

[illegible]

LEGEND:

- EP - EXISTING IRON PIPE
- IP - IRON PIPE SET
- ES - EXISTING IRON STAKE
- IS - IRON STAKE SET
- RP - RIGHT OF WAY
- PK - PARKER KALON RAIL
- CC - CONCRESS CURB MONUMENT
- CM - CONCRETE MONUMENT SET
- FM - FIRE HYDRANT
- CS - CEMENT CLEAN-OUT
- TE - TELEPHONE BOX
- CB - CABLE BOX
- TR - TRANSFORMER
- WM - WATER METER
- Q - WATER VALVE
- SC - SATISFACTORY SURFACE UNBUILT
- NC - NOW OR FORMERLY
- BC - BACK OF CURB
- CP - COMPLETED POINT
- GC - GEODETIC MONUMENT
- RCP - REINFORCED CONCRETE PIPE
- PARCEL BOUNDARY
- RIGHT OF WAY
- THE LINE
- FEATURE
- STREAM (OR WATER COURSE)
- NOT SURVEYED
- POWER LINE
- SIGNAL
- EASEMENTS

AREA BY COORDINATE METHOD
TITLE BY LAWYER
ALL DISTANCES SUBJECT TO EASEMENT OF RECORD
ALL PROJECTIONS ARE HORIZONTAL

SITE DATA
17.28 ACRES OR 752932.45F
OWNER:
ORAL TECHNOLOGY & SCIENCES
LLC
202 WOOD LILY LN
CARY NC 27518
PROPERTY IS WITHIN WATERSUPPLY
WATERSHED
PROPERTY IS WITHIN ETJ
DENSITY 1.33 UNITS PER ACRE
ZONING R-20
MINIMUM LOT SIZE
SECTION 17-430
ZONING R-20
MINIMUM LOT SIZE 20000SF
MAX IMPERVIOUS AREA FOR LOT 25%
FRONT YARD SETBACK 25'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 25'
MAX BLDG HEIGHT 40'

EFFECTIVE DATE: SEE ABOVE

10/21/24
DATE

AS FOR TIE
DATE: 10/14/2024
TYPE OF GPS: RTN (GPS)
DATUM/ EPOCH: NAD 83 NSRS 2011
POSITIONAL ACCURACY: 0.05'
GEOID MODEL: 12B
PUBLISH FIXED MODEL: (VRS)
COMBINED FACTOR: 0.9998455
US SURVEY FOOT

I, ALSEY J. GILBERT PLS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (closed description recorded in (sh 0487 pg 880 etc.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCES ON PLAT THAT THE RATIO OF PRECISION IS 1:31508 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF OCTOBER AD 2024.

ALSEY J. GILDER
RPM NO. 1-3774

AUG a. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATE PARCELS OF LAND.

 b. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATE PARCELS OF LAND.

 c. ANY ONE OF THE FOLLOWING:

 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND ON ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

