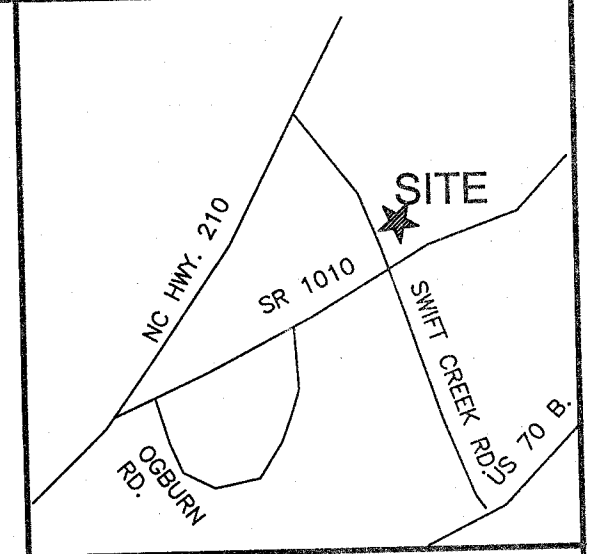


PARCEL 15108020
TOTAL ACRES
80 AC. ± REMAIN

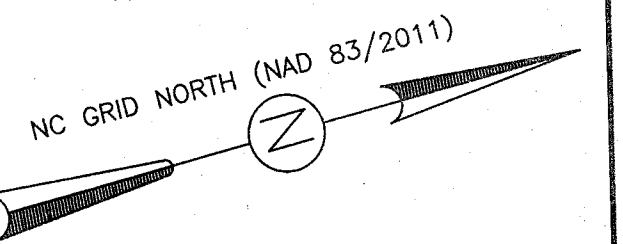
D.B. 3678, PGS. 775-777
PB 1, PG. 184
TRACTS 2, 3 AND 4

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	205.00'	50.08'	49.95'	S42°39'08"W	13°59'45"	25.16'
C2	205.00'	11.37'	11.37'	S51°14'22"W	3°10'43"	5.69'
C3	335.00'	107.38'	106.92'	N43°38'45"E	18°21'57"	54.16'
C4	15.00'	21.89'	20.00'	S74°59'22"W	83°37'07"	13.42'
C5	170.00'	49.95'	49.77'	N54°47'03"W	16°50'04"	25.16'
C6	230.00'	67.58'	67.33'	N54°47'03"W	16°50'04"	34.03'
C7	25.00'	39.27'	35.36'	S18°12'04"E	90°00'00"	25.00'
C8	285.00'	79.97'	79.71'	S34°50'16"W	16°04'41"	40.25'
C9	285.00'	107.21'	106.58'	S53°39'11"W	21°33'10"	54.24'
C10	15.00'	23.13'	20.91'	N71°23'11"W	88°22'05"	14.58'
C11	1035.00'	175.74'	175.52'	S32°04'00"E	9°43'42"	88.08'
C12	975.00'	202.61'	202.25'	S33°18'46"E	11°54'23"	101.67'
C13	25.00'	39.93'	35.82'	S18°23'47"W	91°30'43"	25.67'
C14	25.00'	37.76'	34.27'	N72°34'26"W	86°32'51"	23.54'
C15	25.00'	37.21'	33.87'	N21°30'31"E	85°17'14"	23.02'
C16	15.00'	23.56'	21.21'	S70°50'52"E	90°00'00"	15.00'
C17	265.00'	14.70'	14.70'	S51°14'22"W	3°10'43"	7.35'
C18	275.00'	124.94'	123.86'	N39°48'50"E	26°01'48"	63.56'
C19	345.00'	90.00'	89.74'	S34°16'19"W	14°50'42"	44.85'
C20	345.00'	100.35'	100.00'	S50°04'41"W	16°39'58"	50.53'
C21	345.00'	36.24'	36.22'	S61°25'13"W	6°01'08"	18.14'
C22	15.00'	23.63'	21.26'	N19°17'27"E	90°16'38"	15.07'
C23	255.00'	54.78'	54.67'	S19°41'38"E	12°18'27"	27.49'
C24	35.00'	20.91'	20.60'	N30°39'25"W	34°14'01"	1.39'
C25	35.00'	2.79'	2.78'	N50°03'13"W	4°33'35"	3.34'
C26	50.00'	66.67'	61.84'	S14°08'09"E	76°23'42"	21.82'
C27	50.00'	41.15'	40.00'	S47°38'23"W	47°09'23"	26.19'
C28	60.00'	49.38'	48.00'	N85°12'14"W	47°09'23"	26.19'
C29	60.00'	49.38'	48.00'	N38°02'51"W	47°09'23"	26.19'
C30	60.00'	53.74'	51.96'	N11°11'28"E	51°19'15"	28.82'
C31	25.00'	23.79'	22.90'	S09°35'33"W	54°31'04"	12.88'
C32	195.00'	27.84'	27.82'	S21°45'25"E	8°10'53"	13.95'

