

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 ADAPT 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.

DocuSigned by: Stacy Johnson DATE: 5/22/2020

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

DocuSigned by: Stacy Johnson DATE: 5/22/2020

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE RIVER RIDGE SUBDIVISION, SECTION TWO, LOTS 31-85, AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THIS SUBDIVISION MAP.

DocuSigned by: Chandra Farmer DATE: 5/28/2020

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN RIVER RIDGE-SECTION TWO 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 ELEVATION UPON APPLICATION AND SUBMISSION OF PLAN FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONVEYS NO GUARANTEE.

DocuSigned by: Dodd Ramsey DATE: 5/26/2020

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 N.C.A.C. 18A SECTION 1800. THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

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 RECORDED 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.

DocuSigned by: Chandra Farmer DATE: 5/28/2020

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

DocuSigned by: Braxton Minton DATE: 5/29/2020

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.

DocuSigned by: Joni Sanderford DATE: 6/1/2020

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

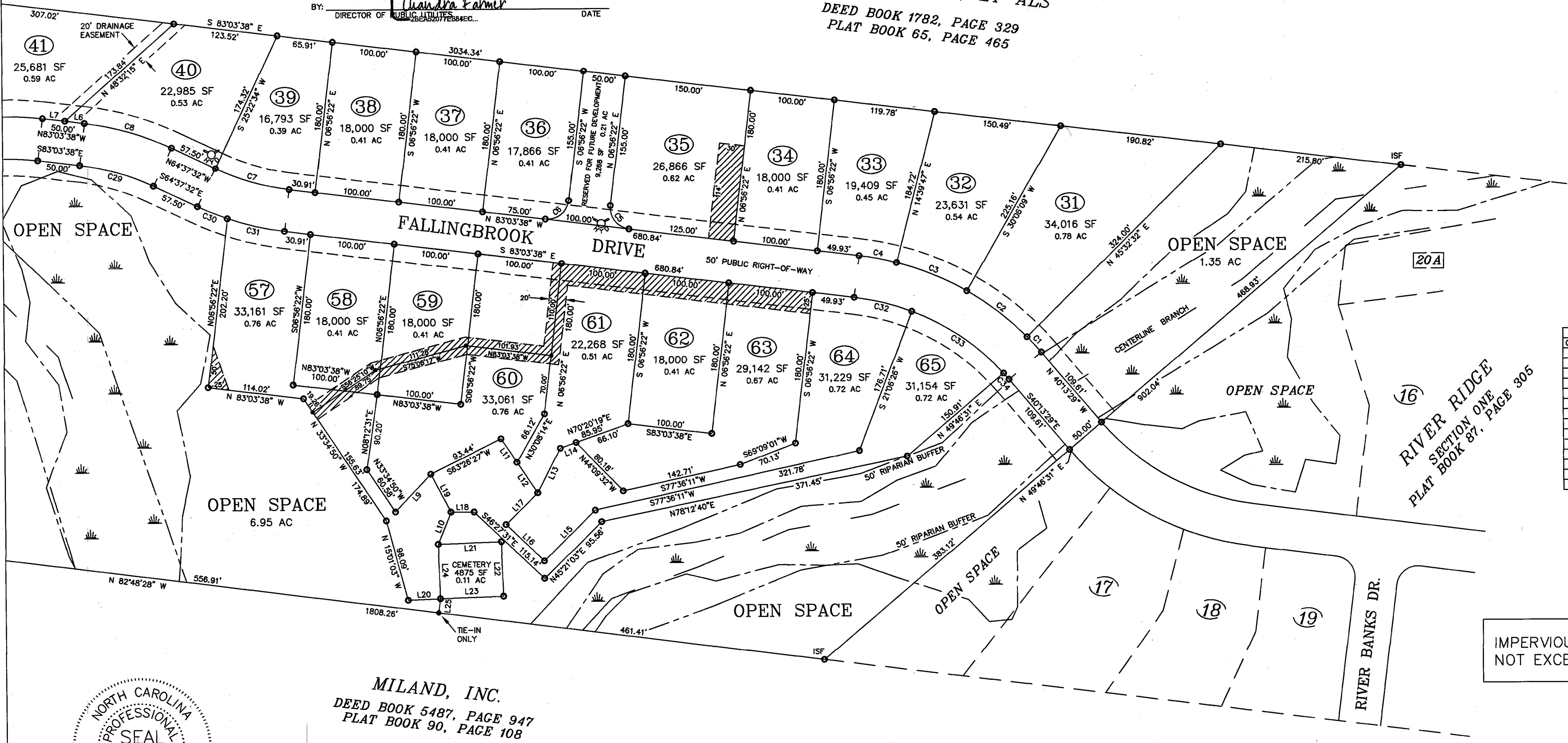
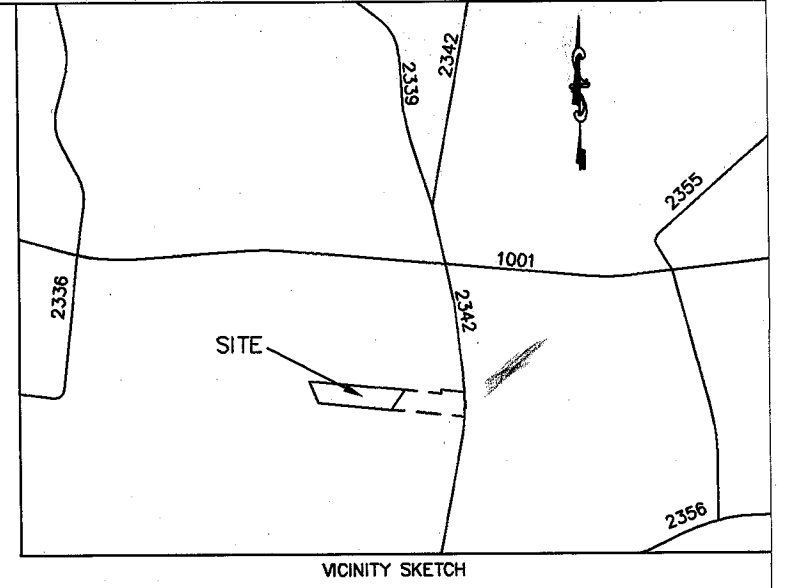
THE 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT

ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

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.

DocuSigned by: Don Salum DATE: 5/26/2020



LINE TABLE with columns: LINE, LENGTH, BEARING. Lists 25 lines with their respective measurements.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, BEARING, DISTANCE. Lists 14 curves with their respective measurements.

IMPERVIOUS AREA ON EACH LOT SHALL NOT EXCEED 3,860 SQUARE FEET



I, R. DANEEL 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.

DocuSigned by: R. DANEEL BUTLER DATE: 5/28/2020

I, R. DANEEL BUTLER, CERTIFY THAT THIS PLAT WAS DRAWN BY ME, FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION RECORDED IN DEED BOOK 4847, PAGE 780; 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 21 DAY OF MAY, 2020.

DocuSigned by: R. DANEEL BUTLER DATE: 05-21-2020

MILAND, INC. DEED BOOK 5487, PAGE 947 PLAT BOOK 90, PAGE 108

PROPERTY SHOWN HEREON IS X'S NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FLOOD HAZARD PANEL NO 3720285500 J EFFECTIVE DATE 12-02-2005

DocuSigned by: R. DANEEL BUTLER DATE: 05-21-2020

RIVER RIDGE SECTION TWO MAP 1 OF 2 BEULAH TOWNSHIP JOHNSTON COUNTY, N.C. GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.

OWNERS J & N DEVELOPERS, LLC SOURCE OF TITLE DEED BOOK 4847, PAGE 780 PLAT BOOK 65, PAGE 465

SURVEYED JANUARY 5, 2020 R. DANEEL BUTLER, PLS 942 DYKE SMITH RD LAGRANGE, N.C. (919)747-7056

STATE OF NORTH CAROLINA JOHNSTON COUNTY THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 1 DAY OF JUNE, 2020 AT 1:31:04 pm RECORDED IN BOOK 91, PAGE 128

SITE DATA - CLUSTER SUBDIVISION TOTAL ACRES IN TRACT 35.66 NO. OF BUILDING LOTS 35 AVG. LOT SIZE 25,550 S.F. NOTE: LOT SIZE INCLUDES EASEMENT AREA ALL OFFSITE AREAS 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 ISF - IRON STAKE FOUND IRON STAKES SET ON ALL CORNERS UNLESS OTHERWISE NOTED PKNF - P.K. NAIL FOUND MNF - MAG NAIL FOUND RRSF - RAILROAD SPIKE FOUND CMF - CONCRETE MONUMENT FOUND AUE - ACCESS & UTILITY EASEMENT AUE - AUE FOR LOT NUMBER [Symbol] - RESERVED AUE FOR LOT NUMBER [Symbol] - WETLANDS [Symbol] - EXISTING FIRE HYDRANT [Symbol] - DRAINAGE EASEMENT MINIMUM BUILDING SETBACKS FRONT 20' SIDE 5' REAR 5' AREA CALCULATED BY DMD ALL BEARINGS ARE MAGNETIC ALL DISTANCES ARE HORIZONTAL GROUND NO GEODETIC CONTROL WITHIN 2000'

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 ON THIS MAP.

