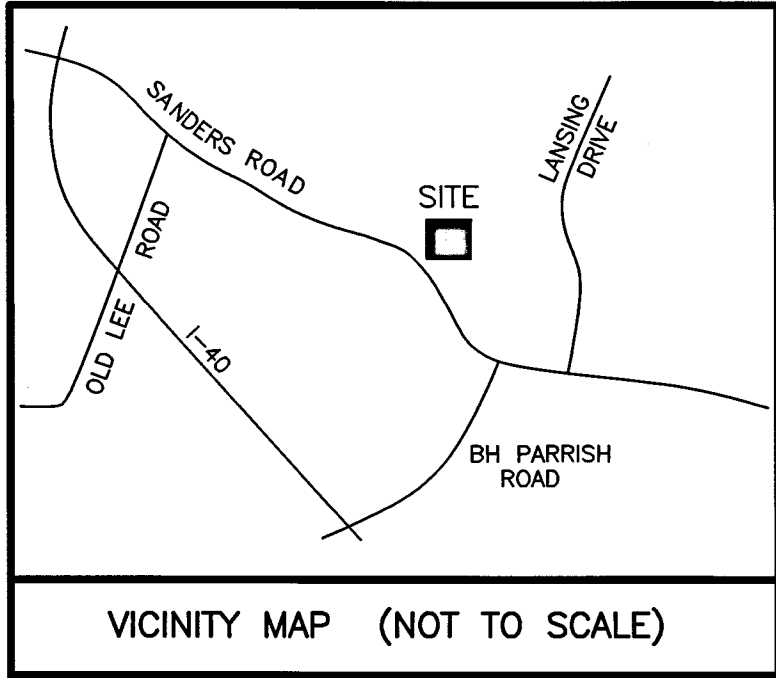


Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed 02/10/2022 08:59:33 AM
PLAT BOOK: 95 PAGE: 250-252 INSTRUMENT # 2022795488
Deputy/Assistant Register of Deeds: Pauline Sanders

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.



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.

2/3/2022
DATE

DocuSigned by:
Erastus Newton
SUBDIVISION ADMINISTRATOR

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.

3rd February 22
THIS THE DAY OF 20,

COUNTY OF JOHNSTON
BY: Chandra Farmer
DIRECTOR OF PUBLIC UTILITIES

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.

1/24/2022

DATE

DocuSigned by:
Harold G. Carroll, Jr.
OWNER

1/24/2022

DATE

DocuSigned by:
Harold G. Carroll, Jr.
OWNER

1/24/2022

DATE

DocuSigned by:
Harold G. Carroll, Jr.
OWNER

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) GRID TIE BY GPS
- 9) ZONING: AR
- 10) PIN NO. 163500-02-7524
- 11) PARCEL NO. 13E04018B
- 12) PARENT TRACT DEED DB 5095 PG 255

REFERENCES:

DB 5095 PG 255
DB 775 PG 761
DB 5268 PG 891
DB 760 PG 27
DB 785 PG 168
DB 2644 PG 629
DB 745 PG 108
DB 1703 PG 267
DB 5463 PG 28
PB 86 PG 81
PB 85 PG 449
PB 44 PG 43
PB 90 PG 371
PB 92 PG 183

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED 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.

1/26/2022

DATE

DocuSigned by:
Todd Ramsey
COUNTY HEALTH OFFICER OR AUTHORIZED REP.

SUBDIVISION PLAT
OF

CRYSTAL SPRINGS PHASE 1-B

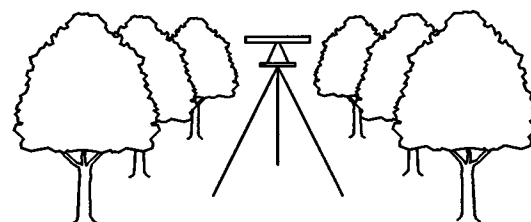
FOR

STEEL BRIDGE CROSSING, LLC.

