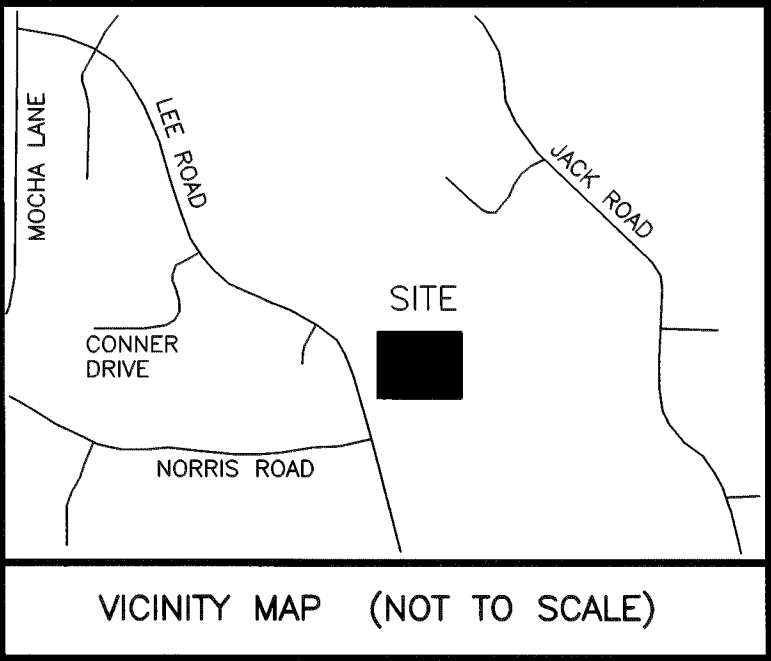


Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed 12/15/2021 08:19:40 AM
PLAT BOOK: 95 PAGE: 64-65 INSTRUMENT # 2021786786
Deputy/Assistant Register of Deeds: Pauline Sanders

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.



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.

12/13/2021 DocuSigned by: Laura Lee
DATE OWNER

12/13/2021 DocuSigned by: Laura Lee
DATE 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 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) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
 - 9) GRID TIE BY GPS
 - 10) ZONING: AR
 - 11) PARENT TRACT DEED DB 6112 PG 709
 - 12) PARCEL NO. 05G04040L

REFERENCES:

DB 3433 PG 056	PB 71 PG 103
DB 3470 PG 789	PB 90 PG 2
DB 5448 PG 496	PB 90 PG 498
DB 5589 PG 179	PB 50 PG 429
DB 6112 PG 709	PB 85 PG 499
	PB 83 PG 343
	PB 92 PG 310
	PB 92 PG 440

MAXIMUM IMPERVIOUS SURFACE AREA SHALL
AVERAGE 8878 SQUARE FEET PER LOT

EXEMPT FROM SUBDIVISION
REGULATIONS WITHIN THE JOHNSTON
COUNTY PLANNING JURISDICTION

12/13/2021 DocuSigned by: Braston Newton
DATE 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.

LOT 9
OWNER: LAST INVESTMENTS LLC.
104 STATE AVE
STE 103
CLAYTON, N.C. 27520

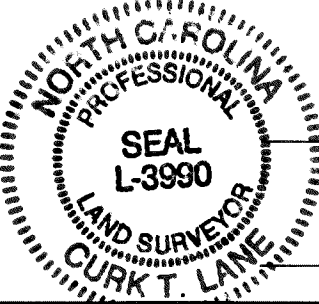
12-13-21
DATE SURVEYOR

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.

12-13-21
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 6112, PAGE 709, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 6112, PAGE 709; 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 13th DAY OF DECEMBER, A.D. 2021



SURVEYOR
L - 3990
LICENSE NUMBER

REVIEW OFFICER'S CERTIFICATE

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

12/14/2021 DocuSigned by: Carolyn Allen
DATE REVIEW OFFICER

PROPERTY SHOWN HEREON IS XXXX. IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720165600 K EFFECTIVE DATE: JUNE 20, 2018

12-13-21
DATE SURVEYOR

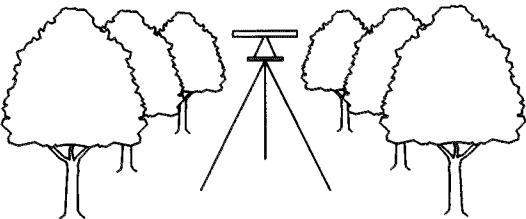
I, CURK T. LANE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, FOR THE PURPOSE OF HORIZONTAL CONTROL IN ORDER TO TIE THIS SURVEY TO NC GRID; AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

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:	11-15-21
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

