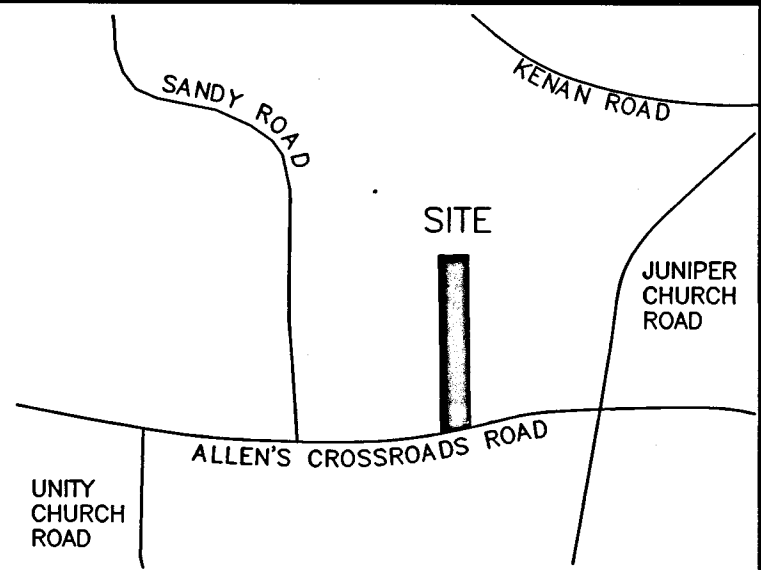




VICINITY MAP (NOT TO SCALE)

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.

12/4/2024
DATE
OWNER
Signed by: Harold G. Carroll, Jr.

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720154800 K EFFECTIVE DATE: 6-20-2018

11-12-24
DATE
SURVEYOR

THIS SURVEY:

CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

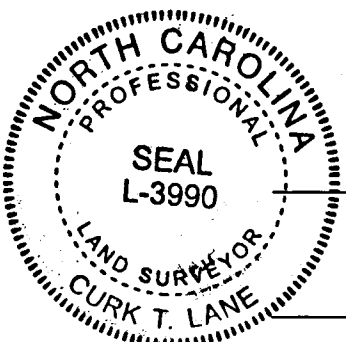
11-12-24
DATE
SURVEYOR

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.

11-12-24
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 6459, PAGE 901, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 6459, PAGE 901; 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 12th DAY OF NOVEMBER, A.D. 2024



SURVEYOR
L - 3990
LICENSE NUMBER

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.

1/23/2025
DATE
COUNTY HEALTH OFFICER OR AUTHORIZED REP.
Signed 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

Allens Crossroads Road Lan LLC

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.

Allens Crossroads Road Lan LLC

NAME OF CORPORATION OR OWNER

12/4/2024
DATE
BY: DEVELOPER/OWNER/OFFICER OF CORPORATION
Signed by: Harold G. Carroll, Jr.

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.

2/3/2025
DATE
SUBDIVISION ADMINISTRATOR
Signed by: Braxton Nulton

REVIEW OFFICER'S CERTIFICATE

Carolyn Allen

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

2/4/2025
DATE
REVIEW OFFICER
Signed by: Carolyn Allen

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: 0.024 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE: VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY: 10-15-24
DATUM/EPOCH: NAD 83(2011)/EPOCH 2010.000
PUBLISHED/FIXED-CONTROL USED: NC GNSS CORS AND RTK
GEOID MODEL: NAVD 88 USING GEOID 18
COMBINED GRID FACTOR: 0.999871108(AVG)
REPORTING UNITS: US FEET

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.

15th January 25
THIS THE DAY OF 20,

COUNTY OF JOHNSTON
BY: DIRECTOR OF PUBLIC UTILITIES
DocuSigned by: Chandra Farmer

MAXIMUM IMPERVIOUS AREA PER LOT SHALL NOT EXCEED 11161 SQUARE FEET

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED
DISTRICT ENGINEER
Nov 13, 2024

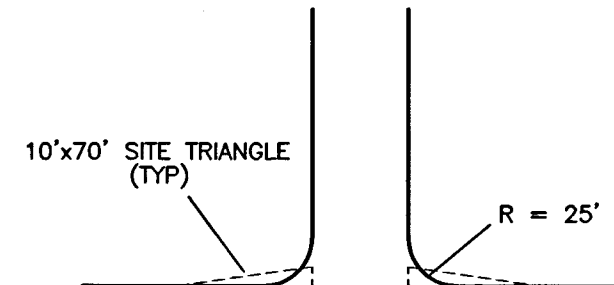
ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAYS

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.



