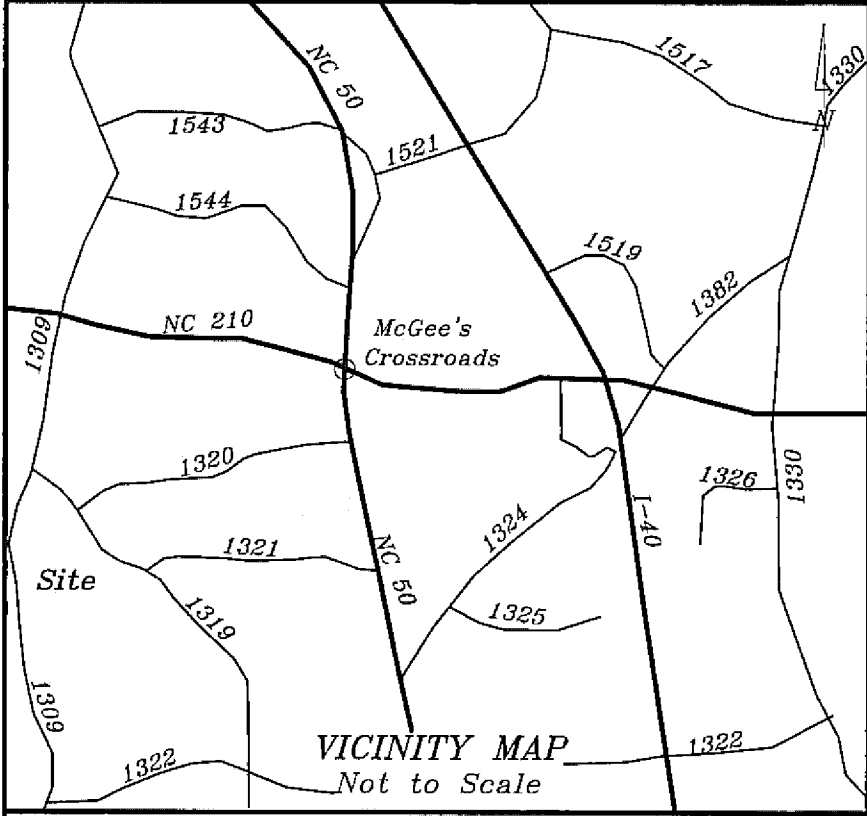


Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed 03/05/2020 11:15:31 AM
PLAT BOOK: 90 PAGE: 338-339 INSTRUMENT # 2020649681
Deputy/Assistant Register of Deeds: Adi Santos



- LEGEND:**
- | | |
|-------------------------------------|-----------------------|
| — Lines Surveyed | TP Telephone Pedestal |
| — Lines Not Surveyed | MH Manhole |
| — Tie or Adjoining Lines | WM Water Meter |
| — Right of Way Lines | Esmt. Easement |
| EIP/EIS Existing Iron Pipe or Stake | R/W Right-of-Way |
| ECM Existing Concrete Monument | C/L Centerline |
| EPK Existing P.K. Nail | P.C. Plat Cabinet |
| PKS P.K. Nail Set | D.B. Deed Book |
| EMN Existing MAG Nail | P.B. Plat Book |
| MNS MAG Nail Set | B.M. Book of Maps |
| JSS Iron Stake Set | FIN Number |
| CSS Cotton Spindle Set | Ac. Acres |
| ECS Existing Cotton Spindle | Sq. Ft. square feet |
| RRS Railroad Spike | CP Computed Point |
| ELS Existing Lightwood Stake | [] Street Address |
| PP Power Pole | |
| OHE Overhead Electric Lines | |
| FH Fire Hydrant | |
- N.C.G.S. North Carolina Geodetic Survey
NAD 27 North American Datum of 1927
NAD 83 North American Datum of 1983
- NOTES:**
- * Iron Stakes set at all property corners unless noted otherwise.
 - * Areas determined by coordinate method.
 - * All distances/dimensions are Horizontal ground distances unless otherwise indicated.