 2. THAT THE SURVEY IS OF AN EXISTING FEATURE SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.

 3. THAT THE SURVEY IS A CONTROL SURVEY.

 4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN S. 6.3, 62-3

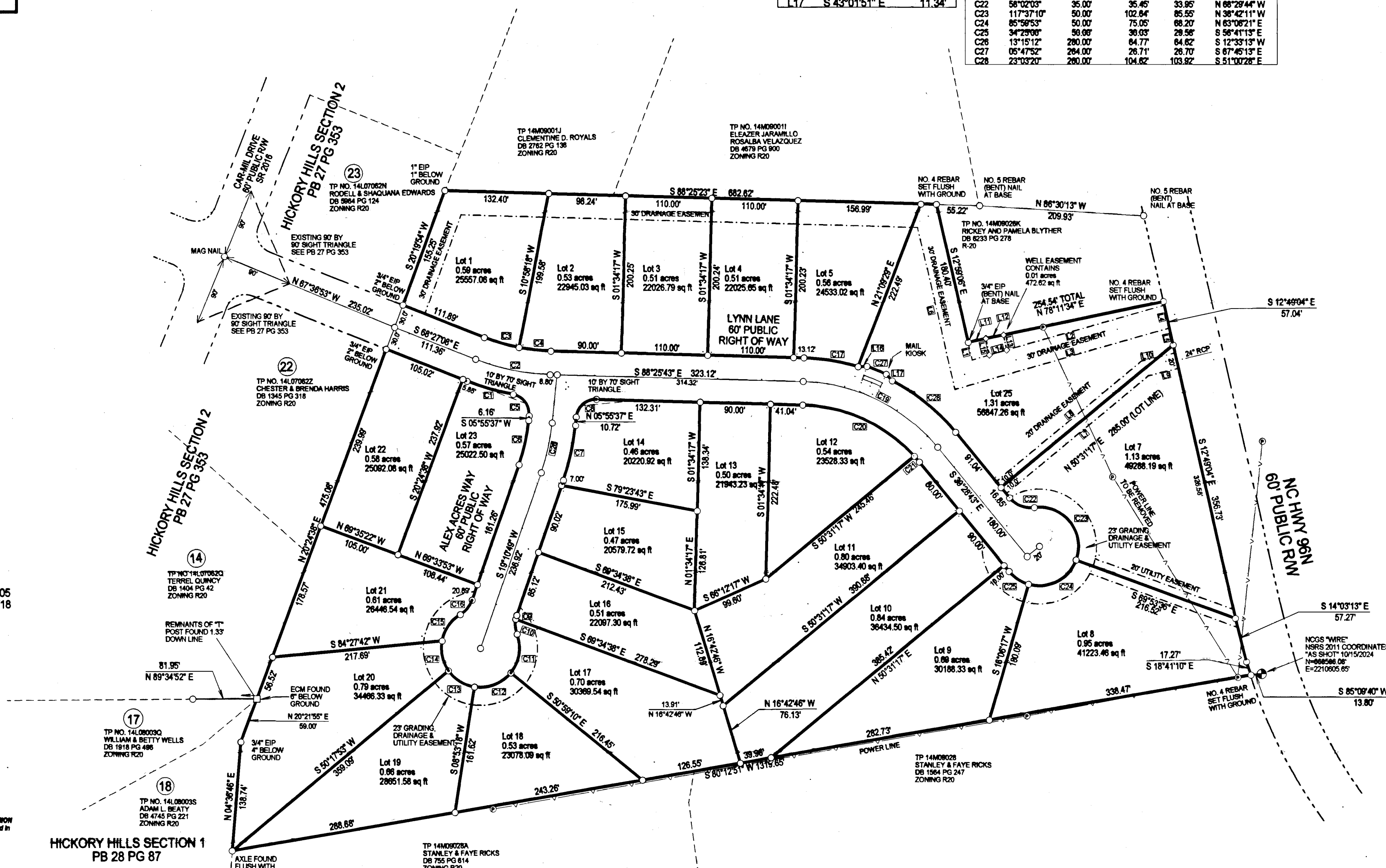
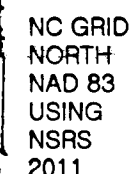
 d. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A CORNER OR ORDERED SURVEY, OR OTHER EXCEPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

 e. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO DETERMINE WHETHER OR NOT THE SURVEY OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PARCELS IN (a), (b), (c) OR (d).