TYPICAL INTERSECTION
DETAIL

OWNER: ALLEN'S CROSSROADS-LAN
DEVELOPMENT, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

SUBDIVISION PLAT
OF

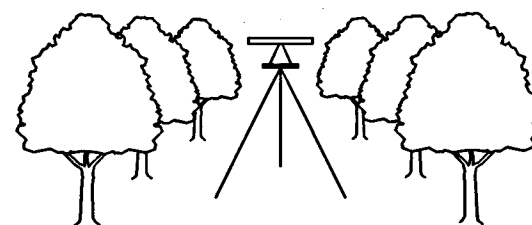
JACOBS RIDGE
FOR
ALLEN'S CROSSROADS-LAN
DEVELOPMENT, LLC
BANNER TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
OCTOBER 25, 2024
SHEET 1 OF 3

LEGEND

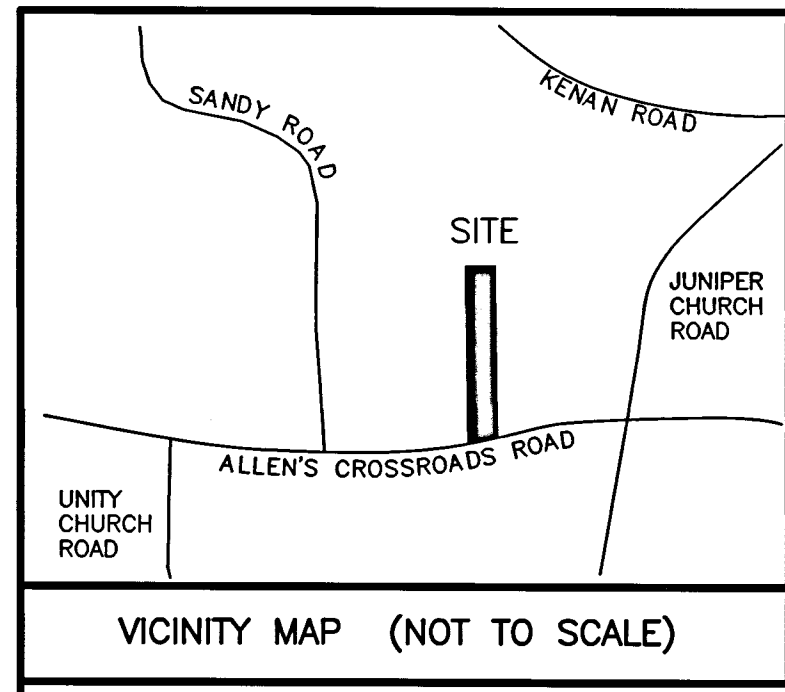
IFP
IPS
CMF
PKNF
PKNS
RRS
CSF
CSS
CC
OP
P/P
OPW
R/W
S.F.
AC
DB
PB
BOM
PC
LF
1SS
1SSL
1SR
A/G
B/G
100
IRON PIPE FOUND
IRON PIPE SET
CONCRETE MONUMENT FOUND
PARKER-KALON NAIL FOUND
PARKER-KALON NAIL SET
RAILROAD SPIKE
COTTON SPIKE FOUND
COTTON SPIKE SET
CONTROL CORNER
COMPUTED POINT
POWER POLE
OVERHEAD POWER LINE
RIGHT OF WAY
SQUARE FEET
ACRE
DEED BOOK
PLAT BOOK
BOOK OF MAPS
PAGE
LINEAR FEET
LOT HAS OFFSITE SEWER
OFFSITE SEWER LOT
RECOMBINATION LOT
ABOVE GROUND
BELOW GROUND
STREET ADDRESS
LINES NOT SURVEYED

SURVEYED BY: TLS
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: RECORDSHT1.DWG
SURVEY DATE: 10-15-24
JOB NO. 122.429

TRUE LINE SURVEYING, P.C.