I, Thomas Lester Stancil, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book See Page Ref., etc.) (other), that the ratio of precision as calculated by latitudes and departures is 1:10,000; that the boundaries not surveyed are shown as broken lines plotted from information found as shown hereon; that this plat was prepared in accordance with G.S. 47-30, the standards of practice as amended. Witness my original signature, license number and seal the 20th day of June, A.D. 2018.

THOMAS LESTER STANCIL
Professional Land Surveyor
License Number L-1512
I hereby certify that this survey creates a subdivision of land within the area of Johnston County which has an ordinance that regulates parcels of land.

CERTIFICATION OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision requirements for Johnston County, NC, and that this plat has been approved by the Johnston County Planning Board for recording in the office of the Register of Deeds of Johnston County.

3/3/2020
Date
Briston Minton
Johnston County Subdivision Administrator

State of North Carolina
County of Johnston
Joni Sanderford
Review Officer of Johnston County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

DocuSigned by:
Joni Sanderford
Review Officer
3/5/2020
Date

NOTE:
See Sheet Two of Two for additional notes, certifications, seals, signatures, approvals, references, details, line table, curve table etc...

Submitted electronically by "Lester Stancil and Associates, PLS, PA"
in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Johnston County Register of Deeds.

NOTE:
A 10' x 70' Sight Triangle shall be reserved at all street intersections as shown hereon.

Note
Lot 1 and Lot 62 of Harvest Ridge Subdivision as recorded in Plat Book 65, Page 106, Plat Book 65, Page 107 and Plat Book 65, Page 108 do not exist on the recorded plat. Therefore there are 76 existing lots on the existing street system.

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC 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.

FEMA FLOOD HAZARD STATEMENT
Lots shown on this plat are not located within the FEMA Flood Hazard "Zone AE" as shown on FEMA map No. 3720160200J and 3720162400J Effective Date: December 2, 2005

Final Plat Sheet One of Two Phase 2 Harvest Ridge

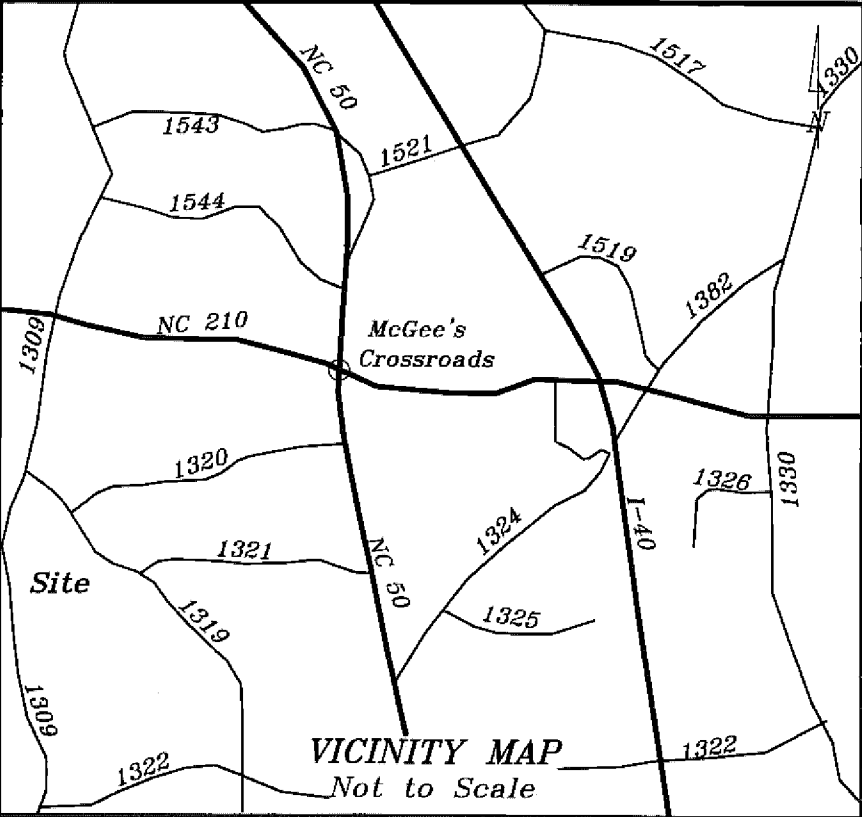
Revisions:
Stake Lots June 2019
Final Plats 8-14-19
DOT Comments 12-18-19
Road & Sub. Names 1-2-20