DocuSigned by: Stacy Johnson 5/22/2020 DATE

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

DocuSigned by: Stacy Johnson 5/22/2020 DATE

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE RIVER RIDGE SUBDIVISION, SECTION TWO, LOTS 31-65 AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

DocuSigned by: Chandra Farmer 5/28/2020 DATE

THE DIRECTOR OF PUBLIC UTILITIES FOR COUNTY OF JOHNSTON, NORTH CAROLINA, HEREBY CERTIFIES THAT THIS PLAN MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE JOHNSTON COUNTY ORDINANCES. UPON RECORDATION OF THIS PLAN, 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 PLAN 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 LANDSCAPING (OTHER THAN GRASS, WHICH WILL BE REPLACED WITH SEED) WITHIN THE PUBLIC UTILITY EASEMENT AREA DISTURBED FOR MAINTENANCE OF THE UTILITIES.

COUNTY OF JOHNSTON

DocuSigned by: Chandra Farmer 5/28/2020 DATE

BY: DIRECTOR OF PUBLIC UTILITIES

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN RIVER RIDGE-SECTION TWO 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 PLAN FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

DocuSigned by: Dodd Ramser 5/26/2020 DATE

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

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

DocuSigned by: Ernest Nutter 5/29/2020 DATE

STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

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

DocuSigned by: Joni Sanderford 6/1/2020 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

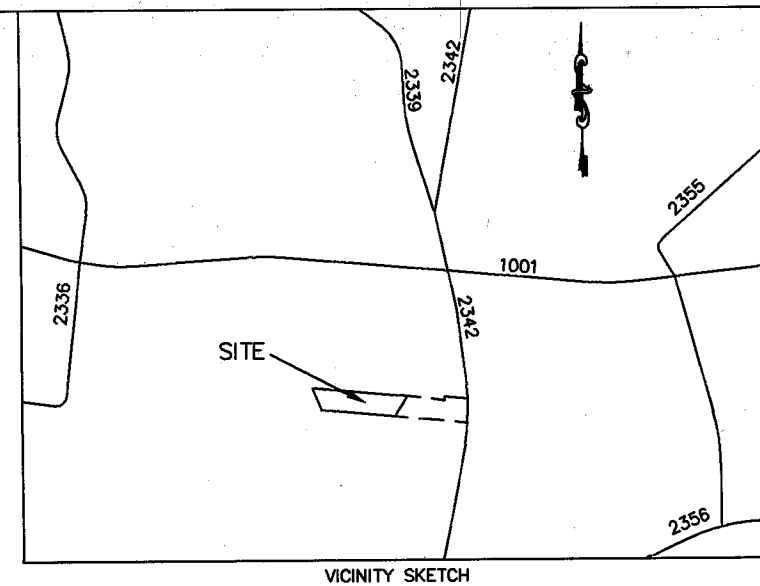
ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

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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.