PLEASANT GROVE TWP., JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 6, 2022
SHEET 1 OF 3

SURVEYED BY:
TLS
DRAWN BY:
MIKE
CHECKED BY:
CURK
DRAWING NAME:
PH1BSHT1.DWG
SURVEY DATE:
8-15-20
JOB NO.
122.408

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

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.

Steel Bridge Crossing, LLC

NAME OF CORPORATION OR OWNER

1/24/2022
DATE BY: Harold G. Carroll, Jr.
DEVELOPER/OWNER/OFFICER OF CORPORATION

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720163500 K EFFECTIVE DATE: JUNE 20, 2018

01-18-21
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.

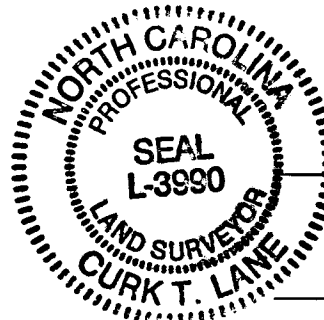
01-18-21
DATE SURVEYOR

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.

01-18-21
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 5095, PAGE 255, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5095, PAGE 255; 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 18th DAY OF JANUARY, A.D. 2022



SURVEYOR

L - 3990
LICENSE NUMBER

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.

2/9/2022
DATE REVIEW OFFICER

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: 8-15-20
DATUM/EPOCH: NAD 83(2011)/EPIC 2010.000
PUBLISHED/FIXED-CONTROL USED: NC GNSS CORS AND RTK
GEOID MODEL: NAVD 88 USING GEOID 18
COMBINED GRID FACTOR: 0.99988779(AVG)
REPORTING UNITS: US FEET

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 6945 SQUARE FEET PER LOT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	255.00'	52.05'	51.96'	N07°12'37"W
C2	255.00'	30.92'	30.90'	N02°06'40"E
C3	475.00'	80.50'	80.40'	N00°43'50"E
C4	475.00'	110.50'	110.25'	N10°47'18"W
C5	525.00'	86.01'	85.91'	S10°41'33"E
C6	525.00'	89.64'	89.53'	S01°06'28"E
C7	525.00'	16.51'	16.51'	S04°41'04"W
C8	205.00'	30.97'	30.94'	S01°15'29"W
C9	205.00'	35.74'	35.69'	S08°03'48"E
C10	475.00'	76.72'	76.63'	N22°04'46"W
C11	525.00'	10.86'	10.86'	N26°06'50"W
C12	25.00'	36.99'	33.71'	N67°54'49"W
C13	375.00'	98.40'	98.12'	S77°12'41"W
C14	325.00'	73.96'	73.80'	N76°12'49"E
C15	205.00'	146.58'	143.48'	N49°12'37"E
C16	255.00'	163.52'	160.74'	S47°05'51"W
C17	25.00'	40.22'	36.02'	S19°22'52"W
C18	525.00'	17.67'	17.67'	S25°44'31"E
C19	525.00'	86.06'	85.96'	S20°04'54"E
C20	325.00'	102.16'	101.74'	N88°15'45"W
C21	325.00'	14.03'	14.03'	N78°01'17"W
C22	25.00'	21.03'	20.41'	N52°41'24"W
C23	50.00'	34.57'	33.88'	N48°24'05"W
C24	50.00'	41.15'	40.00'	S88°12'51"W

