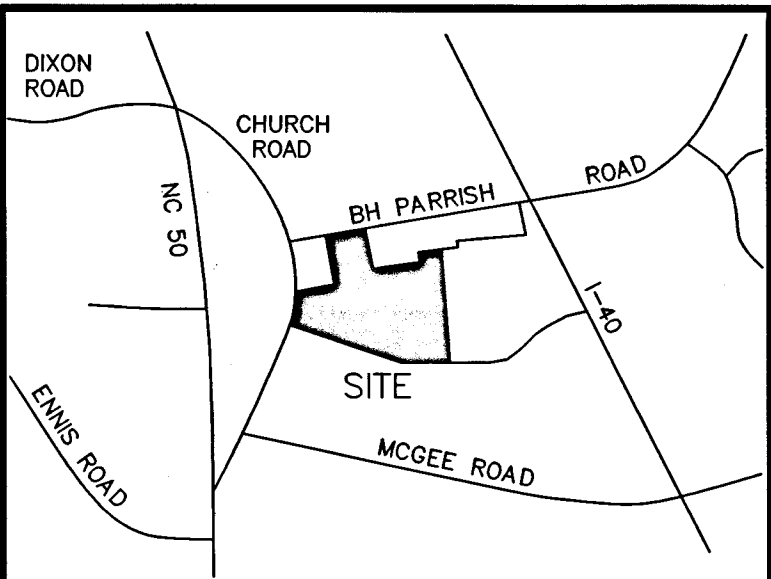


Filed in JOHNSTON, NC CRAIG OLIVE, Register of Deeds Filed 09/15/2023 10:11:41 AM
PLAT BOOK: 99 PAGE: 212-213 INSTRUMENT # 2023029772
Deputy/Assistant Register of Deeds: Jaime King

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.



VICINITY MAP (NOT TO SCALE)

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

9/12/2023

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.

08-25-23

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.

08-25-23

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 5296, PAGE 677, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5296, PAGE 677; 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 NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 25th DAY OF AUGUST, A.D. 2023



SURVEYOR

L - 3990
LICENSE NUMBER

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.

8/29/2023

DATE

OWNER

DocuSigned by:
Harold G. Carroll, Jr.
FB11AA34127C4EF

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES

THE DIRECTOR OF PUBLIC UTILITIES FOR JOHNSTON COUNTY, 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 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 11th DAY OF September, 2023

COUNTY OF JOHNSTON

BY:

DIRECTOR OF PUBLIC UTILITIES

DocuSigned by:
Chandra Farmer
2B6E920077E8B6EC

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 7083 SQUARE FEET PER LOT

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN LOTS 12, 13, 23 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. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

9/11/2023

DATE

COUNTY HEALTH OFFICER OR AUTHORIZED REP.

DocuSigned by:

Todd Ramsey
6A73CB034006480

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

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) GRID TIE BY GPS
- 9) ZONING: AR
- 10) PARENT TRACT DEED DB 5296 PG 677
- 11) PARCEL NO. 13E04050Q, 13E04057E, 13E04050G

REFERENCES:

DB 5228 PG 865	PB 80 PG 287
DB 5107 PG 658	PB 66 PG 456
DB 4871 PG 935	PB 88 PG 265
DB 2979 PG 585	PB 92 PG 115
DB 1796 PG 067	PB 96 PG 97
DB 1197 PG 797	
DB 3604 PG 046	
DB 1546 PG 361	
DB 1237 PG 474	
DB 4843 PG 484	
DB 2394 PG 200	
DB 600 PG 575	
DB 1424 PG 403	
DB 1070 PG 181	
DB 5190 PG 518	

SUBDIVISION PLAT
OF
LOTS 12-13, 23
HARRIS POINTE
FOR
CREECH-LAN, LLC.
PLEASANT GROVE TWP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 18, 2023
SHEET 1 OF 2

OWNER: CREECH-LAN, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

LEGEND

- | | | |
|---|-------|-------------------------|
| ○ | IPF | IRON PIPE FOUND |
| ● | IPS | IRON PIPE SET |
| □ | CMF | CONCRETE MONUMENT FOUND |
| ○ | PKNF | PARKER-KALON NAIL FOUND |
| □ | PKNS | PARKER-KALON NAIL SET |
| ○ | RRS | RAILROAD SPIKE |
| ○ | RRS | COTTON SPIKE FOUND |
| ○ | CSF | 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 |
| ○ | 15S | LOT HAS OFFSITE SEWER |
| ○ | 15SL | OFFSITE SEWER LOT |
| ○ | 15R | RECOMBINATION LOT |
| ○ | [100] | STREET ADDRESS |
| ○ | --- | LINE NOT SURVEYED |

