

CERTIFICATION OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN OLD DENNING FARM SUBDIVISION 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 THIS TIME OF PERMITTING. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

9-16-2020 *Todd Pameo*
DATE HEALTH REPRESENTATIVE

NOTE: EACH LOT HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR DR 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.

THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED; HOWEVER A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH AND LOCATION OF ANY EASEMENTS, ANY CEMETERIES, OR FAMILY BURIAL GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THIS SURVEYOR BY THE RECENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY EXIST BUT ARE UNKNOWN, SUCH AS: CEMETERIES, FAMILY BURIAL GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, UNDERGROUND TANKS, ETC.

IMPERVIOUS SURFACE

NO MORE THAN 5,000 SQUARE FEET OF ANY LOT SHALL BE COVERED BY IMPERVIOUS MATERIALS INCLUDING ASPHALT, CONCRETE BLOCK, STONE, SLATE, CONCRETE OR OTHER HARDENED MATERIAL. THIS COVENANT IS INTENDED TO INSURE CONTINUED COMPLIANCE WITH THE STORMWATER MANAGEMENT PLAN APPROVED BY THE JOHNSTON COUNTY STORMWATER PROGRAM. THE COVENANT CANNOT BE CHANGE OR DELETED WITHOUT THE CONSENT OF THE JOHNSTON COUNTY STORMWATER PROGRAM.

PLANNING DIRECTOR ENDORSEMENT

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

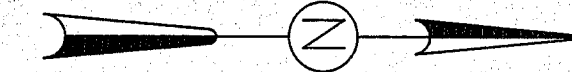
J. Allen 9-17-2020
PLANNING DIRECTOR

CERTIFICATION 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, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

9-17-2020 *Scottie W. Broad*
DATE OWNER

NC GRID NORTH (NAD 83/2011)



AREAS ARE COMPUTED BY COORDINATE METHOD. UNLESS OTHERWISE NOTED ALL DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES. NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.

REF: BEING ALL THE PROPERTY DESCRIBED IN DB 5420, PG. 498 OF THE JOHNSTON COUNTY REGISTRY PLAT BOOK 89, PG. 321

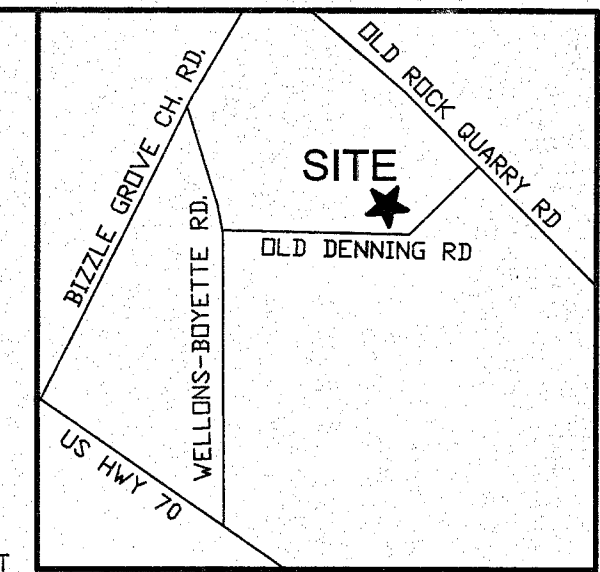
NOTES:

1. ALL DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES.
2. AREAS ARE COMPUTED BY COORDINATE METHOD.
3. MIN. SETBACKS PER COUNTY ORDINANCE
4. A FIVE FOOT DRAINAGE AND PUBLIC UTILITY EASEMENT EXISTS ON THE LOT SIDE OF ALL INTERIOR LOT LINES UNLESS OTHERWISE NOTED ON LOT.
5. A 10' DRAINAGE AND PUBLIC UTILITY EASEMENT EXISTS ALONG THE RIGHT OF WAY OF DALE RIDGE DRIVE.
6. PARCEL #04P09030A
6. WATER TO BE SERVED BY INDIVIDUAL PRIVATE WELLS.