50 0 100
Horizontal Scale

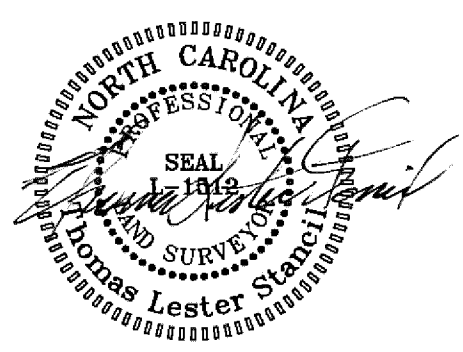
Owned by, Surveyed and Mapped for:	
Crossroads Development Corporation	
12400 NC HWY 50 North Willow Spring, NC 27592 919-989-9702	
TOWNSHIP: PLEASANT GROVE	COUNTY: JOHNSTON
STATE: NORTH CAROLINA TAG: 13D04035B	
ZONE: AR PIN: 161300-88-1964	

STANCIL & ASSOCIATES, Professional Land Surveyor, P.A. C-0831		
98 East Depot Street, P. O. Box 730, Angier, N.C. 27501 Phone: 919-639-2133 Fax: 919-639-2602		
DATE: 6-20-18	SURVEYED BY: SDB	FIELD BOOK
SCALE: 1" = 100'	DRAWN BY: PAN	DRAWING FILE NO.
CHECKED & CLOSURE BY:		LJPG-638E

RECORDED IN JOHNSTON COUNTY, PLAT BOOK _____, PAGE _____



- LEGEND:**
- Lines Surveyed
 - Lines Not Surveyed
 - Tie or Adjoining Lines
 - Right of Way Lines
 - EIP/EIS Existing Iron Pipe or Stake
 - ECM Existing Concrete Monument
 - EPK Existing P.K. Nail
 - PKS P.K. Nail Set
 - EMN Existing MAG Nail
 - MNS MAG Nail Set
 - ISS Iron Stake Set
 - CSS Cotton Spindle Set
 - ECS Existing Cotton Spindle
 - RRS Railroad Spike
 - ELS Existing Lightwood Stake
 - PP Power Pole
 - OHE Overhead Electric Lines
 - FH Fire Hydrant
 - N.C.G.S. North Carolina Geodetic Survey
 - NAD 27 North American Datum of 1927
 - NAD 83 North American Datum of 1983
 - NOTES:
 - Iron Stakes set at all property corners unless noted otherwise.
 - Areas determined by coordinate method.
 - All distances/dimensions are Horizontal ground distances unless otherwise indicated.



CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision requirements for Johnston County, NC, and that this plat has been approved by the Johnston County Planning Board for recording in the office of the Register of Deeds of Johnston County.

DocuSigned by:
3/3/2020
Date
Bryson Newton
Johnston County Subdivision Administrator

**State of North Carolina
County of Johnston**

I, Joni Sanderford, Review Officer of Johnston County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

DocuSigned by:
Joni Sanderford
Review Officer
3/5/2020
Date

See Sheet One of Two for additional certifications, seals, signatures, notes approvals, references etc...

