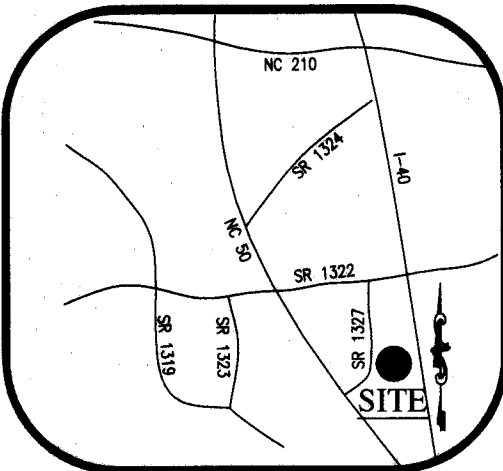




VICINITY
NTS

SURVEYOR'S DECLARATION TO WHOM IT MAY CONCERN

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED. A NORTH CAROLINA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATIONS OF EASEMENTS. ANY CEMETERIES OR FAMILY BURYING GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THE SURVEYOR BY PRESENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN SUCH AS: CEMETERIES, FAMILY BURYING GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, etc.

SURVEY NOTATION

EIP EXISTING IRON PIPE
EIPD EXISTING IRON PIPE DISTURBED
SIS SET IRON STAKE
R/W RIGHT-OF-WAY

GENERAL NOTES:

1. AREA MEASUREMENTS CALCULATED BY COORDINATE METHOD.
2. ALL MEASUREMENTS ARE HORIZONTAL GROUND MEASUREMENTS UNLESS STATED OTHERWISE.
3. EXISTING MONUMENTATION WAS FOUND AT PROPERTY CORNERS AS SHOWN.
4. NO TITLE SEARCH HAS BEEN PERFORMED ON THIS PROPERTY BY THIS OFFICE.
5. NO RECOVERABLE NCOS MONUMENTATION EXISTS WITHIN 2000 FEET OF THIS SITE.
6. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING DRAINAGE EASEMENT ON PRIVATE PROPERTY.
7. IRON STAKES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

Enoch
Engineers, P.A.

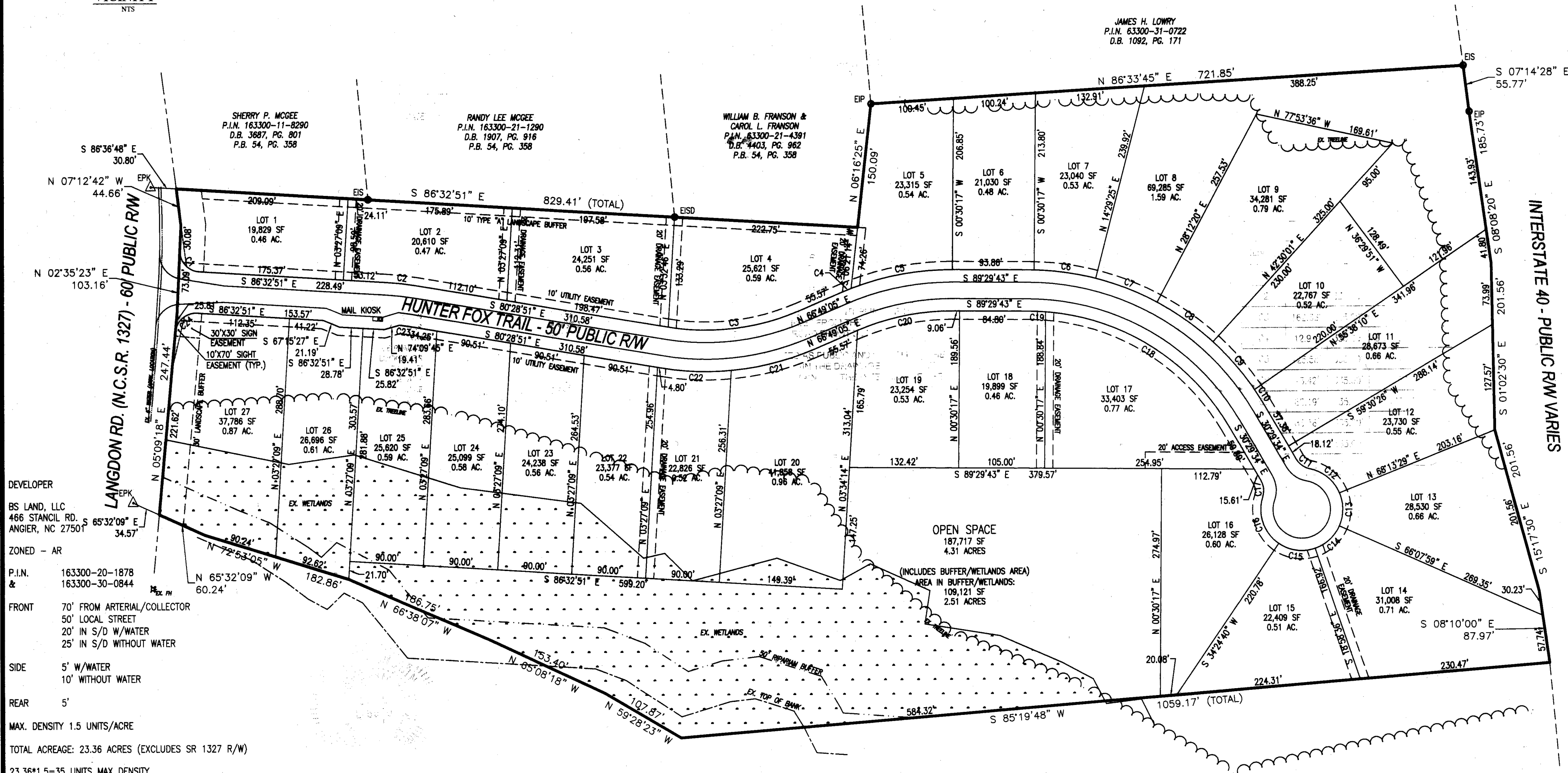
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
NC Firm License #C-2061