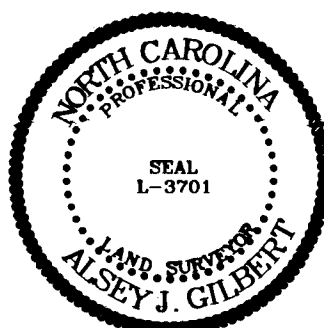
10/15/2024 _____
DATE SURVEYOR

Id	Bearing	Distance
L1	N 12°59'06" W	23.05'
L2	S 74°01'10" W	254.82'
L3	S 74°01'10" W	284.77'
L4	S 12°49'04" E	30.05'
L5	S 12°49'04" E	22.49'
L6	N 12°59'06" W	211.85'
L7	N 50°31'17" E	235.83'
L8	N 50°31'17" E	240.35'
L9	S 75°57'28" W	39.46'
L10	S 75°57'28" W	44.40'
L11	N 78°11'34" E	23.12'
L12	N 78°11'34" E	23.00'
L13	S 11°48'26" E	19.71'
L14	S 74°01'10" W	23.06'
L15	S 11°48'26" E	21.39'
L16	N 87°31'45" E	11.34'
L17	S 43°01'51" E	11.34'

ID	Delta	Radius	Arc Length	Chord	Ch Bear
C1	11°20'28"	310.00	61.5	81.26	S 73°07'22" E
C2	19°58'35"	280.00	97.82	87.13	N 70°26'25" W
C3	10°34'34"	250.00	46.15	46.06	S 73°44'25" E
C4	08°24'01"	250.00	41.02	40.97	S 83°43'42" E
C5	05°43'15"	25.00	37.40	34.01	S 36°35'38" E
C6	13°15'12"	250.00	57.83	57.70	S 12°33'13" W
C7	13°15'12"	310.00	71.71	71.55	S 12°33'13" W
C8	05°38'40"	25.00	37.37	33.89	S 48°44'57" W
C9	06°03'44"	25.00	4.92	4.92	N 15°06'57" E
C10	32°03'25"	35.00	19.58	19.33	N 04°54'38" W
C11	59°57'11"	50.00	52.32	49.86	S 08°02'15" W
C12	59°52'28"	50.00	52.25	49.81	S 68°57'04" W
C13	48°00'03"	50.00	40.14	38.97	N 58°06'42" W
C14	49°00'00"	50.00	40.14	38.07	N 12°02'12" E
C15	48°24'38"	50.00	42.25	41.01	S 35°05'38" E
C16	40°07'09"	35.00	24.51	24.01	N 38°14'23" E
C17	15°27'22"	280.00	70.14	69.93	S 80°42'02" E
C18	46°57'00"	290.00	196.50	190.58	S 63°57'13" E
C20	46°05'03"	200.00	100.86	156.58	S 65°23'11" E
C21	02°51'58"	200.00	10.00	10.00	S 0°54'41" E
C22	58°02'03"	35.00	35.45	33.95	S 68°28'44" W
C23	117°37'10"	50.00	102.84	85.55	N 36°42'11" W
C24	85°59'53"	50.00	75.05	68.20	S 13°08'21" E
C25	34°29'08"	59.68	39.63	29.58	S 56°41'13" E
C26	13°15'12"	280.00	54.77	54.62	S 12°33'13" W
C27	05°47'52"	25.00	36.13	26.70	S 6°26'13" E
C28	23°18'20"	280.00	104.87	103.92	S 51°00'38" E