LEGEND

EMN	EXISTING MAG NAIL
EIP	EXISTING IRON PIPE
EIS	EXISTING IRON STAKE
IPS	IRON PIPE SET
R/W	RIGHT-OF-WAY
CL	CENTERLINE
---	NOT SURVEYED

VICINITY MAP - NO SCALE



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

APPROVED *Jim L. Lee*
DISTRICT ENGINEER

DATE SEPT 1, 2020

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

REFERENCES:
D.B. 4604 PG.369
D.B. 4982 PG.806
D.B. 3015 PG.315
D.B. 5301 PG.589
D.B. 4400 PG.595
P.B. 79 PG.189

GRID NOTE:
GRID NORTH
NCGS VRS
NAD 1983(2011)
GEOID 12A

ALL NEW LOTS SHOWN HEREON MUST BE SERVED BY THE INTERNAL STREET SYSTEM ONLY.

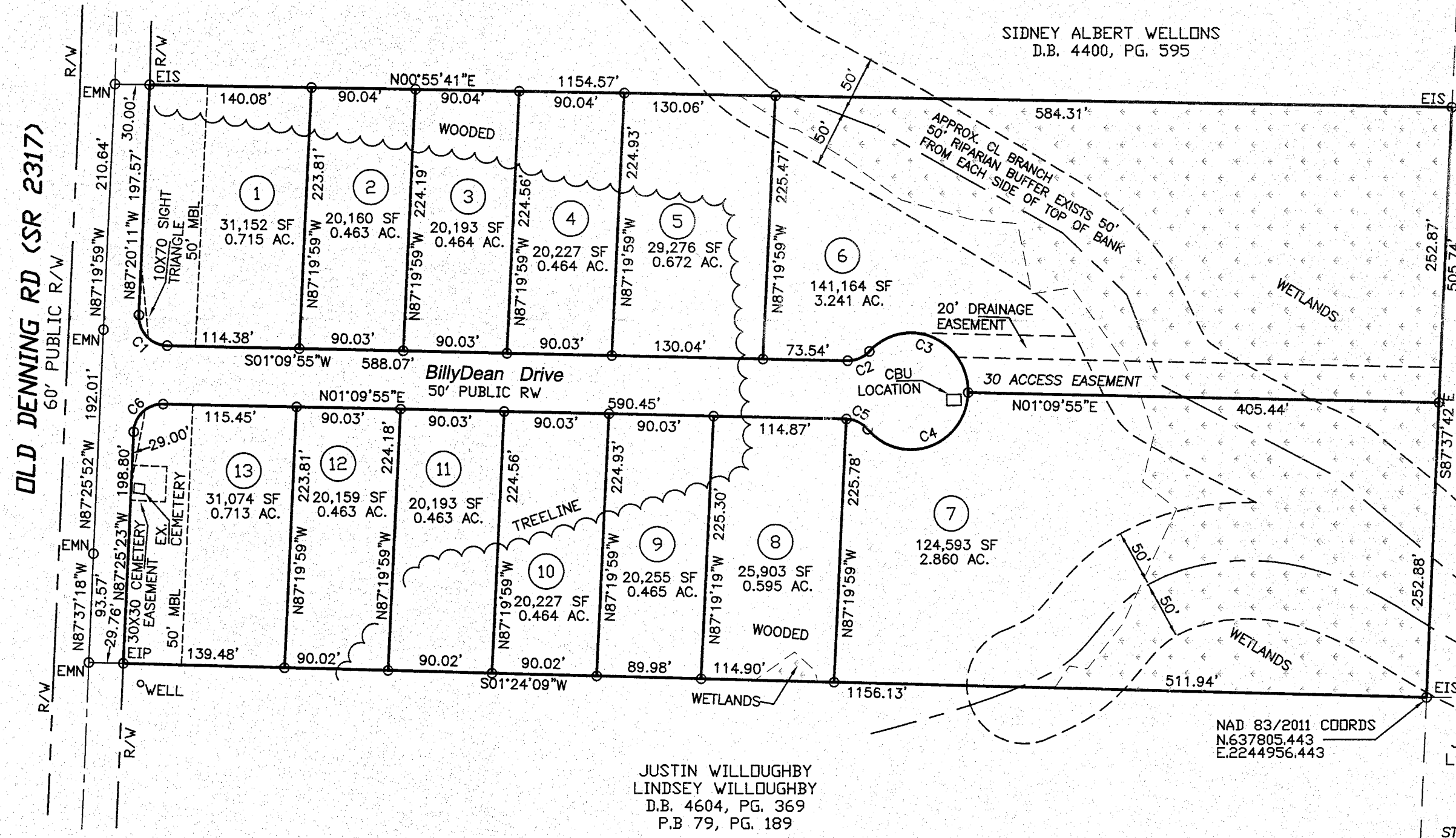
ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.

