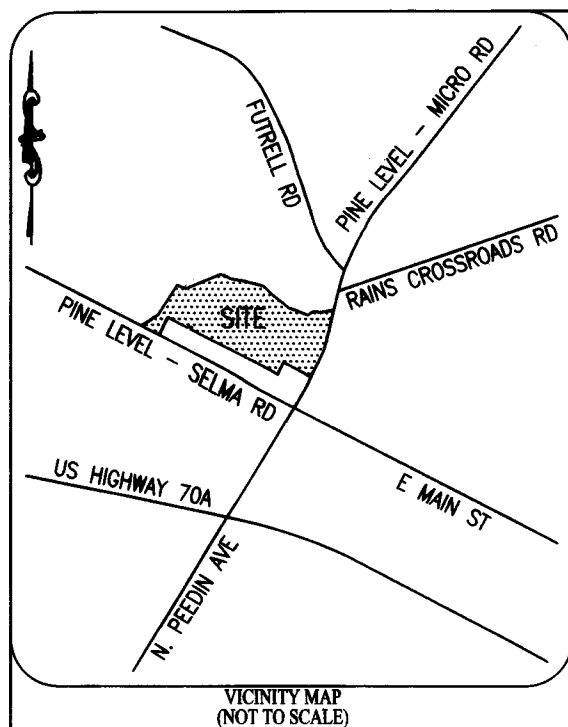




NOTE 'A'
ALL RIPARIAN BUFFERS MEASURED FROM TOP BANK OF WATERCOURSE
NOTE 'B'
SURVEYED ON 11/18/2020
NOTE 'C'
ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED
NOTE 'D'
ALL AREAS COMPUTED BY COORDINATE METHOD
NOTE 'E'
THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD
NOTE 'F'
UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY
NOTE 'G'
WATER PROVIDED BY THE TOWN OF PINE LEVEL
ELECTRICITY PROVIDED BY DUKE ENERGY PROGRESS
NOTE 'H'
GEODETIC MONUMENTS FOUND AND SHOWN HEREON
NOTE 'I'
ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC, AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE
NOTE 'J'
ALL INTERIOR LOT LINES SHALL HAVE A 20' DRAINAGE AND UTILITY EASEMENT, 10' EACH SIDE OF ALL LOT LINES
NOTE 'K'
A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
NOTE 'L'
A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS
NOTE 'M'
LOTS WITH AN ASTERISK ARE IN FLOOD ZONE 'X'

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS:

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDANCE TO TOWN SPECIFICATIONS AND STANDARDS IN THE EMILY GARDENS PHASE 1 SEC 2 SUBDIVISION, OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF PINE LEVEL HAVE BEEN RECEIVED, AND THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$103,700 HAS BEEN PAID.

TOWN CONSULTING ENGINEER, TOWN OF PINE LEVEL
DATE 10/27/25

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON ☒ IS ☐ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3720262400K

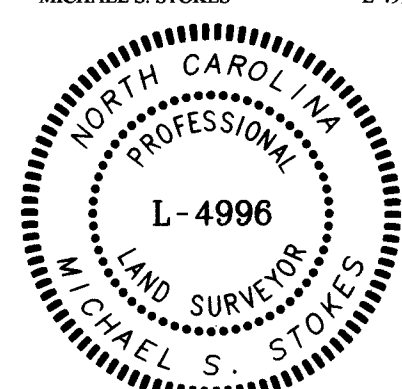
EFFECTIVE DATE: 6/20/2018

DATE 10/14/2025
SURVEYOR

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; 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 OCTOBER, A.D. 2025

SIGNATURE MICHAEL S. STOKES L-4996



SURVEYOR CERTIFICATION

I MICHAEL STOKES CERTIFY TO THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, Phillip Tyler AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL APPROVED/TAKEN OVER BY THE TOWN OF PINE LEVEL FOR PUBLIC ROADS, OR APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

DATE 10/14/25
DEVELOPER/OWNER

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAYS

NOTE: SIGHT TRIANGLES TAKE PRECEDENT OVER ANY SIGN EASEMENT(S)

NOTE: ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

NOTE: THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING AND/OR PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

TOWN OF PINE LEVEL SUBDIVISION ENDORSEMENT:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PINE LEVEL, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF PINE LEVEL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

