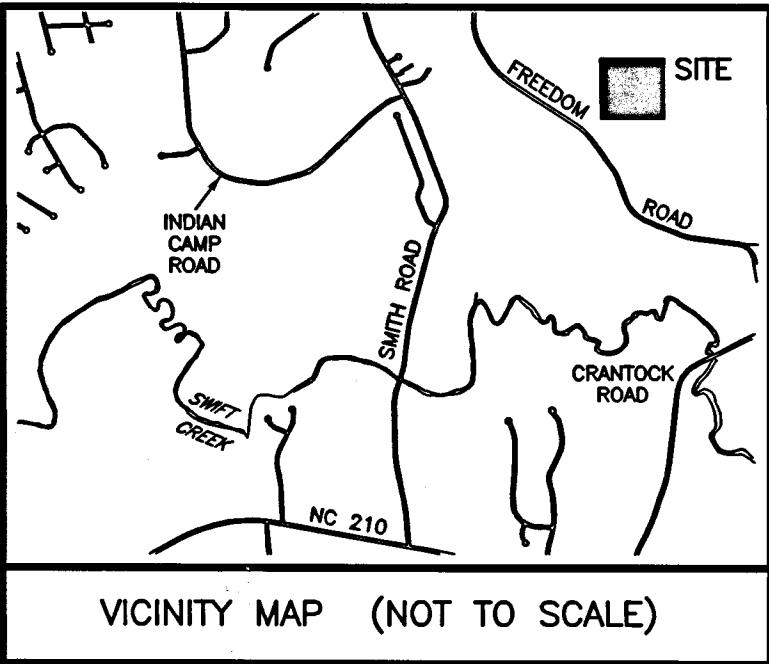


Filed in JOHNSTON, NC CRAIG OLIVE, Register of Deeds Filed 08/26/2025 11:06:09 AM
PLAT BOOK: 104 PAGE: 106-107 INSTRUMENT # 2025026221
Deputy/Assistant Register of Deeds: E BRASWELL

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.



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.

8/20/2025
DATE

Signed by:
Darryl Evans Dev., LLC
OWNER

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720165500 K EFFECTIVE DATE: JUNE 20, 2021

08-20-25
DATE

SURVEYOR

THIS SURVEY:

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.

08-20-25
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.

08-20-25
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 5647, PAGE 613, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5647, PAGE 613; 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 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-A. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 20th DAY OF AUGUST, A.D. 2025



SURVEYOR

L - 3990
LICENSE NUMBER

EXEMPT FROM SUBDIVISION
REGULATIONS WITHIN THE JOHNSTON
COUNTY PLANNING JURISDICTION

8/22/2025

DATE

Braston Newton
SUBDIVISION ADMINISTRATOR

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 JOHNSON 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 21st DAY OF August 20, 25

COUNTY OF JOHNSTON
BY: Chandra Farmer
DIRECTOR OF PUBLIC UTILITIES

THE MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 5500 SQUARE FEET FOR LOTS 6-7

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 WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) GRID TIE BY GPS
- 6) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 7) ZONING: AR
- 8) PARENT TRACT DEED DB 5647 PG 613
- 9) PARCEL NO. 06G06032E, 06G06032F
- 10) ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5' EACH SIDE OF ALL LOT LINES
- 11) A 10" DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
- 12) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIZE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY

REFERENCES:

DB 5647 PG 613
DB 1432 PG 187
DB 3431 PG 029
DB 5622 PG 577
DB 4998 PG 666
DB 4456 PG 470
PB 55 PG 31
PB 55 PG 32
PB 69 PG 276
PB 94 PG 257
PB 102 PG 168

PLAT LAST RECORDED IN PLAT BOOK 102 PAGE 195. THE PURPOSE OF THIS RECORDING IS TO REVISE THE MAXIMUM IMPERVIOUS SURFACE AREA FOR LOTS 6-7. LOTS PREVIOUSLY APPROVED AT 5000 SQUARE FEET OF IMPERVIOUS PER LOT. 500 SQUARE FEET WILL BE TAKEN FROM LOTS 10-11 AND ADDED TO LOTS 6-7 FOR A TOTAL OF 5500 SQUARE FEET. LOTS 10-11, WHICH WERE APPROVED AT 10000 SQUARE FEET OF IMPERVIOUS WILL NOW HAVE 9500 SQUARE FEET OF IMPERVIOUS SURFACE AREA.

REVIEW OFFICER'S CERTIFICATE

Jodie R.H. Gay

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

8/26/2025

DATE

Jodie R.H. Gay
REVIEW OFFICER

I, CURK T. LANE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL 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: 0.037 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE: VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY: 7-15-25
DATUM/EPOCH: NAD 83(2011)/EPIC 2010.000
PUBLISHED/FIXED-CONTROL USED: NC GNSS CORS AND RTK
GEOID MODEL: NAVD 88 USING GEOID 18
COMBINED GRID FACTOR: 0.99988779(AVG)
REPORTING UNITS: US FEET