THE 10'X70' SIGHT TRIANGLE TAKES PRECEDENCE OVER SIGN EASEMENT.

THE 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.

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 INSURE POSITIVE DRAINAGE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	39.93'	35.82'	N46°54'58"E	91°30'06"	25.66'
C2	25.00'	21.03'	20.41'	N22°55'46"W	48°11'23"	11.18'
C3	50.00'	120.59'	93.42'	S22°04'14"W	138°11'23"	130.90'
C4	50.00'	120.59'	93.42'	N19°44'24"W	138°11'23"	130.90'
C5	25.00'	21.03'	20.41'	S25°15'36"W	48°11'23"	11.18'
C6	25.00'	38.68'	34.94'	S43°09'51"E	88°39'32"	24.42'



FREDDIE CREECH
D.B. 4400, PG. 595

SIDNEY ALBERT WELLONS
D.B. 4400, PG. 595

S B BUILDING, INC.
D.B. 5420, PG. 498

NAD 83/2011 COORDS
N.637805.443
E.2244956.443

JUSTIN WILLOUGHBY
LINDSEY WILLOUGHBY
D.B. 4982, PG. 806
P.B. 79, PG. 189

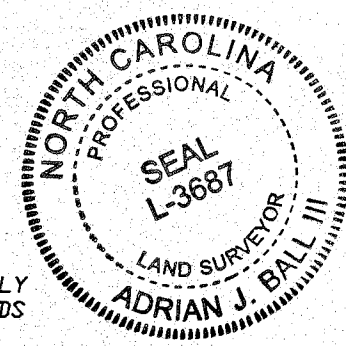
STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON
Jonie R. Sandiford
REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
FILED FOR REGISTRATION AT _____ M.,
OF DEEDS OFFICE, _____ IN THE REGISTER
RECORDED IN BOOK _____, PAGE _____
CRAIG OLIVE
REGISTER OF DEEDS

9/17/2020 *Jonie R. Sandiford*
DATE REVIEW OFFICER

I, ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687



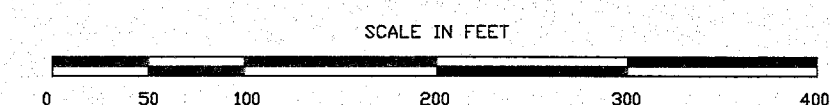
I, ADRIAN J. BALL III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN EXISTING RECORDS AS NOTED; THAT THE RATION OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30TH DAY OF AUGUST 2019 AD.

ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687

Filed in JOHNSTON COUNTY, NC
Filed 09/17/2020 02:56:59 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst asantios
PLAT B: 91 P: 463

THE SUBJECT PROPERTY GRAPHICALLY APPEARS NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA/FIRM COMMUNITY PANEL NO. 3720264300 J DATED 12-02-05

ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687



JERRY BALL LAND SURVEYING, PC
PROFESSIONAL LAND SURVEYOR
205 S. POLLOCK STREET
SELMA, N. C. 27576
(919) 965-0077

SUBDIVISION PLAT OF
OLD DENNING FARM
ON THE LANDS OF
S B BUILDING, INC.

BOON HILL
JOHNSTON COUNTY
SCALE: 1" = 100'
08-30-19

TOWNSHIP
NORTH CAROLINA
DWN. BY: AJB