

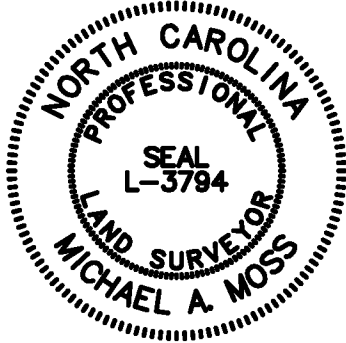
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL 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 17TH DAY OF JULY A.D. 2024.

DocuSigned by:
Michael A. Moss
83D193173200411...
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

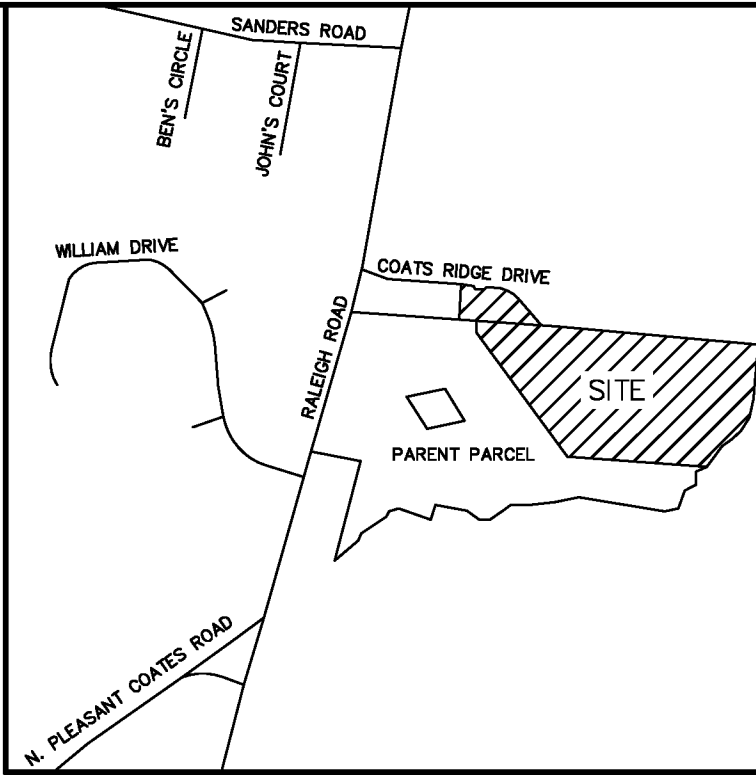
THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

DocuSigned by:
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CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-5	12.58'	25.00'	12.45'	S 53°10'34" E
C-6	72.21'	50.00'	66.10'	S 80°08'16" E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 31°30'47" W	50.00'
L-2	N 31°30'47" W	24.72'