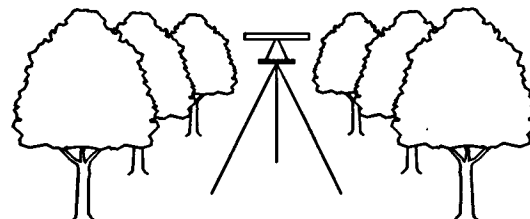
LEGEND

IRON PIPE FOUND
IRON PIPE SET
PARKER-KALON NAIL FOUND
PARKER-KALON NAIL SET
RAILROAD SPIKE
COTTON SPIKE FOUND
COTTON SPIKE SET
CONTROL CORNER
COMPUTED POINT
POWER POLE
SET FLUSH WITH CAP
RIGHT OF WAY
SQUARE FEET
ACRE
DEED BOOK
PLAT BOOK
BOOK OF MAPS
PAGE
LINEAR FEET
LOT HAS OFFSITE SEWER
OFFSITE SEWER LOT
RECOMBINATION LOT
STREET ADDRESS
LINES NOT SURVEYED

IMPERVIOUS SURFACE AREA REVISION PLAT
FOR

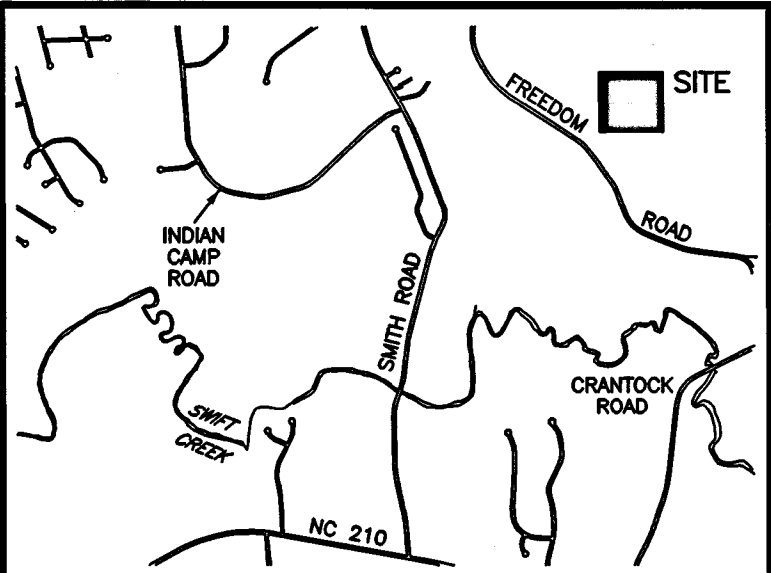
LOTS 6-7
SANDERS FARM
CLEVELAND TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
AUGUST 13, 2025
SHEET 1 OF 2
OWNER: DARRYL EVANS DEV. LLC.
425 INDIAN CAMP ROAD
SMITHFIELD, N.C. 27577

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



VICINITY MAP (NOT TO SCALE)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	41.15'	40.00'	S64°11'41"W
C2	50.00'	65.86'	61.20'	S02°52'52"W
C3	25.00'	21.03'	20.41'	S10°45'35"E

LINE	BEARING	DISTANCE
L1	S67°36'26"W	2.06'
L2	S68°06'39"W	29.19'
L3	S47°31'52"W	30.03'
L4	N39°52'10"W	35.44'
L5	S55°44'46"E	59.46'

OWNER: DARRYL EVANS DEV. LLC.
425 INDIAN CAMP ROAD
SMITHFIELD, N.C. 27577

IMPERVIOUS SURFACE AREA REVISION PLAT
FOR

LOTS 6-7 SANDERS FARM

CLEVELAND TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
AUGUST 13, 2025
SHEET 2 OF 2

N/F
MARC CHADWICK
DB 4998 PG 666
PN 06G06008J

N/F
KEELI P. MCLAMB
DB 4456 PG 470
PN 06G06199E

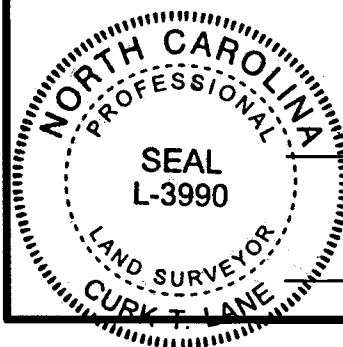
NOTE: L1-L4 ARE
TIE LINES ONLY

NOTE: L5 IS A
TIE LINE ONLY

NOTE: ALL IPF SHOWN ARE 0.5" REBAR
W/CAP FLUSH UNLESS OTHERWISE NOTED

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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SURVEYOR

L - 3990
LICENSE NUMBER

LONG GRASS DRIVE

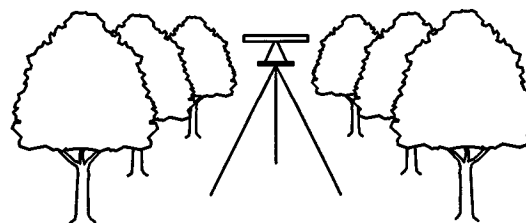
FREEDOM ROAD SR 1506 60' R/W (PUBLIC)

LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- RRS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSS 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
- 1SS LOT HAS OFFSITE SEWER
- 15SL OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- A/G ABOVE GROUND
- B/G BELOW GROUND
- [100] STREET ADDRESS
- LINES NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	LOTS6-7MISA.DWG
SURVEY DATE:	7-15-25
JOB NO.	247.692

TRUE LINE SURVEYING, P.C.



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