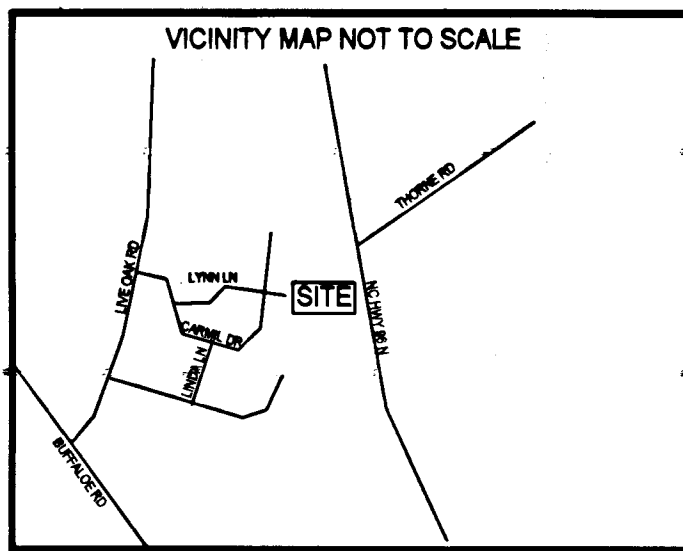


HICKORY HILLS SECTION 1
PB 28 PG 87



Filed in JOHNSTON, NC
 Filed 12/19/2024 01:48:29 PM
 CRAIG OLIVE, Register of Deeds
 Dep/Asst jking
PLAT B: 102 P: 308

ALSEY J. GILBERT PL.
442 1/2 EAST MAIN ST.
CLAYTON NC 27620
PHONE 919/553-5104
FAX 919/553-3863



LEGEND:
EIP... EXISTING IRON PIPE
RPS... IRON PIPE SET
EIS... EXISTING IRON STAKE
RWS... IRON STAKE SET
R/W... RIGHT OF WAY
PK... PARKER KALON MAIL
ECM... EXISTING CONC MONUMENT
CMS... CONCRETE MONUMENT SET
FH... FIRE HYDRANT
FCO... FEEWER CLEAN-OUT
TB... TELEPHONE BOX
CB... CABLE BOX
TR... TRANSFORMER
WM... WATER METER
WV... WATER VALVE
NS... SANITARY SEWER MANHOLE
NT... NOW OR FORMERLY
BC... BACK OF CURB
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GCM... GEODETIC MONUMENT
RCP... REINFORCED CONCRETE PIPE
P... PARCEL BOUNDARY
TL... TIE LINE
F... FEATURE
S... STREAM (E WATER COURSE)
N... NOT SURVEYED
P... POWER LINE
E... EASEMENTS
A... AREA BY COORDINATE METHOD
T... TITLE BY LAWYER
P... PROPERTY SUBJECT TO EASEMENT OF RECORD
A... ALL DISTANCES ARE HORIZONTAL

PROPERTY SHOWN HEREON IS ☒ IS NOT
LOCATED IN A FEMA DESIGNATED FLOOD ZONE
3720261600J ADOPTED 12/02/2005
FLOOD HAZARD NO. 3720260600K ADOPTED 06/20/18

EFFECTIVE DATE: SEE ABOVE

10/21/24
DATE

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 1800. THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

CERTIFICATION OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN

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 PLANS FOR PROPOSED USE IN ACCORDANCE WITH REGULATIONS IN FORCE AT TIME OF PERMITTING. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

11-26-2024
DATE

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

Jodie R. H. Gay
REVIEW OFFICER

12-19-2024
DATE

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD

CONSTRUCTION STANDARDS CERTIFICATION

APPROVED 
DISTRICT ENGINEER

DATE Nov 6, 2024

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

SITE TRIANGLES TAKES PRECEDENT OVER ANY SIGN EASEMENT

OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE
OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12'
FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD
FRONT LOTS.

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

MAIL, ROSSK AND ASSOCIATED PARKING SHALL NOT
BE ALLOWED IN NC DOT RIGHT OF WAY.

ALL LOT SHALL BE SERVED BY THE INTERNAL ROAD SYSTEM

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

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

10/21/24
DATE

OWNER/DEVELOPER

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 13th DAY OF Dec, 2024.

COUNTY OF JOHNSTON

BY: 
DIRECTOR OF PUBLIC UTILITIES

NOTE: A 12" UTILITY EASEMENT EXISTS ALONG ALL
ROAD FRONTAGE FOR WATER METERS ETC.