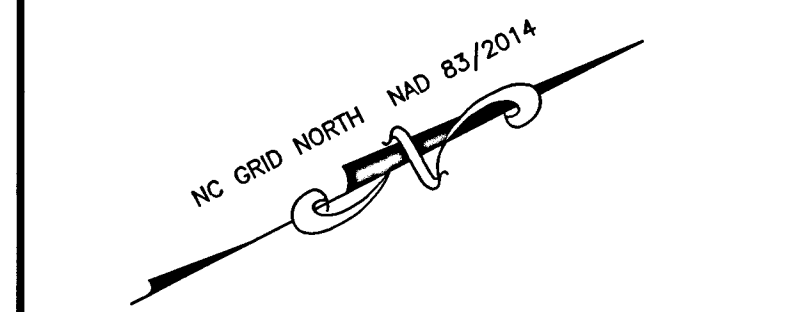


205 WEST MAIN STREET
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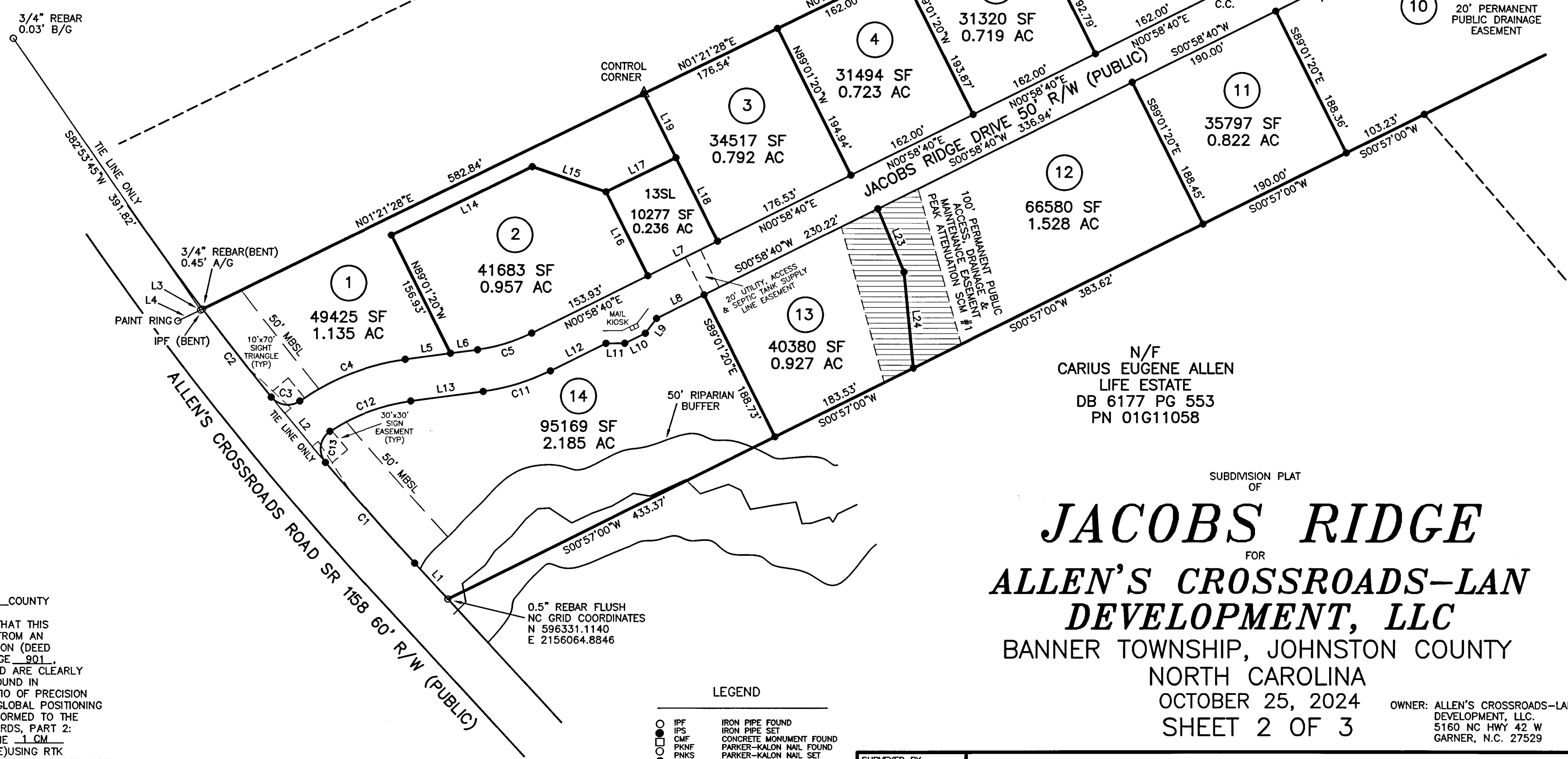


LINE	BEARING	DISTANCE
L1	S74°50'00"W	58.21'
L2	S77°52'14"W	101.04'
L3	S01°21'28"W	2.74'
L4	S01°42'10"W	29.95'
L5	N19°48'20"E	54.14'
L6	N19°48'20"E	32.50'
L7	N00°58'40"E	92.37'
L8	S00°58'40"W	62.87'
L9	S25°35'15"E	22.36'
L10	S00°58'40"W	27.08'
L11	S27°32'34"W	22.36'
L12	S00°58'40"W	73.65'
L13	S19°48'20"W	86.64'
L14	N01°21'28"E	185.79'
L15	N46°12'27"E	92.39'
L16	N89°01'20"W	111.57'
L17	N01°21'28"E	92.38'
L18	N89°01'20"W	110.95'
L19	N89°01'20"W	85.16'
L20	N89°01'20"W	58.34'
L21	S53°53'02"W	101.22'
L22	N85°15'56"W	51.80'
L23	S84°54'08"E	81.61'
L24	S68°11'00"E	114.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3970.00'	159.93'	159.92'	S75°59'15"W
C2	3970.00'	132.75'	132.75'	S79°33'27"W
C3	25.00'	37.76'	34.27'	N35°19'42"E
C4	280.00'	135.61'	134.28'	N05°55'52"E
C5	205.00'	67.36'	67.06'	N10°23'30"E
C6	25.00'	21.03'	20.41'	N23°07'02"W
C7	50.00'	64.03'	59.75'	N10°31'28"W
