

CERTIFICATES OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THE PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR IMPROVEMENTS TO EXISTING PUBLIC STREETS, OR THE EXTENSION OF PUBLIC WATER OR SEWER FACILITIES, AND THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF SMITHFIELD, BY MY SIGNATURE THIS PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE JOHNSTON COUNTY REGISTER OF DEEDS.

1/6/2024
DATE
PLANNING DIRECTOR-TOWN OF SMITHFIELD

CERTIFICATION OF OWNERSHIP, DEDICATION, AND JURISDICTION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF SMITHFIELD AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

1-8-2025
DATE
OWNER

Jodie R. H. Gay
01-07-2025
Jodie R. Gay

THE SUBJECT PROPERTY GRAPHICALLY APPEARS NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA/FIRM COMMUNITY PANEL NO. 3720263900 J DATED 12-02-05

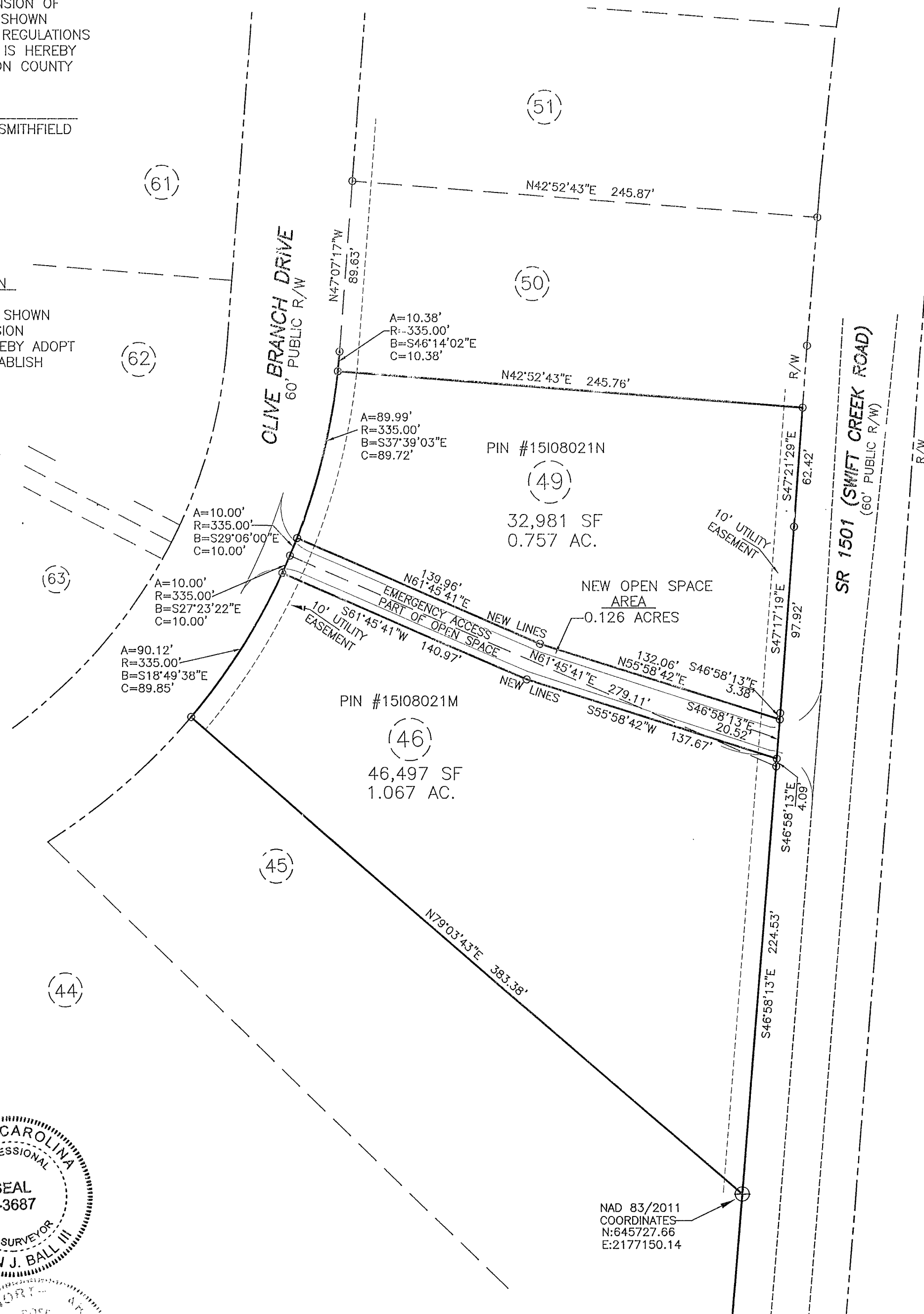
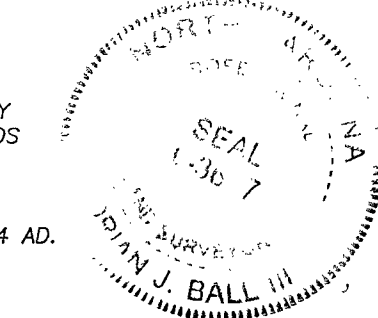
ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687

I, ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

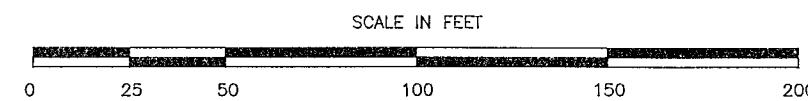
ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687

I, ADRIAN J. BALL III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN EXISTING RECORDS AS NOTED; THAT THE RATION OF PRECISION AS CALCULATED IS 1 : 10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20TH DAY OF DECEMBER 2024 AD.

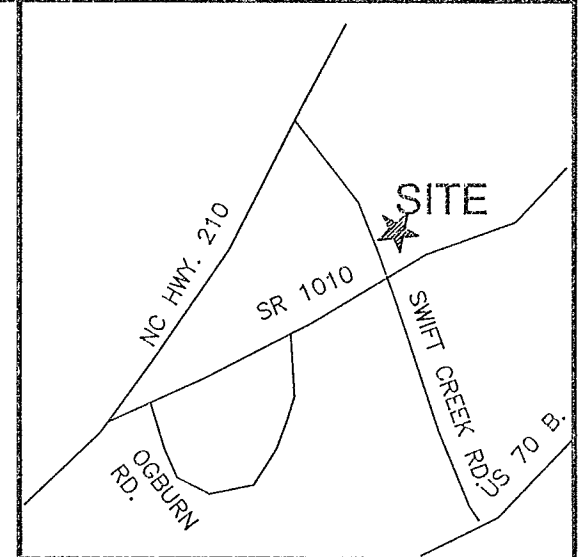
ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687



NAD 83/2011
COORDINATES
N:645727.66
E:2177150.14



JERRY BALL LAND SURVEYING, PC
205 S. POLLOCK ST.
SELMA, N. C. 27576
(919) 965-0077



VICINITY MAP -- NO SCALE

LEGEND	
N&C	NAIL AND CAP
PKS	PK NAIL SET
EIP	EXISTING IRON PIPE
EIS	EXISTING IRON STAKE
IPS	IRON PIPE SET
PUP	POINT UNDER PAVEMENT
R/W	RIGHT-OF-WAY
CL	CENTERLINE

AREAS ARE COMPUTED BY COORDINATE METHOD. UNLESS OTHERWISE NOTED ALL DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES. NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.

NOTES:

- ALL DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES.
- AREAS ARE COMPUTED BY COORDINATE METHOD.
- MIN. SETBACKS PER TOWN OF SMITHFIELD
- A FIVE FOOT DRAINAGE AND PUBLIC UTILITY EASEMENT EXIST ON THE LOT SIDE OF ALL INTERIOR LOT LINES UNLESS OTHERWISE NOTED ON LOT.
- A 10' DRAINAGE AND PUBLIC UTILITY EASEMENT EXISTS ALONG ALL RIGHT OF WAYS

NOTE: THIS PLAT IS SUBJECT TO ALL RESTRICTIONS SHOWN ON PLAT BOOK 99, PAGES 250-252 OF THE JOHNSTON COUNTY REGISTER OF DEEDS

MAXIMUM IMPERVIOUS AREA 8,092 (FROM PB 99, PG. 252)

THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED; HOWEVER A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH AND LOCATION OF ANY EASEMENTS, ANY CEMETERIES, OR FAMILY BURIAL GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THIS SURVEYOR BY THE RECENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY EXIST BUT ARE UNKNOWN, SUCH AS: CEMETERIES, FAMILY BURIAL GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, UNDERGROUND TANKS, ETC.

Filed in JOHNSTON, NC
Filed 01/13/2025 03:42:08 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst mrodriguez
PLAT B: 102 P: 373

GRID NOTE:
GRID NORTH
NCGS VRS
NAD 1983(2011)
GEOID 12A

OWNERS: LAST INVESTMENTS, LLC.
104 STATE AVE. STE 103
CLAYTON, NC

SHEET ONE OF ONE

MINOR SUBDIVISION
KAMDON RANCH
PHASE ONE LOTS 46 & 49
FOR
LAST INVESTMENTS, LLC.

SMITHFIELD TOWNSHIP JOHNSTON COUNTY
NORTH CAROLINA
SCALE: 1" = 50'
DWN. BY: AJB
DATE: 12-20-24

KAMDONRANCHPHASEONEENTRANCEFINAL