DATE 10/16/25
MAYOR, TOWN OF PINE LEVEL

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

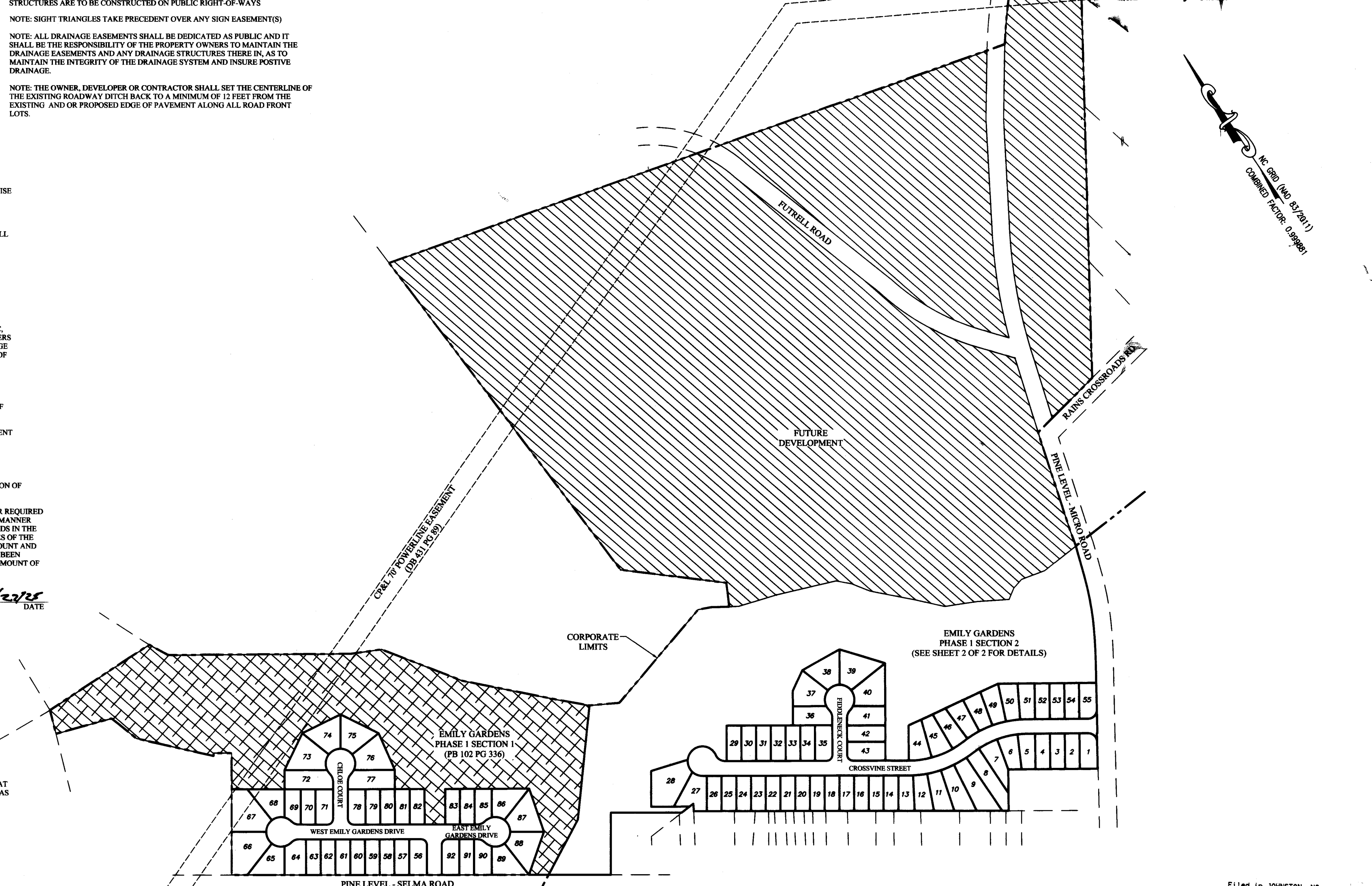
I, Jodie R. H. Gay, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 10-29-2025
REVIEW OFFICER

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 TOWN OF PINE LEVEL AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAT 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. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES TO THE TOWN OF PINE LEVEL. I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

DATE 10/14/25
OWNER



SITE DATA
OWNER/DEVELOPER:
RRT INVESTMENTS, LLC.
PO BOX 190
CLAYTON, NC 27520
SITE ADDRESS:
PINE LEVEL - SELMA RD
PINE LEVEL, NC 27576
TAG # 12008024
PIN # 262414-33-7734
DB 5823 PG 202
ZONING: RA

SETBACKS:
MINIMUM FRONT: 20'
MINIMUM SIDE YARD: 5'
MINIMUM STREET SIDE: 20'
MINIMUM REAR YARD: 5'
MAX. BUILDING HEIGHT: 35'
MAX. IMPERVIOUS: 3,500 SF.
LINEAR FEET OF STREETS: 1,629 LF.
SMALLEST LOTS (SEE SHEET 2): 0.14 AC
PHASE 1 SEC 2 LOTS: 55
AREA IN LOTS: 9.24 AC
AREA IN STREET R/W: 2.09 AC
AREA IN OPEN SPACE: 6.18 AC
AREA TOTAL PHASE 1 SEC 2: 27.01 AC
(TOTAL AREA INCLUDES CONSERVATION EASEMENTS)

REFERENCES:
PB 3 PG 44 DB 849 PG 205-210
PB 22 PG 241 DB 5489 PG 515
PB 37 PG 385 DB 4039 PG 385
PB 54 PG 106 DB 4202 PG 141
PB 73 PG 457 DB 4844 PG 801
PB 87 PG 257 DB 3398 PG 715
PB 92 PG 112 DB 3877 PG 483
PB 92 PG 242 DB 3877 PG 489
PB 102 PG 336 DB 4928 PG 957
DB 4143 PG 957
DB 3821 PG 848

OTHER REFERENCES SHOWN HEREON

STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

SHEET 1 OF 2
SCALE: NTS
REVISION:
DRAWN BY: ARP
CHECKED BY: MSS
FIELD BY: HF JH
CADD FILE: 23187

FINAL SUBDIVISION PLAT OF:
Emily Gardens
Phase 1 Section 2
Prepared for:
RRT DEVELOPMENT, LLC.
COUNTY: JOHNSTON
TOWNSHIP: PINE LEVEL
ZONED: RA
DATE: 10/14/2025
STATE: NORTH CAROLINA
PIN: 262414-33-7734
TAG: 12008024

Filed in JOHNSTON, NC
Filed 10/29/2025 11:20:30 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst ebyrd
PLAT B: 104 P: 279