C8	50.00'	105.05'	86.77'	N86°21'06"E
C9	50.00'	72.11'	66.02'	S07°51'14"W
C10	25.00'	21.03'	20.41'	S25°04'21"W
C11	255.00'	83.80'	83.42'	S10°23'30"W
C12	230.00'	103.17'	102.30'	S06°57'20"W
C13	25.00'	42.31'	37.44'	S54°22'35"E



PLAT B: 102 P: 428



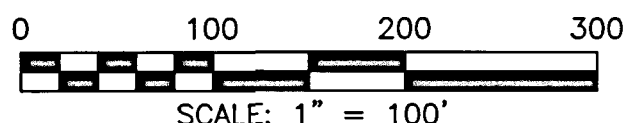
STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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SURVEYOR

L - 3990
LICENSE NUMBER



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
- SF SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- LS LOT HAS OFFSITE SEWER
- 15S OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- A/G ABOVE GROUND
- B/G BELOW GROUND
- STREET ADDRESS
- LINES NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	RECORDSHT2.DWG
SURVEY DATE:	10-15-24
JOB NO.	122.429

SUBDIVISION PLAT OF

JACOBS RIDGE

FOR

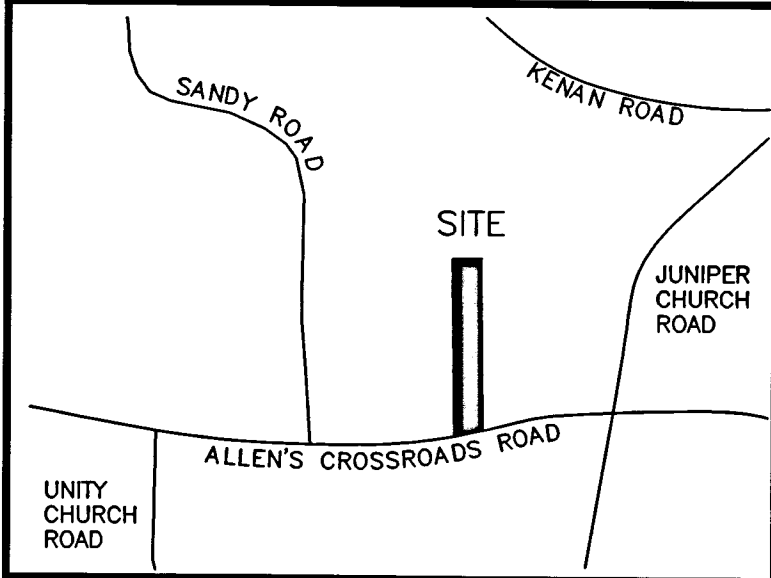
ALLEN'S CROSSROADS-LAN DEVELOPMENT, LLC

BANNER TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
OCTOBER 25, 2024
SHEET 2 OF 3