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	25.00'	39.27'	90°00'24"	35.36'	S 45°09'12" E
C-2	255.00'	42.09'	9°27'22"	42.04'	S 85°25'42" E
C-3	255.00'	80.33'	18°02'59"	80.00'	S 71°40'32" E
C-4	255.00'	80.33'	18°02'59"	80.00'	S 53°37'33" W
C-5	255.00'	80.33'	18°02'59"	80.00'	S 35°34'34" E
C-6	255.00'	65.96'	14°49'15"	65.78'	S 19°08'27" E
C-7	25.00'	18.40'	42°10'36"	17.99'	S 32°49'08" E
C-8	50.00'	51.34'	58°50'00"	49.12'	S 24°29'27" E
C-9	50.00'	68.45'	78°25'59"	63.23'	S 44°08'32" W
C-10	50.00'	44.56'	51°03'51"	43.10'	N 71°06'33" W
C-11	50.00'	46.70'	53°36'36"	45.10'	N 18°46'19" W
C-12	50.00'	29.38'	33°39'42"	28.95'	N 24°51'49" E
C-13	25.00'	24.68'	56°34'10"	23.69'	N 13°24'35" E
C-14	205.00'	224.47'	62°44'20"	213.43'	N 16°14'39" W
C-15	205.00'	44.88'	12°32'34"	44.79'	N 83°53'06" W
C-16	25.00'	39.27'	89°59'36"	35.35'	S 44°50'48" W
C-17	50.00'	40.39'	46°17'16"	39.30'	S 22°59'14" W
C-18	50.00'	60.33'	69°08'18"	56.74'	S 80°42'01" W
C-19	50.00'	46.17'	52°54'36"	44.55'	N 38°16'32" W
C-20	50.00'	62.54'	71°40'14"	58.55'	N 24°00'53" E
C-21	50.00'	52.36'	60°00'00"	50.00'	N 29°51'00" E
C-22	25.00'	39.27'	90°00'24"	35.36'	N 45°09'12" W
C-23	205.00'	82.75'	23°07'40"	82.19'	S 78°16'46" W
C-24	205.00'	121.15'	33°51'39"	119.40'	S 49°47'07" W
C-25	25.00'	21.03'	48°11'23"	20.41'	S 08°45'36" W
C-26	50.00'	57.06'	65°23'26"	54.02'	S 17°21'37" W
C-27	50.00'	71.70'	82°09'44"	65.71'	N 88°51'49" W
C-28	50.00'	112.42'	128°49'36"	90.19'	N 16°37'52" E
C-29	25.00'	21.03'	48°11'23"	20.41'	N 56°56'58" E
C-30	255.00'	81.88'	18°23'50"	81.53'	N 42°03'12" E
C-31	255.00'	61.22'	13°45'16"	61.07'	N 58°07'45" E
C-32	255.00'	93.24'	20°57'01"	92.72'	N 76°28'54" E
C-33	255.00'	17.30'	3°53'12"	17.29'	N 87°54'00" E
C-34	25.00'	39.27'	89°59'36"	35.35'	N 44°50'48" E

NOTE:
Compliance with Johnston County Stormwater Ordinance
This covenant is for Phase 2, Harvest Ridge in its entirety, shall be limited to no more than 2,847 sq. ft. of impervious area for each lot. This is to include that portion of the road right-of-way between the pavement and the property line of all lots. Impervious surface shall include but is not limited to asphalt, gravel, concrete, brick, stone, slate or other similar materials and shall not include wood decking and surface of swimming pools. This covenant can not be changed or modified in any way without prior written consent and/or authorization from Johnston County.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon, jurisdiction of Johnston County, and that I hereby adopt this subdivision plan with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

DocuSigned by:
2/18/2020
Date
M. C. Coker
7300998CF7064DE
Owner or Agent

Certification of Approval for Public Utilities

The director of Public Utilities for County of Johnston, 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 minimum of 12 feet 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 2nd day of March, 2020.

DocuSigned by:
County of Johnston
By: Chandra Farmer
Director of Public Utilities

Course	Bearing	Distance
L-1	N 89°50'36" E	40.65'
L-2	S 89°50'36" W	40.66'
L-3	S 32°51'17" W	46.15'
L-4	S 32°51'17" W	22.82'
L-5	N 30°26'19" E	21.29'
L-6	N 33°55'57" E	47.71'
L-7	N 85°04'27" W	80.30'
L-8	N 00°09'24" W	150.60'
L-9	N 00°09'24" W	146.30'
L-10	N 31°26'15" W	69.27'
L-11	N 31°26'15" W	41.93'
L-12	N 00°09'24" W	166.42'
L-13	N 00°09'24" W	130.47'
L-14	N 07°49'33" W	41.84'
L-15	N 25°28'57" E	74.51'
L-16	N 43°57'02" E	81.59'
L-17	N 78°13'38" E	91.86'
L-18	N 32°51'17" E	50.70'
L-19	N 32°51'17" E	41.49'
L-20	S 04°02'36" E	66.40'
L-21	S 12°16'04" W	90.18'
L-22	N 00°09'00" W	36.09'
L-23	N 20°09'00" W	19.59'
L-24	N 00°09'00" W	55.14'
L-25	N 19°51'00" E	19.59'

NOTE:
A 10' x 70' Sight Triangle shall be reserved at all street intersections as shown hereon.

