

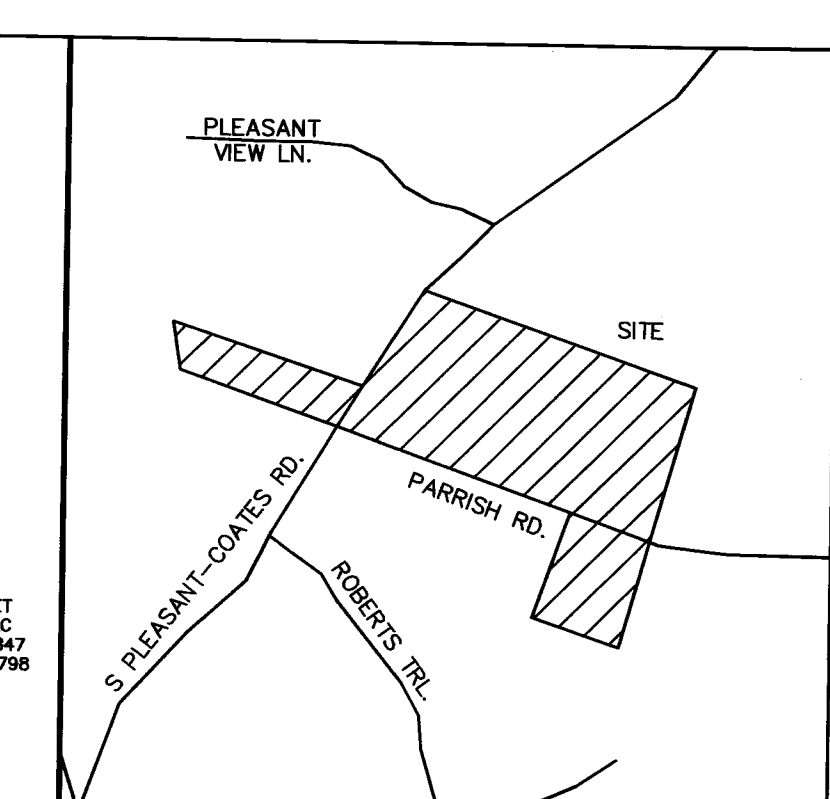
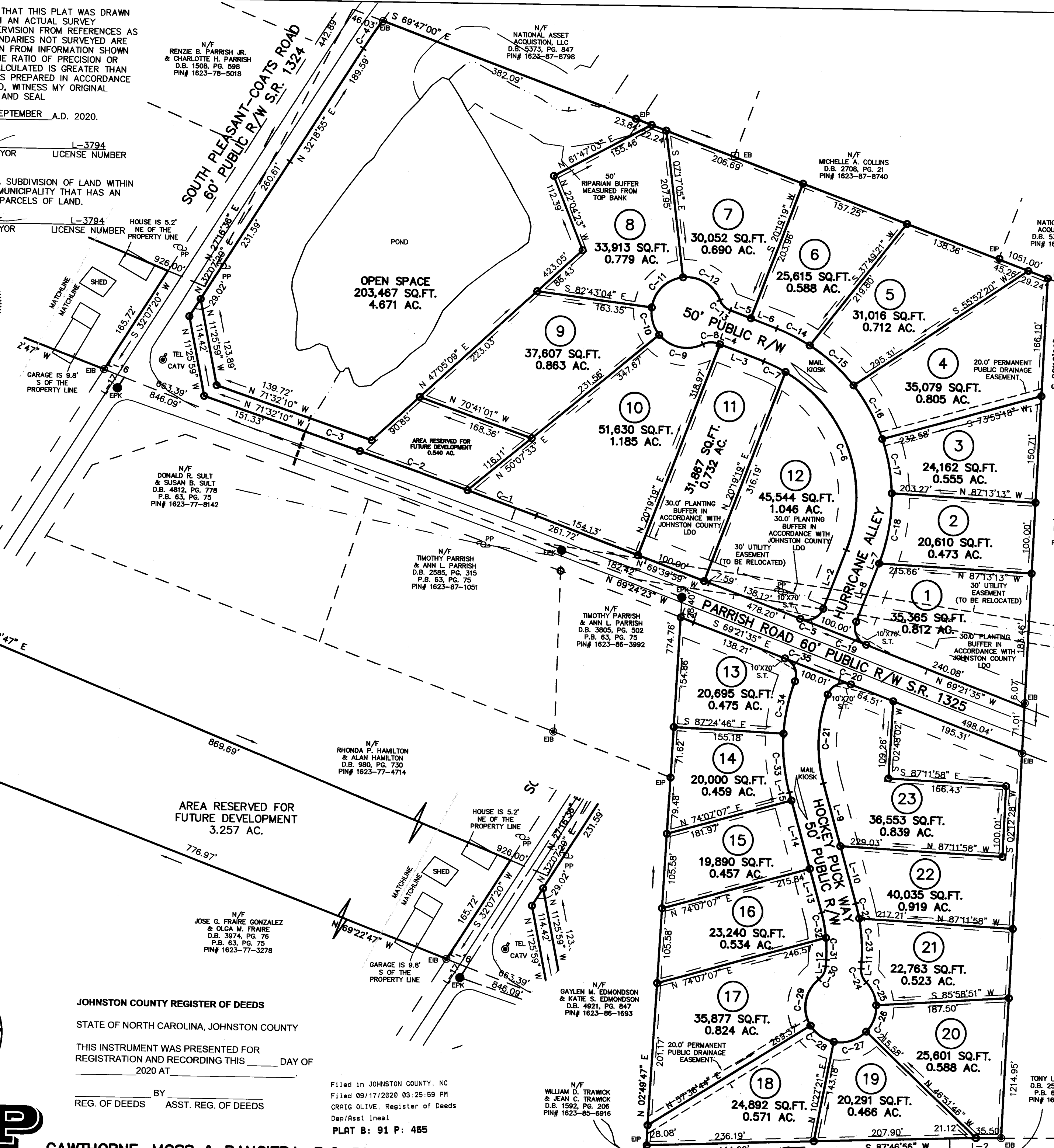
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 3RD DAY OF SEPTEMBER A.D. 2020.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794



- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EBIP - EXISTING IRON BAR
 - BEIP - BENT IRON PIPE
 - CEIP - BENT IRON BAR
 - CM - CONCRETE MONUMENT
 - EPK - EXISTING PK NAIL
 - SPK - SET PK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT

- NOTES:**
- AREA COMPUTED BY COORDINATE METHOD.
 - THERE IS NO MONUMENT WITHIN 200' OF THIS PROPERTY.
 - ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
 - ALL LOTS SHALL ACCESS INTERNAL STREETS.
 - THERE SHALL BE A DRAINAGE AND PUBLIC UTILITY EASEMENT TEN FEET IN WIDTH ON THE LOT SIDE AND ALONG THE ENTIRE LENGTH OF THE ROAD RIGHT OF WAY.
 - THERE SHALL BE A DRAINAGE AND PUBLIC UTILITY EASEMENT SEVEN AND ONE-HALF FEET IN WIDTH OR WIDTH OF REQUIRED MINIMUM SETBACK AS DESCRIBED IN SUBSECTIONS (1) AND (2), WHICHEVER IS LESS RESTRICTIVE, ALONG ALL INTERIOR PROPERTY LINES AND EXTERIOR BOUNDARY LINES.
 - 10'x70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENTS.
 - NO SEPTIC PERMIT WILL BE ISSUED FOR LOTS 1, 11, AND 12, UNTIL THE OVERHEAD POWERLINE AND ASSOCIATED EASEMENT HAS BEEN RELOCATED.

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

**FINAL SUBDIVISION PLAT FOR
MADISON LANDING SUBDIVISION**

OWNER: PoSTEEL LODGE, LLC
REF: D.B. 5607, PG. 54-56
REF: P.B. 90, PAGE 287
ELEVATION TOWNSHIP
JOHNSTON COUNTY, NORTH CAROLINA



SCALE 1"=100'

APRIL 28, 2020

ZONED AR

PIN # 1623-87-5415

SHEET 1 OF 2



JOHNSTON COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR
REGISTRATION AND RECORDING THIS ____ DAY OF
____ 2020 AT
____ BY
REG. OF DEEDS ASST. REG. OF DEEDS

Filed in JOHNSTON COUNTY, NC
Filed 09/17/2020 03:25:59 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ineq
PLAT B: 91 P: 465

N/F
WILLIAM D. TRAWICK
& JEAN C. TRAWICK
D.B. 1592, PG. 206
PIN# 1623-85-6916

N/F
TONY LYNN CLIFTON
D.B. 2520, PG. 954
P.B. 62, PG. 447
PIN# 1623-95-2817

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 18TH DAY OF AUGUST A.D. 2020.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR L-3794
LICENSE NUMBER

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.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR L-3794
LICENSE NUMBER

CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 3720-1622-00K

EFFECTIVE DATE: JUNE 20, 2018

8-18-2020 *Michael A. Moss*
DATE PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL BY 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 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 16TH DAY OF September 20, 2020

COUNTY OF JOHNSTON
DIRECTOR OF PUBLIC UTILITIES: *Chandra C. Farmer*

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, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

8-19-20 *Michael A. Moss*
DATE OWNER

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

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.