LINE	BEARING	DISTANCE
L1	S15°06'28"E	70.90'
L2	S18°30'16"E	67.89'
L3	S21°08'06"E	7.91'
L4	S23°05'49"E	106.56'
L5	S29°18'00"E	76.82'
L6	S34°11'34"E	65.70'
L7	S56°49'11"E	10.08'
L8	N33°10'49"E	7.50'
L9	S63°12'04"E	53.03'
L10	N63°12'04"W	50.80'
L11	N26°47'56"E	35.28'
L12	N52°49'44"E	3.40'
L13	S63°37'11"W	7.39'
L14	N26°22'49"W	10.11'
L15	N25°35'43"W	7.53'
L16	N64°24'18"E	9.97'



VICINITY MAP -- NO SCALE



LEGEND

- N&C PKG NAIL SET
- EXISTING IRON PIPE
- EXISTING IRON PIPE SET
- POINT UNDER PAVEMENT
- RIGHT-OF-WAY CENTERLINE

REF: BEING A SUBDIVISION OF A PORTION OF THE PROPERTY DESCRIBED IN D.B. 5804, PG. 326 OF THE JOHNSTON COUNTY REGISTER OF DEEDS OFFICE. ALSO BEING PART OF PB 89, PG. 457

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES.
2. AREAS ARE COMPUTED BY COORDINATE METHOD.
3. MIN. SETBACKS PER TOWN OF SMITHFIELD
4. A FIVE FOOT DRAINAGE AND PUBLIC UTILITY EASEMENT EXIST ON THE LOT SIDE OF ALL INTERIOR LOT LINES UNLESS OTHERWISE NOTED ON LOT.
5. A 10' DRAINAGE AND PUBLIC UTILITY EASEMENT EXISTS ALONG ALL RIGHT OF WAYS
6. PARCEL #15108020C
7. ZONING R-20A
8. TOTAL NUMBER OF LOTS --- 6

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

NC GRID
NAD 83 COORDS.
N 646973.71
E 2176394.26

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 TWO

SUBDIVISION PLAT OF
KAMDON RANCH
PHASE ONE A
FOR
LAST INVESTMENTS, LLC.

SMITHFIELD TOWNSHIP JOHNSTON COUNTY
NORTH CAROLINA
SCALE: 1" = 100' DWN. BY: AJB
DATE: 06-14-21

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

PARCEL 15108020
TOTAL ACRES
80 AC. ± REMAIN

D.B. 3678, PGS. 775-777
PB 1, PG. 184
TRACTS 2, 3 AND 4

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

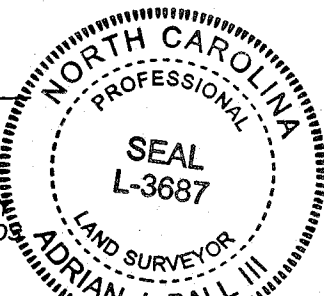
ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687

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 14TH DAY OF JUNE 2021 AD.

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



Filed in JOHNSTON COUNTY, NC
Filed 07/20/2021 08:36:58 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst Clerk
PLAT B: 94 P: 5

CERTIFICATION OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN KAMDON RANCH PHASE ONE 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 IN ACCORDANCE WITH REGULATIONS IN FORCE AT THIS TIME OF PERMITTING. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

6-23-2021 Todd Farmer
DATE HEALTH REPRESENTATIVE

NOTE: EACH LOT HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR 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.

DIRECTOR OF PUBLIC UTILITIES

THE DIRECTOR OF PUBLIC UTILITIES FOR THE COUNTY OF JOHNSTON, NORTH CAROLINA, HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS OF PUBLIC UTILITIES REQUIRED BY THE JOHNSTON COUNTY ORDINANCES, UPON RECORDATION OF THIS PLAT, JOHNSTON COUNTY ACCEPTS THE OWNERS OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS OF WAYS 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.

THIS THE 29th DAY OF June 2021

COUNTY OF JOHNSTON

BY Chandra C. Farmer
DIRECTOR OF PUBLIC UTILITIES

IMPERVIOUS SURFACE

NOTE: THE ROADSIDE SIDEWALK HAS BEEN INCLUDED WITH THE ROADWAY IN THE THE CALCULATIONS FOR THE ALLOWABLE PER LOT IMPERVIOUS AREAS. THE TOTAL ALLOWABLE IMPERVIOUS AREA FOR THIS SITE IS AN AVERAGE OF 4,330 SQUARE FEET PER LOT. THE IMPERVIOUS AREA WILL BE TRACKED DURING HOME CONSTRUCTION TO INSURE COMPLIANCE; IMPERVIOUS MATERIALS INCLUDING ASPHALT, CONCRETE BLOCK, STONE, SLATE, WOOD DECK, CONCRETE OR OTHER HARDENED MATERIAL. THIS COVENANT IS INTENDED TO INSURE CONTINUED COMPLIANCE WITH THE STORMWATER MANAGEMENT PLAN APPROVED BY THE TOWN OF SMITHFIELD STORMWATER PROGRAM. THE COVENANT CANNOT BE CHANGE OR DELETED WITHOUT THE CONSENT OF THE TOWN OF SMITHFIELD STORMWATER PROGRAM.