PROPERTY SHOWN HEREON --- IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720162400 J EFFECTIVE DATE: DECEMBER 2, 2005

08-25-23

DATE

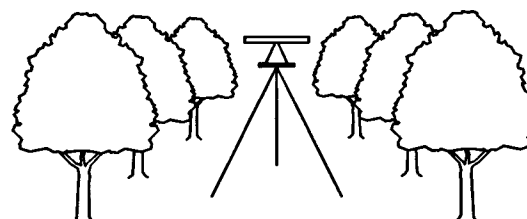
SURVEYOR

I, CURK T. LANE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACUTUAL 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:	0.033 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE:	VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY:	09-18-20
DATUM/EPOCH:	NAD 83(2011)/EPIC 2010.000
PUBLISHED/FIXED-CONTROL USED:	NC GNSS CORS AND RTK
GEIOD MODEL:	NAVD 88 USING GEIOD 18
COMBINED GRID FACTOR:	0.99987565(AVG)
REPORTING UNITS:	US FEET

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	LOTS12-13-23
SURVEY DATE:	4-15-23
JOB NO.	122.338

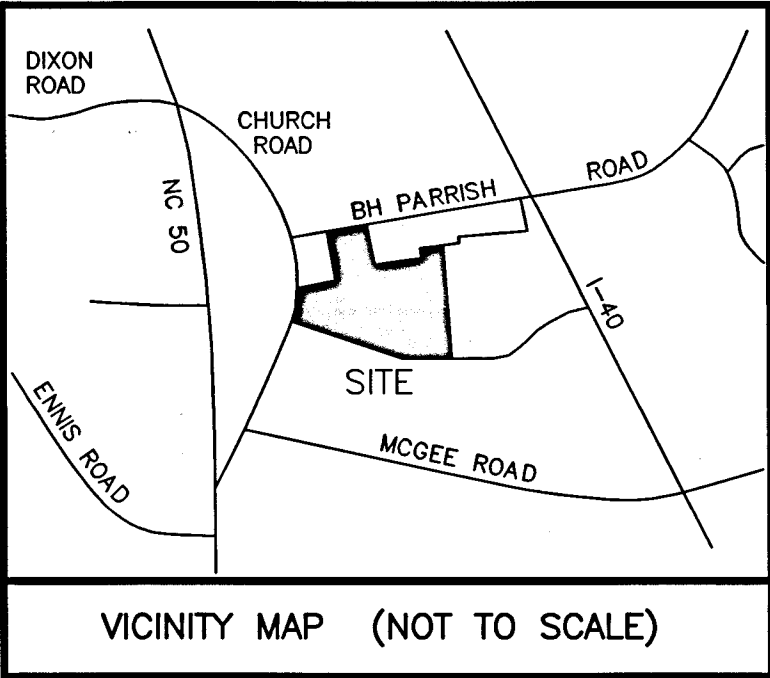
TRUE LINE SURVEYING, P.C.