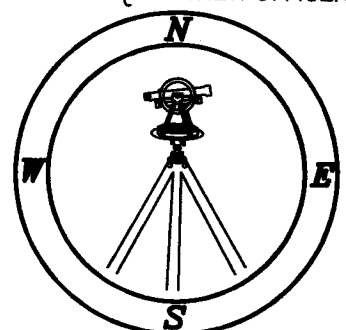
9-17-2020 *Michael A. Moss*
DATE SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE

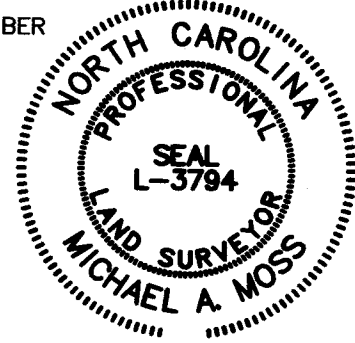
STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Michael A. Moss REVIEW OFFICER OF
JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

9/17/2020 *Michael A. Moss*
DATE REVIEW OFFICER



CMP



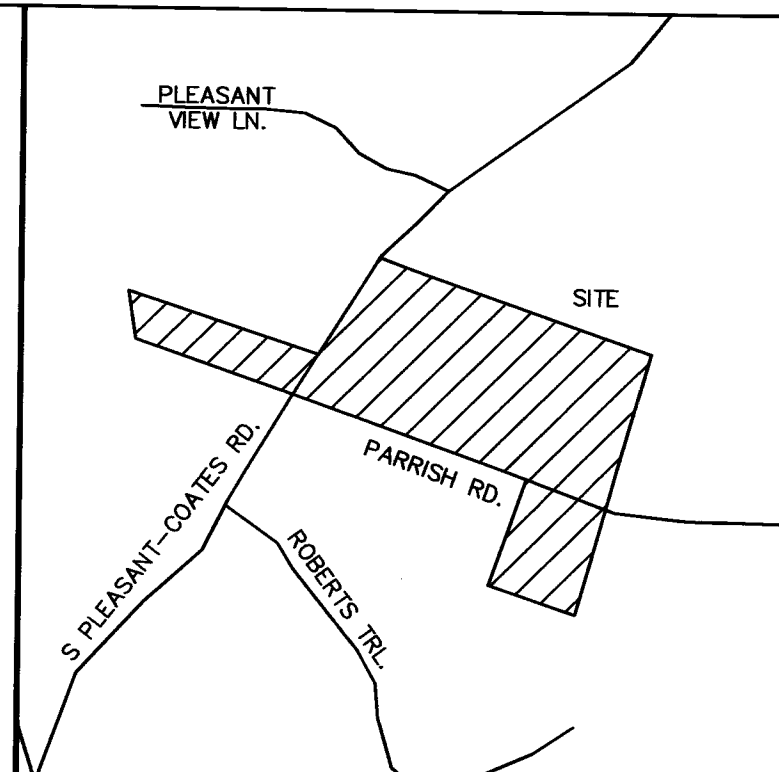
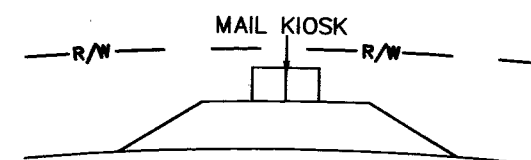
SITE DATA

TOTAL AREA = 25.872 AC.
(TO BE SUBDIVIDED)
LESS R/W = 1.513 AC.
LESS OPEN SPACE = 8.089 AC.
NET AREA = 16.270 AC.
TOTAL LOTS = 23
AVERAGE LOT SIZE = 0.678 AC.
TOTAL ROAD LENGTH = 1,149 L.F.
PROPOSED USE = RESIDENTIAL SINGLE FAMILY SUBDIVISION

LINE TYPE LEGEND

PROPERTY LINE - LINE SURVEYED
RIGHT-OF-WAY - LINE NOT SURVEYED
ADJOINING LINE - LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS

MAIL KIOSK DETAIL NOT TO SCALE



VICINITY MAP

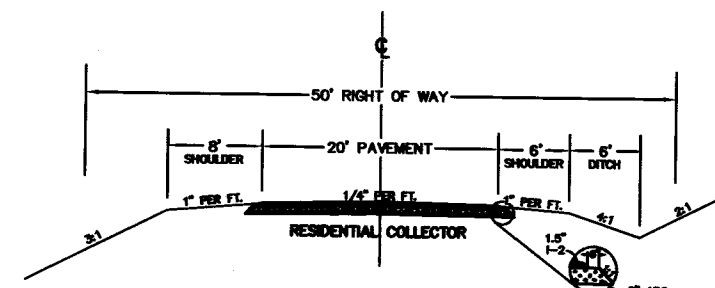
LEGEND:

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EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
FH - FIRE HYDRANT

ADOPTED FROM NC GRID 83 (2011)