PLAN INFORMATION		SURVEY INFORMATION	
DESIGNED BY:	EEB:PA	DATE CREATED:	09-16-2019
DRAWN BY:	EEB:PA	CHECKED BY:	JEC
SCALE:	HORIZONTAL SCALE: 1"=100' VERTICAL SCALE: N/A		

LOCATION:
LANGDON RD.
ELEVATION TOWNSHIP
JOHNSTON COUNTY
NORTH CAROLINA
PROPERTY DEVELOPER(S):
BS LAND, LLC
466 STANCIL RD.
ANGIER, NC 27501

SUBDIVISION MAP
FOR
MORNING GLORY ACRES

EE PROJECT: 4865
S - 1
SHEET 1 OF 2



DEVELOPER
BS LAND, LLC
466 STANCIL RD., S 65°32'09" E
ANGIER, NC 27501 34.57'

ZONED - AR

P.I.N. 163300-20-1878
163300-30-0844

FRONT 70' FROM ARTERIAL/COLLECTOR
50' LOCAL STREET
20' IN S/D W/WATER
25' IN S/D WITHOUT WATER

SIDE 5' W/WATER
10' WITHOUT WATER

REAR 5'

MAX. DENSITY 1.5 UNITS/ACRE

TOTAL ACREAGE: 23.36 ACRES (EXCLUDES SR 1327 R/W)

23.36*1.5=35 UNITS MAX DENSITY

27 UNITS PROPOSED

DENSITY: 27/23.36 AC.=1.16 UNITS/ACRE

ALL LOTS SHALL BE SERVED BY JOHNSTON COUNTY MUNICIPAL WATER AND INDIVIDUAL SEPTIC SYSTEMS

UNIMPROVED OPEN SPACE REQUIRED(15%):
23.26 ACRES*(0.15)=3.49 ACRES
UNIMPROVED OPEN SPACE PROVIDED=4.31 ACRES
AREA IN BUFFER/WETLANDS=2.51 ACRES

OPEN SPACE IS TO BE MAINTAINED BY DEVELOPER UNTIL SUCH TIME THAT IT IS DEDICATED TO HOMEOWNERS ASSOCIATION.

WETLANDS DELINEATED BY WYATT BROWN, LSS, BROWNS ENVIRONMENTAL GROUP, INC.

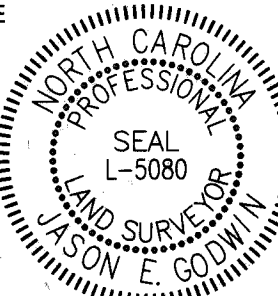
I, JASON E. GODWIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3867, PAGE 410); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES (DRAWN FROM INFORMATION FOUND IN MAP BOOK _____, PAGE _____); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS NOVEMBER DAY OF 2019 A.D., 2019.