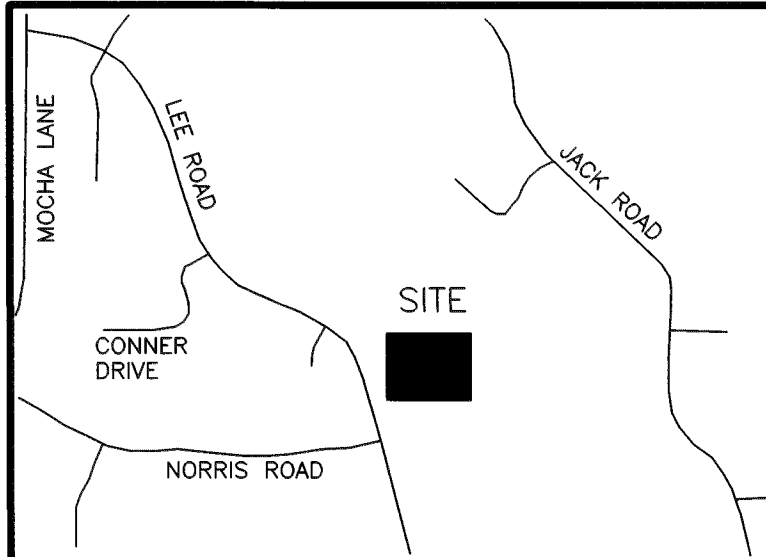
- LEGEND
- IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - CMF CONCRETE MONUMENT FOUND
 - PKNF PARKER-KALON NAIL FOUND
 - PNKS PARKER-KALON NAIL SET
 - RRS RAILROAD SPIKE
 - CSF COTTON SPIKE FOUND
 - CSS COTTON SPIKE SET
 - CC CONTROL CORNER
 - CP COMPUTED POINT
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
 - 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
 - [100] STREET ADDRESS
 - LINES NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	9-10RECOMBO
SURVEY DATE:	11-15-21
JOB NO.	164.393

TRUE LINE SURVEYING, P.C.



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



VICINITY MAP (NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	N88°53'53"W	58.52'
L2	S64°03'42"E	82.27'
L3	N11°28'42"E	7.75'
L4	S64°03'42"E	141.04'
L5	N01°05'37"E	98.96'
L6	S71°52'31"E	29.08'
L7	S14°42'32"E	64.48'
L8	S54°43'05"E	57.02'
L9	N67°16'12"E	81.68'
L10	S85°45'14"E	69.58'
L11	N87°08'43"E	96.74'
L12	S21°13'40"E	92.97'
L13	N42°46'00"E	55.55'
L14	N87°13'47"E	60.82'
L15	N45°59'08"E	102.82'
L16	N09°57'21"W	76.97'
L17	N40°41'09"W	28.54'
L18	N38°22'59"W	57.05'
L19	S64°45'04"W	35.71'
L20	N05°46'52"W	87.61'

LINE	BEARING	DISTANCE
L21	N35°01'37"E	98.71'
L22	N88°53'53"W	83.95'
L23	N88°53'53"W	68.78'
L24	S88°53'53"E	108.05'
L25	S88°53'53"E	117.79'
L26	S00°39'47"E	30.60'
L27	S20°42'50"E	25.75'
L28	S02°24'20"E	49.34'
L29	S43°22'05"W	24.24'
L30	S52°15'57"W	33.85'
L31	S13°31'56"E	38.16'
L32	S15°51'42"E	68.17'
L33	S43°00'39"W	61.18'
L34	S73°54'55"W	31.30'
L35	S23°58'32"E	66.03'

LINE	BEARING	DISTANCE
L36	S00°54'21"E	84.99'
L37	N27°59'45"W	18.24'
L38	S51°26'27"W	36.55'
L39	S52°21'22"W	91.44'
L40	N73°00'24"W	0.57'
L41	N79°07'03"W	88.53'
L42	S10°35'10"W	272.73'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'	21.29'	20.96'	S71°28'24"E
C2	35.00'	6.26'	6.25'	S48°55'25"E
C3	50.00'	116.92'	92.05'	N69°12'31"E

N/F
RIVERBROOKE
CUSTOM HOMES
DB 5448 PG 496
PN 05H05010Q

N/F
RIVERBROOKE
CUSTOM HOMES
DB 5448 PG 496
PN 05H05010A

N/F
A&S PROPERTIES
OF CLAYTON, INC.
DB 5589 PG 179
PN 05H05013A

DEAN MANOR
PHASE ONE
PB 92 PG 310

DEAN MANOR
PHASE TWO
PB 92 PG 440

AVON ACRES
SECTION 2
PB 50 PG 429

LEELAND WOODS
SECTION 2
PB 85 PG 499

DEAN MANOR
PHASE TWO
PB 92 PG 440

464844 SF
10.671 AC

31380 SF
0.720 AC

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