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	103.53'	11554.88'	103.53'	N 70°18'16" W
C-2	161.82'	11554.88'	161.82'	N 70°57'45" W
C-3	81.66'	11554.88'	81.66'	N 71°33'58" W
C-4	47.60'	838.10'	47.59'	N 34°04'13" E
C-5	39.30'	25.00'	35.38'	N 65°36'06" E
C-6	288.95'	205.00'	265.61'	N 19°48'57" W
C-7	33.93'	205.00'	33.89'	N 64°56'11" W
C-8	21.03'	25.00'	20.41'	S 86°13'37" W
C-9	68.06'	50.00'	62.93'	N 78°52'16" W
C-10	41.15'	50.00'	40.00'	N 16°17'46" W
C-11	65.83'	50.00'	61.18'	N 44°59'55" E
C-12	66.14'	50.00'	61.43'	S 59°23'12" E
C-13	21.03'	25.00'	20.41'	S 45°35'00" E
C-14	52.45'	255.00'	52.36'	S 63°47'08" E
C-15	84.08'	255.00'	83.70'	S 48°28'51" E
C-16	86.21'	255.00'	85.80'	S 29°18'59" E
C-17	78.02'	255.00'	77.71'	S 10°51'58" E
C-18	100.87'	255.00'	100.21'	S 09°13'52" W
C-19	39.24'	25.00'	35.33'	S 24°23'54" E
C-20	39.68'	25.00'	35.64'	N 65°10'31" E
C-21	127.34'	205.00'	125.31'	S 01°54'53" W
C-22	21.53'	255.00'	21.52'	S 13°27'45" E
C-23	61.62'	255.00'	61.47'	S 04°07'17" E
C-24	21.03'	25.00'	20.41'	S 21°17'39" E
C-25	36.10'	50.00'	35.32'	S 24°42'15" E
C-26	41.15'	50.00'	40.00'	S 19°33'33" W
C-27	50.02'	50.00'	47.96'	S 71°47'47" W
C-28	41.15'	50.00'	40.00'	N 55°57'58" W
C-29	72.76'	50.00'	66.51'	N 09°18'05" E
C-30	21.03'	25.00'	20.41'	N 26°53'44" E
C-31	30.93'	205.00'	30.90'	N 01°31'17" W
C-32	35.92'	205.00'	35.87'	N 10°51'44" W
C-33	83.93'	255.00'	83.55'	N 06°27'10" W
C-34	75.96'	255.00'	75.68'	N 11°30'33" E
C-35	39.01'	25.00'	35.17'	N 24°39'31" W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 69°39'59" E	19.69'
L-2	N 20°33'47" E	89.00'
L-3	N 69°40'41" W	66.22'
L-4	N 69°40'41" W	4.10'
L-5	S 69°40'41" E	31.25'
L-6	S 69°40'41" E	39.07'
L-7	S 20°33'47" W	0.44'
L-8	S 20°33'47" W	88.70'
L-9	S 15°52'53" E	92.05'
L-10	S 15°52'53" E	83.75'
L-11	S 02°48'02" W	9.39'
L-12	N 02°48'02" E	9.39'
L-13	N 15°52'53" W	64.27'
L-14	N 15°52'53" W	100.00'
L-15	N 15°52'53" W	11.53'



ALL OBLIGATIONS AND REQUIREMENT FOR THE UTILITY TO SERVE MADISON LANDING, LOTS 1-23 MADISON LANDING SUBD, AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITY DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

Chandra C. Farmer 9/16/20
DIRECTOR OF INFRASTRUCTURE & ENGINEERING

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.

THE TOTAL ALLOWABLE IMPERVIOUS AREA PER LOT IS 5,789 SQUARE FEET PER LOT. IMPERVIOUS AREA IS DEFINED AS ASPHALT, CONCRETE BLOCK, STONE, SLATE, CONCRETE, OR OTHER HARDENED MATERIAL.

MINIMUM BUILDING SETBACKS

FRONT 20'
REAR 5'
SIDE 5'

OWNER/DEVELOPER:

POSTEEL LODGE, LLC
5160 NC HWY 42 W.
GARNER, NC 27529

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

Michael A. Moss 9/24/2020
DISTRICT ENGINEER

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

FINAL SUBDIVISION PLAT FOR

MADISON LANDING SUBDIVISION

OWNER: PoSTEEL LODGE, LLC

REF: D.B. 5607, PG. 54-56

REF: P.B. 90, PAGE 287

ELEVATION TOWNSHIP

JOHNSTON COUNTY, NORTH CAROLINA



SCALE 1"=100'

APRIL 28, 2020

ZONED AR

PIN # 1623-87-5415

SHEET 2 OF 2

(MATTHEWS-SUBD.DWG - MM)

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148