

NOTES

- DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES IN U.S. SURVEY FEET.
- NO N.C. GRID MONUMENT FOUND WITHIN 2000 FEET OF SURVEYED TRACT.
- THAT THIS PROPERTY SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- THIS PROPERTY IS LOCATED ON TAX MAP# 1698 PIN# 1698-37-2925.
- THE SUBDIVIDED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO FEMA MAP #370138 0045B EFFECTIVE DATE: SEPTEMBER 30, 1983
- THIS PROPERTY IS ZONED - PUD WSPD.
- SETBACKS FOR LOTS ARE: FRONT 35' REAR 30' SIDE (ABUTTING A STREET) 30'
- AREA TO BE SUBDIVIDED- LOT AREA: 30.644 ACRES AREA IN STREET R/W: 3.072 ACRES TOTAL AREA PHASE 7: 33.176 ACRES.
- THE OWNER OF THIS PROPERTY IS: SOUTHWICK DEVELOPMENT CO., LLC. 505 OBERLIN RD, SUITE 139 RALEIGH, NC 27605
- THE SUBDIVIDED PROPERTY IS A PORTION OF D.B. 1552, PG. 921 OF THE JOHNSTON COUNTY REGISTRY.
- TOTAL NUMBER OF LOTS - 26
- A 5' DRAINAGE EASEMENT IS RESERVED ALONG EACH SIDE OF ALL INTERIOR PROPERTY LINES, AND A 10' DRAINAGE EASEMENT IS RESERVED ALONG EACH SIDE OF ALL REAR PROPERTY LINES UNLESS SHOWN OTHERWISE.
- ALL OF LOTS MAY REQUIRE THE USE OF SEWAGE PUMPS OR LOW PRESSURE PIPE SEPTIC TANK SYSTEMS UNLESS OTHERWISE APPROVED BY JOHNSTON COUNTY ENVIRONMENTAL HEALTH.
- THE LOCATION OF THE NEUSE RIPARIAN AREA WAS DETERMINED BY A FIELD SURVEY OF THE TOP BANK OF THE EXISTING NATURAL DRAINAGE SWA'E. THE LIMITS OF THE RIPARIAN AREA EXTEND 50' BEYOND SAID TOP BANK. DELINEATION OF THE RIPARIAN AREA WAS VERIFIED BY THE DIVISION OF WATER QUALITY.

A minimum of 4 homes must have primary driveway access to the following streets to meet density requirements:

HONEYBURN COURT
&
SWEETBAY COURT

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 I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND SITES, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

11/17/98

DATE

OWNER(S)

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR JOHNSTON COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE JOHNSTON COUNTY PLANNING DEPARTMENT FOR RECORDING IN THE REGISTER OF DEEDS OFFICE OF JOHNSTON COUNTY.

11 Dec 98

DATE

JOHNSTON COUNTY
PLANNING DEPARTMENT

REFERENCE MAPS

- PLAT ENTITLED "MAP OF JUDGE BARNES FARM", PREPARED BY L. DENNIS LEE, P.A. AND DATED 3-13-96.
- PLAT ENTITLED "FINAL PHASE TWO LOTS 32-39 SOUTHWICK FARM", PREPARED BY DENNIS RAY BLACKMON, RLS, DATED 6-25-96 AND RECORDED IN P.B. 48, PG. 315.
- PLAT ENTITLED "FINAL PLAT SOUTHWICK FARM PHASE 1", PREPARED BY L. DENNIS LEE, P.A., DATED 11-27-95 AND RECORDED IN P.B. 48, PGS 57-58.
- PLAT ENTITLED "FINAL PLAT SOUTHWICK FARM PHASE 1", PREPARED BY L. DENNIS LEE, P.A., DATED 11-27-95 AND RECORDED IN P.B. 48, PGS 95-96.
- PLAT ENTITLED "FINAL PLAT SOUTHWICK FARM PHASE 1", PREPARED BY L. DENNIS LEE, P.A., DATED 9-2-96 AND RECORDED IN P.B. 48, PGS 343-344.
- PLAT ENTITLED "A REVISION OF RECOMBINATION SURVEY OF LOTS 32-33 SOUTHWICK FARM PHASE TWO", PREPARED BY McKIM AND CREED, P.A., DATED 4-10-97 AND RECORDED IN P.B. 49, PG. 449.

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED R.D. Burns, II
DISTRICT ENGINEER

DATE 11-19-98

Only North Carolina Department
Of Transportation approved
structures are to be constructed
on public right of way.

I, STEPHEN R. WOLFE, PLS. L-3259, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP. THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 17 DAY OF Nov. A.D., 1998

STEPHEN R. WOLFE L-3259
PROFESSIONAL LAND SURVEYOR

I, STEPHEN R. WOLFE, PLS. L-3259 CERTIFY THAT THIS PLAT IS OF A SUBDIVISION OF LAND IN A AREA THAT IS COVERED BY A SUBDIVISION ORDINANCE

11/17/98

DATE

STEPHEN R. WOLFE L-3259
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF REVIEW OFFICER:

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

REVIEW OFFICER

DATE 12-11-98

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
FILED FOR REGISTRATION AT 11 1998 IN THE
REGISTER OF DEEDS OFFICE 53 PAGE 212
RECORDED IN BOOK 53 PAGE 212

PHYLLIS N. WALL
REGISTER OF DEEDS

BY Joan Bowman
Deputy

CERTIFICATION OF APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS.

