BETTY KAY WHEELER
LIFE ESTATE
DB 4141 PG 467
PN 07E07105A

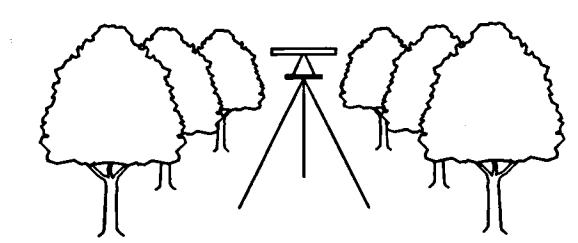
LINE	BEARING	DISTANCE
L1	N01°12'44"E	200.09'
L2	S02°06'23"W	27.44'
L3	S01°58'40"W	43.94'
L4	S84°28'08"W	92.59'
L5	N02°10'52"E	76.80'
L6	N88°36'24"W	61.08'
L7	N19°26'14"E	62.28'
L8	N16°03'13"E	89.38'
L9	N14°42'31"E	99.27'
L10	S14°22'43"W	27.18'
L11	N13°48'06"E	59.30'
L12	S82°38'09"E	85.61'
L13	N08°12'46"E	95.17'
L14	N84°17'24"E	38.24'
L15	N84°17'24"E	53.35'
L16	S84°17'24"W	10.57'
L17	S84°17'24"W	81.03'
L18	N74°42'17"W	40.20'
L19	N88°31'52"E	38.90'
L20	N88°31'52"E	87.64'
L21	N05°49'08"E	20.16'
L22	N88°31'52"E	108.33'
L23	N62°58'45"E	149.72'
L24	N62°58'45"E	87.78'
L25	S87°14'05"E	90.27'
L26	N61°32'12"E	132.11'
L27	N40°39'13"E	105.04'
L28	N62°58'45"E	139.67'
L29	S87°14'05"E	73.69'
L30	S28°27'06"E	66.40'
L31	S87°14'05"E	57.10'
L32	S28°27'06"E	74.02'
L33	S16°46'23"E	73.86'

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
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SURVEYED BY:
T.L.S.
DRAWN BY:
MIKE
CHECKED BY:
CURK
DRAWING NAME:
RECORD.DWG
SURVEY DATE:
7-15-22
JOB NO.
122.423

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