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

OWNER: CARROLL CONSTRUCTION (LOT 21)
63 VERNON CT
WILLOW SPRING, N.C. 27592

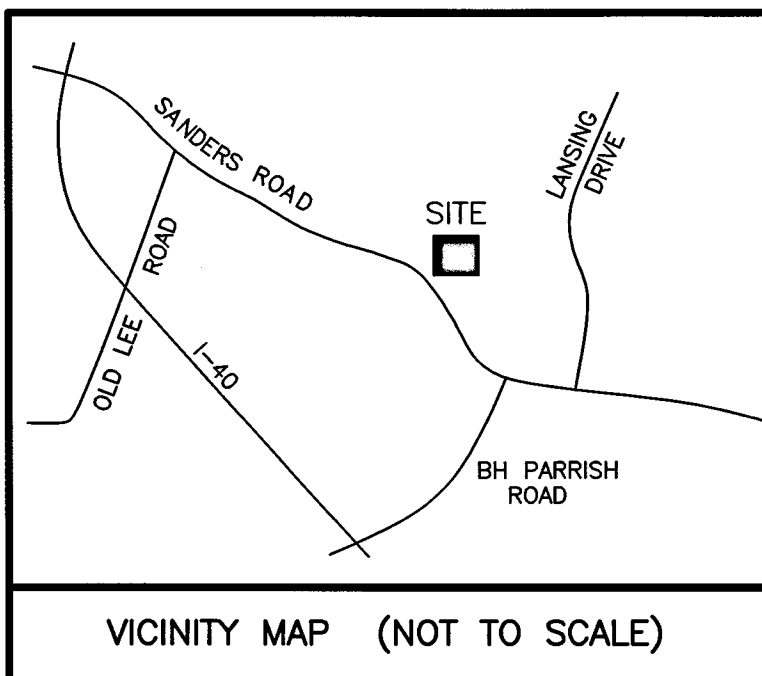
OWNER: GOLDEN PROPERTIES & DEV (LOT 20)
5160 NC HWY 42 W
GARNER, N.C. 27529

LEGEND

IFP IRON PIPE FOUND
CWF CONCRETE FOUND
PKNF PARKER-KALON NAIL FOUND
PNKS PARKER-KALON NAIL SET
RRS RAILROAD SPIKE
CSF COTTON SPIKE FOUND
CSS COTTON SPIKE SET
CC CONTROL CORNER
CP COMPUTED POINT
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

Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed
INSTRUMENT # TN173484
Deputy/Assistant Register of Deeds:

PLAT B: 95 P: 251



- 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
 - CSN COTTON SPIKE SET
 - CC CONTROL CORNER
 - CCP COMPUTED POINT
 - P/P POWER POLE
 - SFWC SET FLUSH WITH CAP
 - 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 RECOGNITION LOT
 - 100 STREET ADDRESS
 - LINES NOT SURVEYED

SUBDIVISION PLAT
OF

CRYSTAL SPRINGS PHASE 1-B

FOR

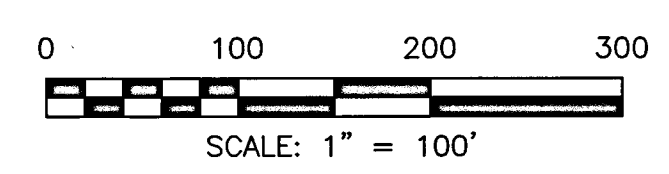
STEEL BRIDGE CROSSING, LLC.

PLEASANT GROVE TWP., JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 6, 2022
SHEET 2 OF 3