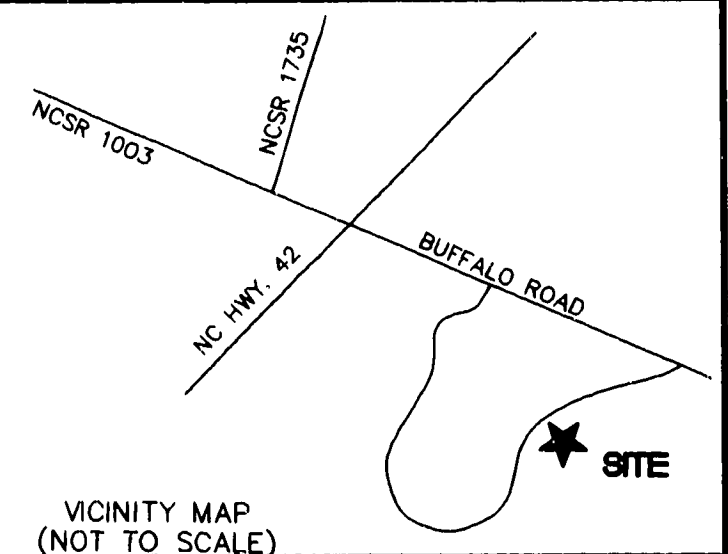
I HEREBY CERTIFY THAT THE WATER SUPPLY, SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION MEET NECESSARY PUBLIC HEALTH REQUIREMENTS (AS DESCRIBED IN APPENDIX II OF JOHNSTON COUNTY SUBDIVISION REGULATIONS). FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON A DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLANS FOR PROPOSED USE IN ACCORDANCE WITH THE REGULATIONS IN FORCE AT THE TIME OF PERMITTING. THIS PERIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

12-3-98 W. Lee Powell

DATE COUNTY HEALTH OFFICE
OR AUTHORIZED REPRESENTATIVE

- LEGEND -

IPS IRON PIPE SET
IPF IRON PIPE FOUND
PKF P.K. NAIL FOUND
CMF CONCRETE MONUMENT FOUND



LINE TABLE		
LINE	LENGTH	BEARING
L1	72.38	N70°29'29"W
L2	10.10	N55°47'01"E
L3	38.57	S88°42'17"E
L4	111.12	S26°11'04"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA
C1	65.30	1130.00	S54°07'42"W	65.29	03°18'40"
C2	72.04	730.00	S58°36'40"W	72.02	05°39'17"
C3	99.50	730.00	S65°20'35"W	99.42	07°48'33"
C4	113.83	730.00	S73°42'52"W	113.71	08°56'02"
C5	155.59	730.00	S84°17'15"W	155.30	12°12'43"
C6	11.49	730.00	N89°09'20"W	11.49	00°54'07"
C7	117.05	370.00	N82°13'58"E	116.56	18°07'31"
C8	43.35	25.00	N23°29'34"E	38.12	99°21'16"
C9	36.18	25.00	N67°38'41"W	33.11	82°55'14"
C10	106.61	430.00	N77°59'51"E	106.34	14°12'19"
C11	46.49	430.00	N88°11'52"E	46.47	06°11'43"
C12	39.27	25.00	S46°17'43"W	35.36	00°00'00"
C13	22.43	30.00	S20°07'17"E	21.91	42°50'00"
C14	63.50	45.00	N01°06'45"W	58.36	80°51'03"
C15	44.99	45.00	N67°57'20"E	43.14	57°17'07"
C16	63.80	45.00	S42°47'00"E	58.59	81°14'13"
C17	36.36	45.00	S20°58'55"W	35.38	46°17'37"
C18	22.43	30.00	N22°42'44"E	21.91	42°50'00"
C19	39.27	25.00	N43°42'17"W	35.36	90°00'00"
C20	185.36	670.00	S83°22'11"W	184.77	15°51'05"
C21	229.90	670.00	S65°36'50"W	228.78	19°39'37"
C22	39.27	25.00	S10°47'01"W	35.36	90°00'00"
C23	22.43	30.00	S55°37'59"E	21.91	42°50'00"
C24	35.67	45.00	N54°20'34"W	34.74	45°24'51"
C25	48.00	45.00	N01°04'37"W	45.76	61°07'03"
C26	49.62	45.00	N61°04'10"E	47.14	63°10'30"
C27	43.52	45.00	S59°38'05"E	41.85	55°25'00"
C28	31.84	45.00	S11°39'17"E	31.18	40°32'37"
C29	22.43	30.00	N12°47'58"W	21.91	42°50'00"
C30	39.27	25.00	N79°12'59"W	35.36	90°00'00"
C31	22.44	1070.00	S55°10'58"W	22.44	01°12'07"

SHEET 1 OF 2

DATE	REVISION	INITIAL



McKIM & CREED

310 EAST JOHNSTON STREET
PO BOX 117
SMITHFIELD N.C. 27577
TEL: (919)934-7154

DATE:

FINAL PLAT OF

**SOUTHWICK FARMS
PHASE 7A**

SCALE 1" = 100'

DATE: SEPTEMBER 25, 1998

WILDERS TWP.

JOHNSTON COUNTY

NORTH CAROLINA

PROJECT # :1283-0002.0R
PROJ. SVYR :SRW
DRAWN BY :RLJ
FIELD BK. :
COMP. FILE :SWPHAS7A.DWG
SHEET # :1 OF 2

DWG. # :S.2.1.1.040