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 14TH DAY OF JUNE 2021 AD.

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



CERTIFICATION OF OWNERSHIP

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 FREELY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

6/30/21
DATE OWNER

DATE OWNER

THE MAINTENANCE OF PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED TO BE THE RESPONSIBILITY OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROVIDED THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET UNTIL SUCH TIME AS THE NCDOT ACCEPTS THE STREETS, WE WILL PROVIDE FOR NECESSARY MAINTENANCE OF THE STREETS.

6/30/21
OWNER DATE

OWNER DATE

FLOOD DAMAGE PREVENTION CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE TOWN OF SMITHFIELD FLOOD DAMAGE PREVENTION REQUIREMENTS AND IS APPROVED BY SMITHFIELD FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

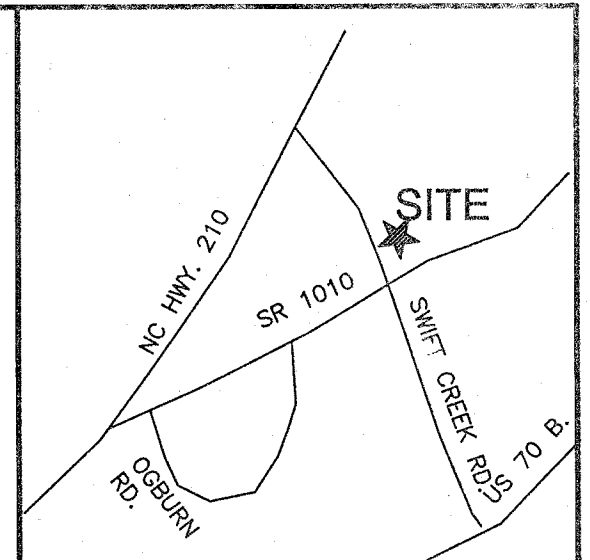
6/25/21
UDO ADMINISTRATOR DATE

KNOW ALL MEN BY THESE PRESENTS, THAT I HEREBY CERTIFY PERFORMANCE GUARANTEE SUFFICIENT TO SECURE THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE TOWN OF SMITHFIELD BY THE DEVELOPER, THEREBY GUARANTEEING THAT ALL IMPROVEMENTS REQUIRED BY THE TOWN OF SMITHFIELD SUBDIVISION REGULATIONS SHALL BE CONSTRUCTED. SUCH IMPROVEMENTS SHALL BE COMPLETED WITHIN _____ DAYS FROM THE DATE OF THIS STATEMENT. SW

I HEREBY CERTIFY THAT THE TOWN OF SMITHFIELD HAS APPROVED THIS PLAT FOR RECORDING IN THE OFFICE OF THE JOHNSTON COUNTY REGISTER OF DEEDS, AND ACCEPTS THE DEDICATION OF STREETS, EASEMENT, RIGHTS-OF-WAY, AND PUBLIC LANDS AHSOWN THEREON, BUT ASSUMES NO REPSPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE SMITHFIELD TOWN COUNCIL, IT IS IN THE PUBLIC INTEREST TO DO SO.

6/25/21
TOWN MANAGER DATE
UDO ADMINISTRATOR

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.



VICINITY MAP - NO SCALE

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

APPROVED
DISTRICT ENGINEER

DATE JUNE 23, 2021

ONLY NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION APPROVED
STRUCTURES ARE TO BE CONSTRUCTED
ON PUBLIC RIGHT OF WAY.

ALL NEW LOTS SHOWN HEREON MUST BE SERVED BY THE INTERNAL STREET SYSTEM ONLY.

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.

THE 10'X70' SIGHT TRIANGLE TAKES PRECEDENCE OVER SIGN EASEMENT.

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 DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE

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

6/30/2021 Stephanie Richter
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
FILED FOR REGISTRATION AT, _____ M.,
20 _____ IN THE REGISTER
OF DEEDS OFFICE.
RECORDED IN BOOK _____, PAGE _____
CRAIG OLIVE
REGISTER OF DEEDS

BY: _____

Filed in JOHNSTON COUNTY, NC
Filed 07/20/2021 09:36:58 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst I Kirby
PLAT B: 94 P: 6

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

SHEET TWO OF TWO

SUBDIVISION PLAT OF
KAMDON RANCH
PHASE ONE
FOR
LAST INVESTMENTS, LLC.

SMITHFIELD TOWNSHIP JOHNSTON COUNTY

NORTH CAROLINA
SCALE: 1" = 100' DWN. BY: AJB

DATE: 01-20-21

SCALE IN FEET
0 50 100 200 300 400

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