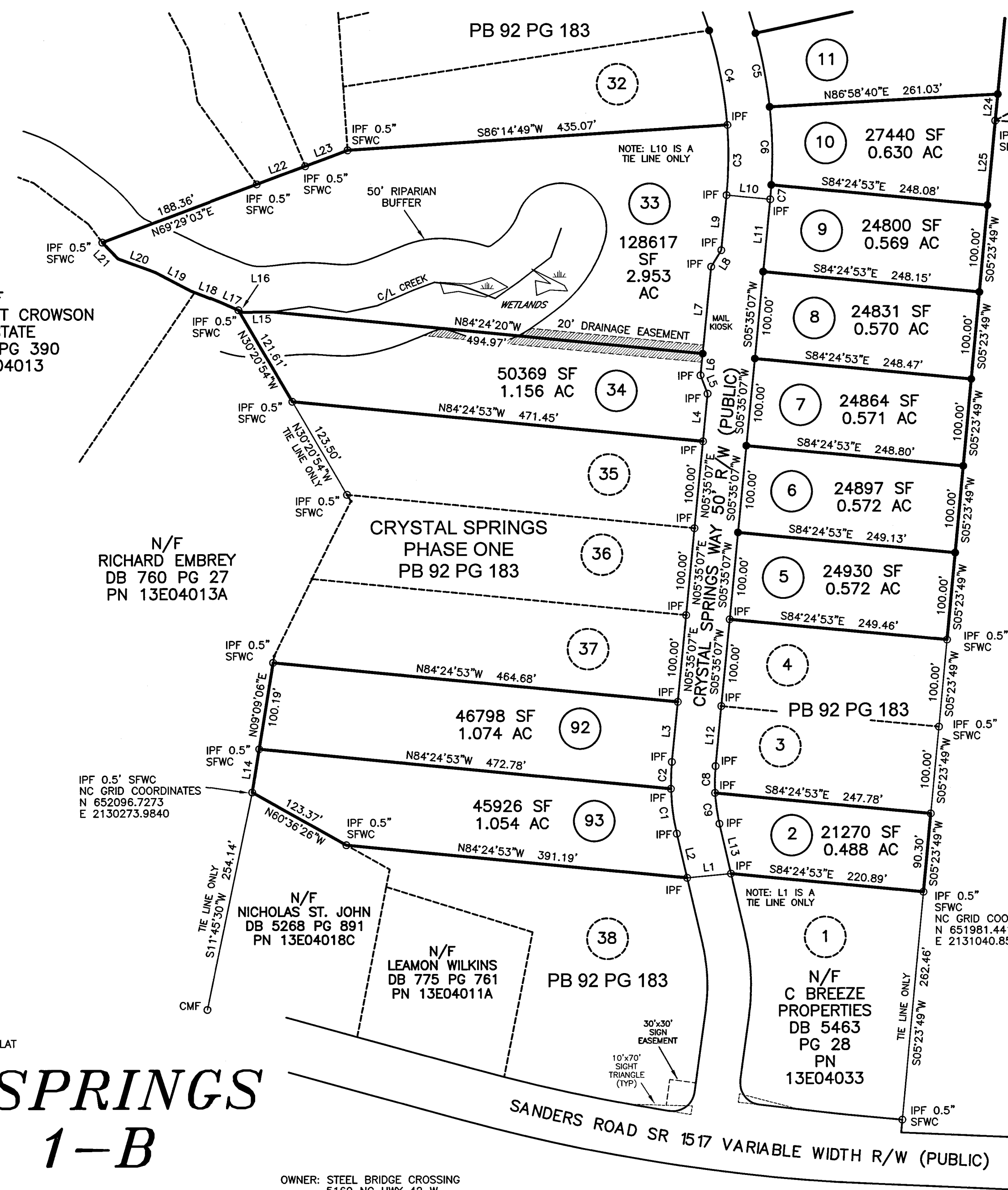
OWNER: STEEL BRIDGE CROSSING
5160 NC HWY 42 W
GARNER, N.C. 27529

OWNER: CARROLL CONSTRUCTION (LOT 21)
63 VERON CT
WILLOW SPRING, N.C. 27592

OWNER: GOLDEN PROPERTIES & DEV (LOT 20)
5160 NC HWY 42 W
GARNER, N.C. 27529



MATCH TO SHEET 3 OF 3



N/F
THOMAS A. BRECI
DB 1703 PG 267
PN 13D04017B

NOTE: IRON PIPE FOUND 0.5"
WITH CAPS SET FLUSH ALONG
CRYSTAL SPRINGS WAY UNLESS
OTHERWISE SHOWN.