JASON E. GODWIN L-5080
REGISTRATION NUMBER

I, JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR NO. L-5080, CERTIFY TO ONE OR MORE THE FOLLOWING AS INDICATED THUS X OR:

X A. THAT THIS PLAT IS OF A SURVEY THAT CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

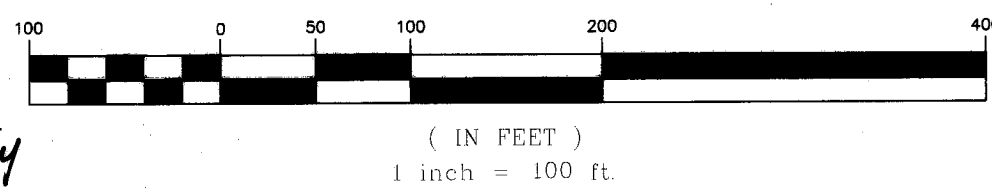
JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
NO. L-5080



JOHNSTON COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR
REGISTRATION AND RECORDING THIS 2nd DAY
OF January 2019 BY Jason E. Godwin
REG. OF DEEDS 4865 REG. OF DEEDS

Book-90
Page 173

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

TN EXPORT FROM RESIDENTIAL DEVELOPMENT

(1) TYPE OF LAND COVER	(2) AREA (ACRES)	(3) TN EXPORT COEF. (LBS/AC/YR)	(4) TN EXPORT FROM USE (LBS/YR)	(5) TN EXPORT FROM SITE (LBS/AC/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UN-MOWN MEADOW)	4.64	0.6	2.784	
PERMANENTLY PROTECTED MANAGED OPEN SPACE (LAWN, GRASS, LANDSCAPING, ETC.)	0.0	1.2	0.0	
RIGHT-OF-WAY (READ TN EXPORT FROM GRAPH 1)	1.87	7.0	13.09	
LOTS (READ TN EXPORT FROM GRAPH 2)	16.85	3.15	53.078	
TOTALS	23.36		68.952	
AVERAGE FOR SITE				2.95

NITROGEN EXPORT IS 2.95 LBS/AC/YR WHICH IS LESS THAN THE 3.6 LBS/AC/YR LIMIT. THEREFORE NO NITROGEN OFFSET PAYMENT OR WATER QUALITY BMPs WILL BE REQUIRED. PROJECT IS NOT LOCATED IN THE ENVIRONMENTALLY SENSITIVE OVERLAY DISTRICT. SITE IS LIMITED TO 15% IMPERVIOUS AREA.

IMPERVIOUS SURFACE CALCULATIONS

1,017,622SF (23.36 AC.) IN SUBDIVISION

X 15.0%

152,643SF (3.50 AC.) ALLOWABLE IMPERVIOUS SURFACE

34,142SF (0.78 AC.) PROPOSED PAVEMENT

+ 117,450SF (4.350 AC.) IMPERVIOUS PER 27 LOTS (2.70 AC.)

151,592 SF TOTAL PROPOSED IMPERVIOUS BY DESIGN (3.48 AC)

3.48 AC./23.36 AC. = 14.90%

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 10th DAY OF December 2019

COUNTY OF JOHNSTON

BY: Charles C. Juma
DIRECTOR OF PUBLIC UTILITIES

NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM (Major Subdivisions Only)

HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER (AND SEWER, WHERE AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPAL STRUCTURE.

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.

DATE 12/12/2019 OWNER [Signature]

CERTIFICATE OF FLOODWAY INFORMATION
PROPERTY SHOWN HEREON IS X IS NOT
LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO. 3720162200K
EFFECTIVE DATE: JUNE 20, 2018

DATE 12/12/2019 SURVEYOR [Signature]

MINIMUM BUILDING SETBACKS

SUBJECT TO JOHNSTON COUNTY MINIMUM BUILDING SETBACK REQUIREMENTS, CONSULT WITH JOHNSTON COUNTY PLANNING AND INSPECTIONS DEPARTMENTS FOR ALL APPLICABLE BUILDING SETBACKS. GRACE ROAD HAS A 50 FT. MINIMUM SETBACK. ALL BUILDINGS SHALL BE LOCATED OUTSIDE OF ALL EASEMENTS.

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, David J. Sandford, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 12/12/19 REVIEW OFFICER [Signature]

JOHNSTON COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR
REGISTRATION AND RECORDING THIS
OF 12/12/2019 AT 4:00 PM
BY [Signature] DEPUTY
REG. OF DEEDS ASST. REG. OF DEEDS

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NOTES:

- ALL INTERIOR LOTS SHALL HAVE A 10' DRAINAGE, SLOPE, AND UTILITY EASEMENT 5' EACH SIDE OF ALL LOT LINES.
- A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE ALL EXTERIOR BOUNDARY LINES.
- A 10' WIDE GRADING, SLOPE, DRAINAGE, AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- NO DRIVEWAY SHALL BE LOCATED WITHIN 50 FEET OF A STREET INTERSECTION.
- ALL HOUSE AND DRIVEWAY LOCATIONS SHALL BE COORDINATED WITH THE JOHNSTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT TO ASSURE RESERVING PROPER AREAS FOR SEPTIC SYSTEMS.
- NEW 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ALL LOTS SHALL BE SERVED BY PUBLIC WATER PROVIDED BY JOHNSTON COUNTY AND INDIVIDUAL SEPTIC SYSTEMS AND SHALL MEET ALL APPLICABLE REGULATIONS.
- ALL LOTS SHALL MEET APPLICABLE MINIMUM SETBACK REQUIREMENTS
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, OR AGREEMENTS OF RECORD.
- EACH LOT IS LIMITED TO 4,350 SF OF IMPERVIOUS AREA OR A TOTAL OF 117,450 SF TOTAL FOR THE 27 LOTS IN THIS SUBDIVISION. IMPERVIOUS AREA INCLUDES ALL BUILDINGS, SHEDS, SIDEWALKS, COVERED PORCHES, DRIVEWAYS AND SURFACES SUCH AS GRAVEL, CONCRETE, ASPHALT, BRICK, SLATE OR STONE THAT IMPEDE THE INFILTRATION OF WATER INTO THE SOIL. THE MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT SHOULD INCLUDE ANY IMPERVIOUS AREA PROPOSED WITHIN THE PORTION OF THE RIGHT-OF-WAY BETWEEN THE EDGE OF ROADWAY PAVEMENT AND THE FRONT LOT LINE.

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

APPROVED: Oct 7, 2019 [Signature]
DATE DISTRICT ENGINEER

NOTE: ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY

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

NOTE: SITE TRIANGLE TAKES PRECEDENT OVER ANY SIGN EASEMENT

NOTE: 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.

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, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, [Signature], AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL:
a) APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS, OR
b) APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR
c) PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

DATE 12-12-2019 DEVELOPER/OWNER [Signature]

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.

DATE 12-12-2019 SUBDIVISION ADMINISTRATOR [Signature]

CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN MORNING GLORY ACRES 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 PLAN FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

DATE 11/27/2019 [Signature]
HEALTH REPRESENTATIVE

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.

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	38.89'	25.00'	S 41°58'44" E	35.09'
C2	35.47'	335.00'	N 83°30'51" W	35.45'
C3	162.66'	285.00'	N 83°10'07" E	160.46'
C4	12.91'	335.00'	S 67°55'19" W	12.91'
C5	125.58'	335.00'	S 79°45'55" W	124.85'
C6	75.42'	335.00'	N 81°57'35" W	75.26'
C7	80.19'	335.00'	N 68°39'08" W	80.00'
C8	83.58'	335.00'	N 54°38'49" W	83.36'
C9	76.80'	335.00'	N 40°55'54" W	76.63'
C10	22.63'	335.00'	N 32°25'42" W	22.63'
C11	21.03'	25.00'	S 54°35'15" E	20.41'
C12	48.34'	50.00'	S 50°59'09" E	46.48'
C13	41.15'	50.00'	S 00°17'19" W	40.00'
C14	41.15'	50.00'	S 47°26'42" W	40.00'
C15	46.59'	50.00'	S 82°16'58" E	44.92'
C16	63.95'	50.00'	N 18°56'46" W	59.68'
C17	21.03'	25.00'	N 06°23'53" W	20.41'
C18	273.28'	285.00'	N 57°57'44" W	262.93'
C19	20.21'	285.00'	N 87°27'48" W	20.21'
C20	117.82'	285.00'	S 78°39'41" W	116.99'
C21	105.73'	335.00'	S 75°51'33" W	105.29'
C22	85.47'	335.00'	N 87°47'25" W	85.24'
C23	11.85'	285.00'	N 81°40'18" W	11.85'
C24	38.53'	25.00'	S 49°18'13" W	34.83'

Enoch
Engineers, P.A.

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Phone: (919) 894-7765 Fax: (919) 894-8190

E-mail: general@enochengineers.com
NC Firm License #C-2001

PLAN INFORMATION:			
DESIGNED BY: EE, PA	HORIZONTAL SCALE: N/A		
DRAWN BY: EE, PA	VERTICAL SCALE: N/A		
CHECKED BY: JEG	DATE CREATED: 09-16-2019		
SURVEY INFORMATION:			

LOCATION:
LANGDON RD.
ELEVATION TOWNSHIP
JOHNSTON COUNTY
NORTH CAROLINA
PROPERTY DEVELOPER(S):
BS LAND, LLC
466 STANCLIFF RD.
ANGIER, NC 27501

SUBDIVISION MAP
FOR
MORNING GLORY ACRES

EE PROJECT: 4865

S - 2
SHEET 2 OF 2

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