

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN 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

[Signature]
OWNER 3/2/2021 DATE

I, J & N DEVELOPERS, LLC AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL:

APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS, OR

APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR

PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT

[Signature]
DEVELOPER/OWNER 3/2/2021 DATE

CERTIFICATE OF PRELIMINARY APPROVAL OF WAREHOUSE AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION OF SEWAGE TREATMENT SYSTEMS. THIS SUBDIVISION MEETS ALL 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 OFFERS NO GUARANTEE.

[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



ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE CHESTNUT RIDGE SUBDIVISION, SECTION ONE, LOTS 1-14 AS SET FORTH BY TOWN OF PRINCETON PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

SEE PLAT BOOK 61, PAGE 386 FOR SIGNATURE
SUBDIVISION ADMINISTRATOR DATE

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

ONLY N.C. DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY

THE 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT
THE FOLLOWING LOT(S) SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY: 1 & 14

THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE CENTERLINE OF ANY DESIGNED ROADSIDE DITCH A MINIMUM OF 12 FEET FROM THE EXISTING OR PROPOSED EDGE OF THE 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 STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE

SEE PLAT BOOK 61, PAGE 386 FOR SIGNATURE

APPROVED: _____ DATE _____
DISTRICT ENGINEER

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

[Signature]
REVIEW OFFICER 3/5/2021 DATE

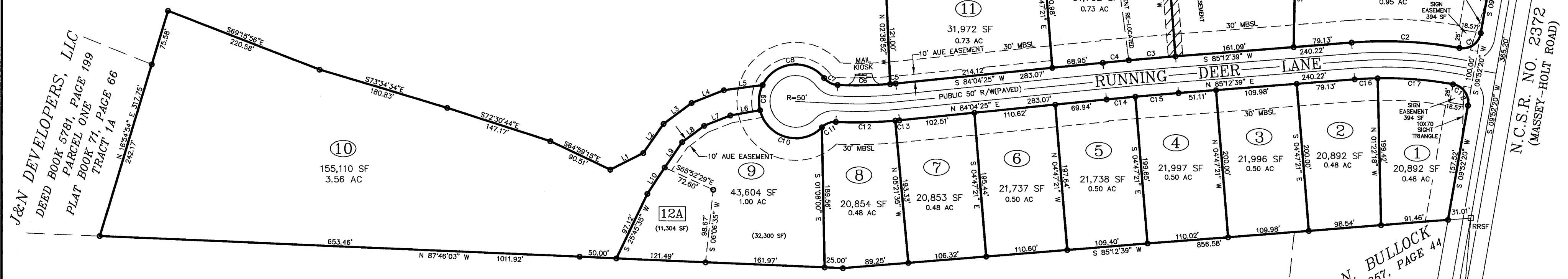
I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF PRINCETON, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

[Signature]
TOWN ADMINISTRATOR 3/2/2021 DATE

J&N DEVELOPERS, LLC

DEED BOOK 5781, PAGE 199
PARCEL THREE

PLAT BOOK 64, PAGE 327
OPEN SPACE



J&N DEVELOPERS, LLC
DEED BOOK 5781, PAGE 199
PLAT BOOK ONE
TRACT 1A

N.C.S.R. NO. 2372
(MASSEY-HOLT ROAD)

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	DISTANCE
C1	39.27	25.00	25.00	90°00'00"	N54°52'20"E	35.36
C2	147.14	575.00	73.97	14°39'41"	N87°27'30"W	146.74
C3	63.85	5007.00	31.93	00°43'50"	S84°50'44"W	63.85
C4	35.53	5007.00	17.77	00°24'24"	S84°16'37"W	35.53
C5	7.66	532.00	3.83	00°49'29"	N84°29'10"E	7.66
C6	71.38	532.00	35.74	07°41'16"	N88°44'32"E	71.33
C7	21.03	25.00	11.18	48°11'10"	S63°19'15"E	20.41
C8	100.16	50.00	78.14	11°46'19"	S83°23'11"W	84.23
C9	34.98	50.00	18.24	40°05'05"	S05°57'28"W	34.27
C10	106.05	50.00	89.32	121°31'21"	S74°50'45"E	87.26
C11	21.03	25.00	11.18	48°11'34"	S68°29'21"W	20.41
C12	80.71	582.00	40.42	07°56'43"	N88°36'46"E	80.64
C13	5.76	582.00	2.88	00°34'00"	N84°21'25"E	5.76
C14	39.48	4957.00	19.74	00°27'23"	S84°18'08"W	39.48
C15	58.91	4957.00	29.46	00°40'51"	S84°52'13"W	58.91
C16	31.31	525.00	15.66	03°25'03"	S86°55'10"W	31.31
C17	103.03	525.00	51.68	11°14'39"	N85°44'59"W	102.86
C18	39.27	25.00	25.00	90°00'00"	N35°07'40"W	35.36