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

C-1859

PLAT B: 99 P: 213

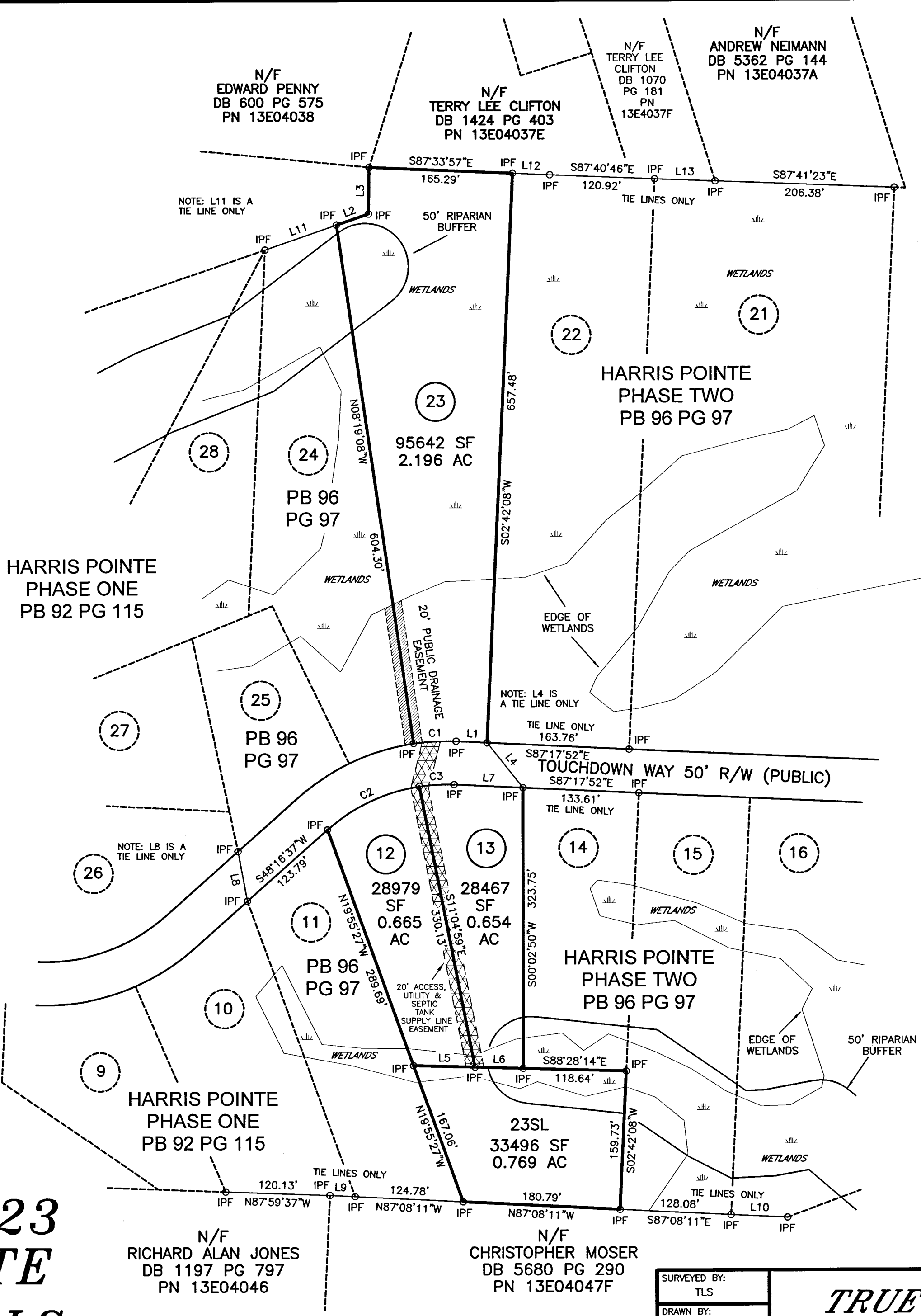


NC GRID NORTH NAD 83/2011

LINE	BEARING	DISTANCE
L1	N87°17'52"W	35.81'
L2	N70°55'15"E	39.09'
L3	N01°06'09"E	53.78'
L4	S38°23'14"E	66.34'
L5	S88°28'14"E	70.83'
L6	S88°28'14"E	55.65'
L7	S87°17'52"E	79.41'
L8	N10°36'20"W	58.40'
L9	N87°08'11"W	29.13'
L10	S87°08'11"E	65.23'
L11	S70°55'15"W	87.31'
L12	S87°33'57"E	42.84'
L13	S87°40'46"E	69.84'

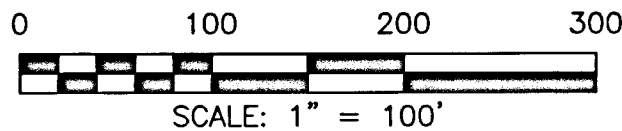
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	255.00'	49.05'	48.97'	S87°11'30"W
C2	205.00'	118.80'	117.15'	N64°52'45"E
C3	205.00'	40.15'	40.08'	N87°05'30"E

NOTE: ALL IPF'S SHOWN ARE IRON PIPE 0.5" FLUSH UNLESS OTHERWISE NOTED



SUBDIVISION PLAT OF
LOTS 12-13, 23
HARRIS POINTE
FOR
CREECH-LAN, LLC.
PLEASANT GROVE TWP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 18, 2023
SHEET 2 OF 2

OWNER: CREECH-LAN, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529



LEGEND	
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IPF	IRON PIPE SET
CMF	CONCRETE MONUMENT FOUND
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AC	ACRE
DB	DEED BOOK
PB	PLAT BOOK
BOM	BOOK OF MAPS
PG	PAGE
LF	LINEAR FEET
15S	LOT HAS OFFSITE SEWER
15SL	OFFSITE SEWER LOT
15R	RECOMBINATION LOT
100	STREET ADDRESS
---	LINE NOT SURVEYED

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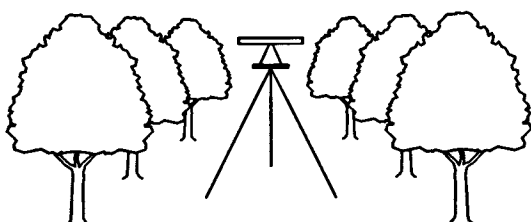


SURVEYOR

L - 3990
LICENSE NUMBER

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