NOTE: A 12" DRAINAGE AND UTILITY EASEMENT EXISTS
ALONG ALL LOTS LINE & EACH SIDE OF LOT LINE FOR
CURTAIN DRAINS OR DRAINS IF NECESSARY UNLESS
OTHERWISE NOTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION (MAJOR SUBDIVISION)

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS
LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF SELMA, THAT I HEREBY
FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS
STREETS, ALLEYS, WALKS, GREENWAYS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY
INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS
ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR
A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN
SUCH OTHER USE IS APPROVED BY THE SELMA TOWN COUNCIL IN THE PUBLIC INTEREST.

10/21/24
DATE

OWNER

"I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED
IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE
OR THAT A SECURITY BOND IN THE AMOUNT OF \$ OR
CASH IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE TOWN OF SELMA TO ASSURE THE
COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

12/17/24
DATE

TOWN MANAGER

CERTIFICATE OF APPROVAL FOR MAJOR SUBDIVISION

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE TOWN OF SELMA'S PLANNING
JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR
COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN TWELVE (12) MONTHS AFTER THE DATE
BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE GUARANTEE AND THAT THE SUBDIVISION
SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH SELMA CODE OF ORDINANCE CHAPTER 17, AND
THEREFORE THIS PLAT HAS BEEN APPROVED BY THE SELMA TOWN COUNCIL SUBJECT TO ITS BEING RECORDED
IN
THE JOHNSTON COUNTY REGISTER OF DEEDS WITHIN SIXTY (60) DAYS OF THE DATE BELOW.

12/17/24
DATE

Michael W. Warden
PLANNING & ECONOMIC DEVELOPMENT DIRECTOR

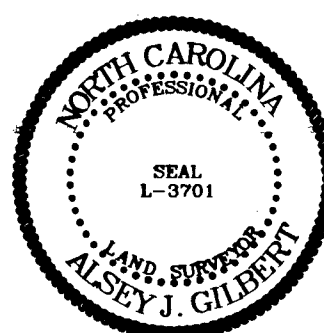
I, ALSEY J. GILBERT, PLS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION
FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (Need description recorded in
NO 847 (p 89) (c) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS SHOWN FROM INFORMATION FOUND IN (SEE REFERENCES ON PLAT
THAT THE RATIO OF PRECISION IS 1:31250 THAT THIS PLAT WAS PREPARED IN
ACCORDANCE WITH G.S. 47-39 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE,
REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF OCTOBER AD 2024

ALSEY J. GILBERT PLS
REG. NO. L-3791

- A.J.G. 6. 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.
7. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT
IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
8. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR
OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE
AN EXISTING STREET.
2. THAT THE SURVEY IS OF AN EXISTING FEATURE SUCH AS A BUILDING OR OTHER
STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
3. THAT THE SURVEY IS A CONTROL SURVEY.
4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC
UTILITY AS ORIGINATED IN G.S. 42-3.
9. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOGNITION OF
EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE
DEFINITION OF SUBDIVISION.
10. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR
IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL
ABILITY AS TO PARAGRAPHS (a) THROUGH (h) ABOVE.

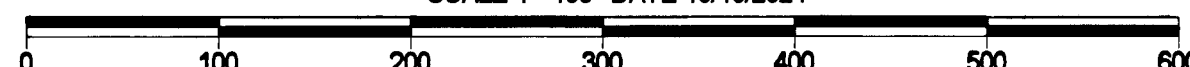
10/15/2024
DATE

SURVEYOR



Filed in JOHNSTON, NC
Filed 12/19/2024 01:48:29 PM
CRRIG OLIVE, Register of Deeds
Dep/Asst Jking
PLAT B: 102 P: 309

FINAL PLAT
HICKORY HILLS
SECTION 4
TP 14N09027A NC PIN 261600-08-1702
SELMA TWP. JOHNSTON CO. NC
SCALE 1"=100' DATE 10/15/2024



SHEET 2 OF 2

SHEET 2 OF 2



ALSEY J. GILBERT PLS
442 1/2 EAST MAIN ST.
CLAYTON NC 27620
PHONE 919-933-5704
FAX: 919-933-2993