LINE	LENGTH	BEARING
L1	50.47	N62°58'15"E
L2	48.23	N34°39'34"E
L3	47.50	N53°19'46"E
L4	47.22	N68°22'20"E
L5	53.29	N92°06'57"E
L6	40.89	N79°42'38"E
L7	38.38	N68°22'20"E
L8	37.13	N53°19'46"E
L9	42.09	N34°39'34"E
L10	42.60	N33°21'56"E

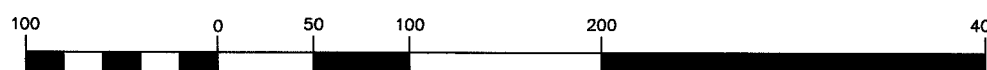
CHERYL A. COBLE
&
ADLAI MICHAEL ARTHUR
DEED BOOK 944, PAGE 296

RESUBDIVISION SURVEY
CHESTNUT RIDGE

SECTION ONE
PLAT BOOK 61, PAGE 386
PLAT BOOK 64, PAGE 327
LOTS 2-7 & 8R

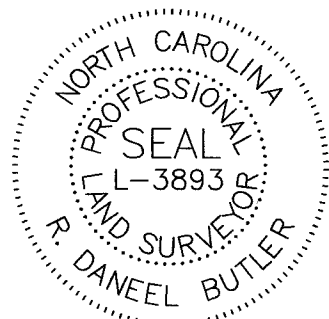
TOWN OF PRINCETON
BOON HILL TOWNSHIP
JOHNSTON COUNTY, N.C.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

I, R. DANIEL BUTLER, PROFESSIONAL SURVEYOR NO. L-3893, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO. 3720264100K
EFFECTIVE DATE 12-02-2005

I, R. DANIEL BUTLER, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME. DEED DESCRIPTION RECORDED IN DEED BOOK 5781, PAGE 199, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK SEE PAGE MAP; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 25 DAY OF FEBRUARY, 2021.

[Signature]
SURVEYOR 02-25-2021 DATE

OWNER
J & N DEVELOPERS, LLC
DEED BOOK 5781, PAGE 199
PLAT BOOK 61, PAGE 386
PLAT BOOK 64, PAGE 327

SURVEYED 12-14-20
R DANIEL BUTLER, PLS
942 DYKE SMITH RD
LAGRANGE, N.C.
(252)747-7056

Filed in JOHNSTON COUNTY, NC
Filed 03/05/2021 08:33:46 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst mmooore
PLAT B: 93 P: 51

STATE OF NORTH CAROLINA
JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF _____, 20____ AT _____
RECORDED IN BOOK _____, PAGE _____

CRAIG OLIVE BY _____
REG. OF DEEDS ASST. REG. OF DEEDS

SITE DATA - CLUSTER SUBDIVISION
TOTAL ACRES IN TRACT 12.90
NO. OF BUILDING LOTS 14
AVG. LOT SIZE 36,439 S.F.

NOTE:
LOT SIZE INCLUDES EASEMENT AREA
ALL OFFSITE LOTS ARE EASEMENTS
LOTS TO BE SERVED BY A PUBLIC WATER SYSTEM
LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS
ALL OPEN SPACE RESERVED FOR ACCESS & UTILITY EASEMENTS FOR THIS AND FUTURE DEVELOPMENT
A 10' WIDE AREA IS RESERVED ALONG ALL RIGHT-OF-WAYS FOR UTILITY, ACCESS OR DRAINAGE EASEMENTS AND ANY MAIL KIOSK

LEGEND

- IRON STAKES FOUND OR SET ON ALL CORNERS UNLESS OTHERWISE NOTED
- PKNF - P.K. NAIL FOUND
- MNF - MAG NAIL FOUND
- RFSF - RAILROAD SPIKE FOUND
- CMF - CONCRETE MONUMENT FOUND
- AUE - ACCESS & UTILITY EASEMENT
- AUE - AUE FOR LOT NUMBER
- RESERVED AUE FOR LOT NUMBER
- EXISTING FIRE HYDRANT
- DRAINAGE EASEMENT
- MINIMUM BUILDING SETBACKS
FRONT 30'
SIDE 10'
REAR 25'
- AREA CALCULATED BY DMD
ALL BEARINGS ARE MAGNETIC
ALL DISTANCES ARE HORIZONTAL GROUND
NO GEODETIC CONTROL WITHIN 2000'