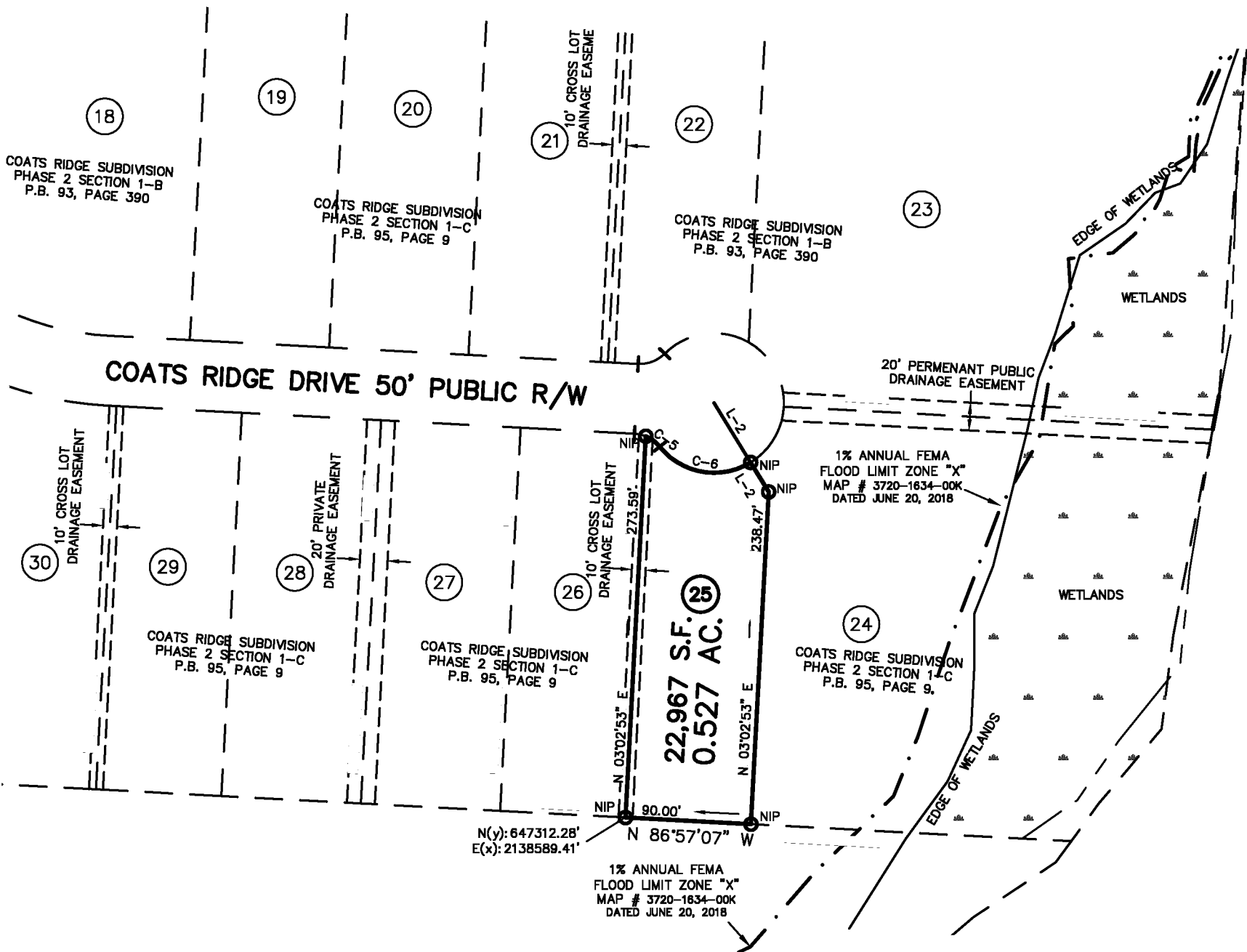
VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - 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

MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	5'
SIDE	5'



N/F
KEITH J. JOHNSON REVOCABLE TRUST
& KEITH J. JOHNSON TRUSTEE
D.B. 3719, PAGE 435
PIN# 1634.00-97-4947

THE PURPOSE OF THIS PLAT IS TO CORRECT THE DISTANCES OF THE SIDE PROPERTY LINES FOR LOT 25 THAT WERE INCORRECTLY LISTED ON PLAT BOOK 95, PAGE 9.

SEE PLAT BOOK 95, PG. 9 FOR ALL OTHER NOTES AND GOVERNMENTAL SIGNOFFS.

NOTE: ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY. 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 THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE. 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.

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' 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.

OWNER/DEVELOPER:

STEEL BRIDGE CROSSING, LLC
5160 NC HWY 42 W.
GARNER, NC 27529

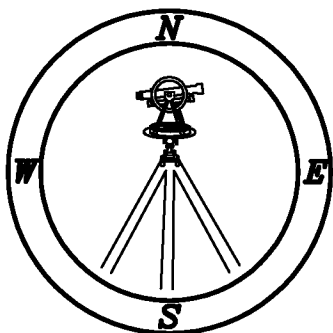
PLAT OF CORRECTION COATS RIDGE PHASE 2 LOT 25

COATS RIDGE ROAD
OWNER: STEEL BRIDGE CROSSING, LLC
REF: D.B. 5055, PAGE 807
REF: P.B. 98, PAGE 9
REF: D.B. 5505, PAGE 807
ELEVATION TOWNSHIP

JOHNSTON COUNTY, NORTH CAROLINA
100 50 0 100 200

SCALE 1"=100'
JULY 17, 2024
ZONED AR
PIN #1634.00-87-6441

(COATS)RIDGEPH2.DWG-(MM)



CMP

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