FEMA FLOOD HAZARD STATEMENT
Lots shown on this plat are not located within the FEMA Flood Hazard "Zone AE" as shown on FEMA map No. 3720160200J and 3720162400J Effective Date: December 2, 2005

~~Certification of Utilities~~
~~All obligations and requirements for the utilities to serve Phase 2, Harvest Ridge as set forth by the Johnston County Public Utilities Department, have been met and are satisfactory for the purposes of been met and are satisfactory for the purposes of of recording this subdivision map.~~
~~Public Utility Official~~

**Final Plat
Sheet Two of Two
Phase 2
Harvest Ridge**

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED: [Signature]
DISTRICT SUPERVISOR

DATE: Jan 23, 2020

ONLY NCDOT APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY

ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE)

THE 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.

NOTE:
ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC 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.

A 15' CONSTRUCTION EASEMENT SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS.

PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

Certification of preliminary approval of water supply and sewage disposal systems installed or proposed for installation in Phase 2 of Harvest Ridge 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 in accordance with regulations in force at the time of permitting. This preliminary certification is advisory only and confers no guarantee.

2/20/2020
Date
Todd Ramsey
Authorized Representative

Note:
Each lot shown hereon may require the use of Sewage Pumps, low pressure pipe septic tank systems, fill systems, or any other alternative septic tank system and site modification specified in North Carolina Laws and Rules for Sewage Treatment and Disposal Systems (15A NCAC 18A Section .1900) due to soil depth, landscape position of satisfactory soil areas and their elevation with respect to potential house location, soil wetness features or available space. The actual type of septic system needed on each of these lots will be decided at the time of permitting when the exact location of each dwelling is known. Note that all lots permitted after July 1, 1992 which are permitted for low pressure pipe distribution have been mandated to have a management agreement with a certified operator in place prior to the issuance of the operation permit.
Approval of lots shown hereon may be subject to the plans and specifications required by the Johnston County Stormwater Ordinance. Any implied approval must be coordinated by the surveyor/engineer with the stormwater plans, sedimentation and erosion control plans, floodplains and jurisdictional wetlands.

Note
All interior lot lines shall have a 15' drainage and utility easement, 7.5' each side of all lot lines.
A 7.5' drainage and utility easement shall lie inside all exterior boundary lines.
A 10' wide utility easement is reserved on the lot side of and adjacent to all street rights-of-way.
Wetlands were delineated by Daniel J. Bliley, LSS, Stancil and Associates did not field locate any wetlands at any time and does not certify the location as shown hereon. Any impact to include but not limited to, clearing and filling will be subject to prior inspection, permitting and approval by the Army Corps of Engineers, NC DENR and or NC DWQ.
Lots 79-101 of Phase 2, Harvest Ridge shall be limited to no more than 2,847 sq. ft. of impervious area for each lot.
Lots to be served by public water and individual septic systems.
A 5 foot utility easement shall be on all sides of any water services, fire hydrants, etc where they are not located in the 10' utility and drainage easement along the right-of-way.

Revisions:		Owned by, Surveyed and Mapped for:		STANCIL & ASSOCIATES, Professional Land Surveyor, P.A. C-0831		
Stake Lots June 2019 Final Plats 8-14-19 DOT Comments 12-18-19		Crossroads Development Corporation		98 East Depot Street, P. O. Box 730, Angier, N.C. 27501 Phone: 919-639-2133 Fax: 919-639-2602		
TOWNSHIP: PLEASANT GROVE		COUNTY: JOHNSTON		DATE: 6-20-18	SURVEYED BY: SDB	FIELD BOOK
STATE: NORTH CAROLINA		TAG: 13D04028E		SCALE: 1" = 100'	DRAWN BY: PAN	DRAWING FILE NO.
ZONE: AR		PIN: 161300-89-5268		CHECKED & CLOSURE BY: [Signature]		LJPG-638F