OWNER: ALLEN'S CROSSROADS-LAN DEVELOPMENT, LLC
5160 NC HWY 42 W
GARNER, N.C. 27529

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
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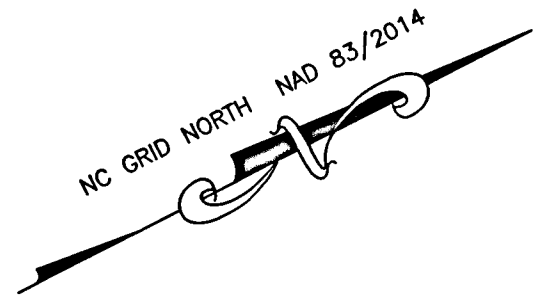


VICINITY MAP (NOT TO SCALE)

LINE	BEARING	DISTANCE
L25	N89°16'06"W	57.82'
L26	S89°43'46"E	33.45'
L27	N89°48'40"E	101.05'

SUBDIVISION PLAT
OF
JACOBS RIDGE
FOR
**ALLEN'S CROSSROADS-LAN
DEVELOPMENT, LLC**
BANNER TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
OCTOBER 25, 2024
SHEET 3 OF 3

OWNER: ALLEN'S CROSSROADS-LAN
DEVELOPMENT, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529



NC GRID COORDINATES
N 599082.3530
E 2155691.7740
EX. AXLE(BENT) 1.53' A/G

N/F
KENNETH E. JOHNSON
DB 1869 PG 596
PN 01G11031

N/F
CATHERINE ALLEN FORMOSA
DB 2900 PG 54
PN 01G11056

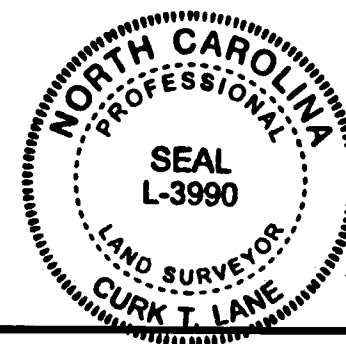
LIGHTWOOD STAKE(BENT)
0.29' A/G

5/8" PIPE
1.20' A/G
3/4" PIPE
0.97' A/G
173.63'
N01°59'45"E
TIE LINE ONLY

NOTE: L26-L27 ARE
TIE LINES ONLY

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 6452, PAGE 901,
ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION FOUND IN
BOOK 6452, PAGE 901; 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
RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE
AND SEAL THIS 12th DAY OF NOVEMBER, A.D. 2024



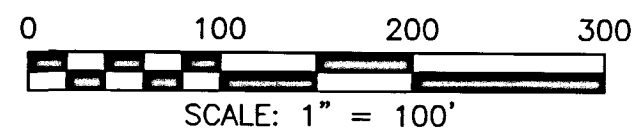
SURVEYOR

L - 3990
LICENSE NUMBER

N/F
GLENN C. THORNTON
DB 3750 PG 881
PN 01G11058A

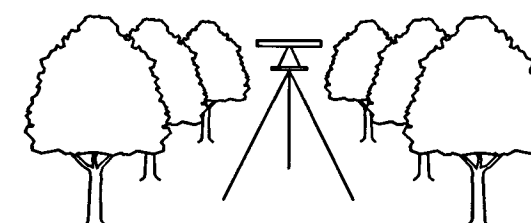
LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CNF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
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- DB DEED BOOK
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- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 1SS OFFSITE SEWER LOT
- 1SL RECOMBINATION LOT
- 1SR ABOVE GROUND
- A/G ABOVE GROUND
- B/G BELOW GROUND
- [100] STREET ADDRESS
- LINES NOT SURVEYED



SURVEYED BY:
TLS
DRAWN BY:
MIKE
CHECKED BY:
CURK
DRAWING NAME:
RECORDSHT3.DWG
SURVEY DATE:
10-15-24
JOB NO.
122.429

TRUE LINE SURVEYING, P.C.



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