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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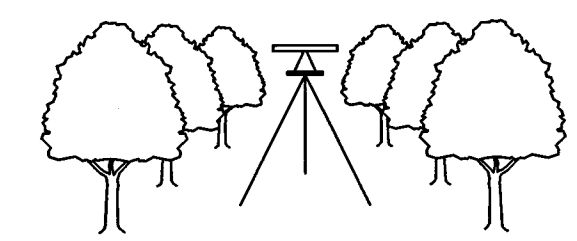


SURVEYOR

L - 3990
LICENSE NUMBER

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	PH1BSHT2.DWG
SURVEY DATE:	8-15-20
JOB NO.	122.408

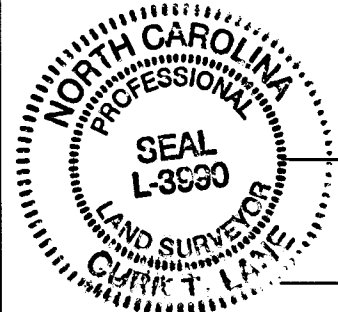
TRUE LINE SURVEYING, P.C.



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

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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L - 3990
LICENSE NUMBER

RUN OF CREEK
IS PROPERTY
LINE

N/F
RONALD W. STEPHENSON
DB 1858 PG 244
PN 13E04199

N/F
RONALD W. STEPHENSON
DB 745 PG 108
PN 13E04009C

N/F
BRAD FORD
DB 2644 PG 629
PN 13E04013B

RUN OF CREEK
IS PROPERTY
LINE

SUBDIVISION PLAT
OF

CRYSTAL SPRINGS PHASE 1-B

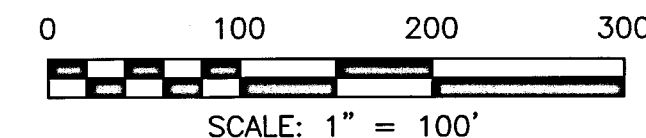
FOR

STEEL BRIDGE CROSSING, LLC.

PLEASANT GROVE TWP., JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 6, 2022
SHEET 3 OF 3

NOTE: LOTS 18-21 WERE PREVIOUSLY RECORDED IN PLAT BOOK 92 PAGE 183. THEY ARE NOW BEING RE-RECORDED IN ORDER TO ADD A NEW 20' DRAINAGE EASEMENT ACROSS THE LOTS. NO LOT LINES ARE CHANGED WITH THIS RECORDING.

N/F
STEEL BRIDGE CROSSING, LLC.
DB 5095 PG 255
PN 13E04010
RESERVED FOR
FUTURE DEVELOPMENT



NC GRID NORTH
NAD 83/2011

NOTE: L113 IS A
TIE LINE ONLY

19

LANSING SUBDIVISION
PB 44 PG 43

18

NOTE: IRON PIPE FOUND 0.5"
WITH CAPS SET FLUSH ALONG
CELO SPRING DRIVE UNLESS
OTHERWISE SHOWN.

NC GRID COORDINATES
N 653396.9571
E 2131174.1647
IPF 0.5"
SFWC

15

14

13

12

11

NOTE: IRON PIPE FOUND 0.5"
WITH CAPS SET FLUSH ALONG
CRYSTAL SPRINGS WAY UNLESS
OTHERWISE SHOWN.

MATCH TO SHEET 2 OF 3

N/F
JOYCE STEWART CROWSON
LIFE ESTATE
DB 5656 PG 390
PN 13E04013

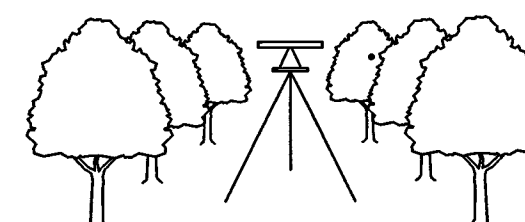
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SURVEYED BY:	TLS
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PLAT B: 95 P: 252

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