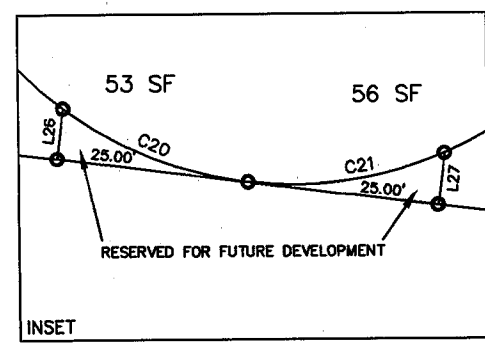
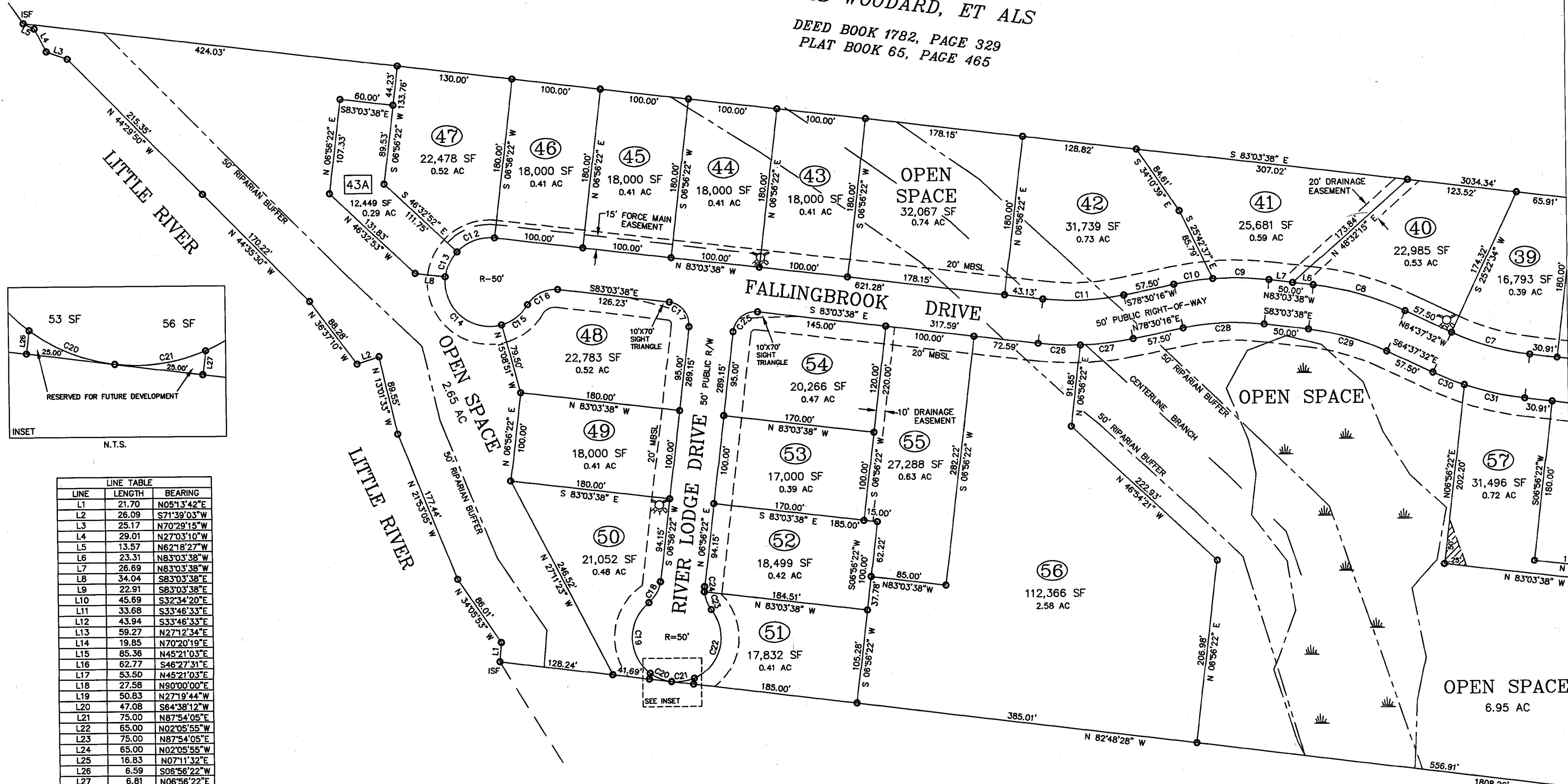
DocuSigned by: Don Sabien 5/26/2020 DATE

APPROVED: EDWISBIO/ENGINEER



DAVID WOODARD, ET ALS

DEED BOOK 1782, PAGE 329 PLAT BOOK 65, PAGE 465



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, BEARING, DISTANCE

LINE TABLE with columns: LINE, LENGTH, BEARING

SITE DATA - CLUSTER SUBDIVISION TOTAL ACRES IN TRACT 35.66 NO. OF BUILDING LOTS 35 AVG. LOT SIZE 25,550 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

RIVER RIDGE SECTION TWO MAP 2 OF 2 BEULAH TOWNSHIP JOHNSTON COUNTY, N.C. GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.

MILAND, INC. DEED BOOK 5487, PAGE 947 PLAT BOOK 90, PAGE 108

IMPERVIOUS AREA ON EACH LOT SHALL NOT EXCEED 3,860 SQUARE FEET

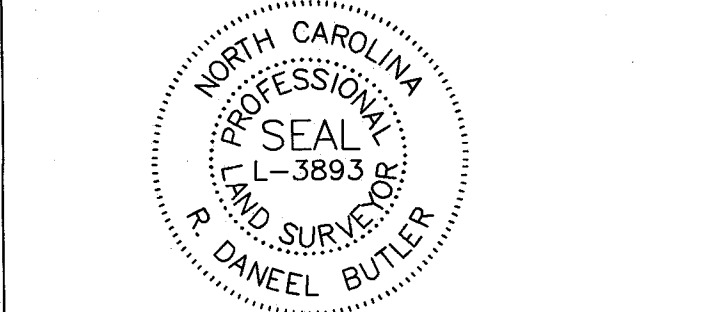
LEGEND table with symbols for iron stakes, railroads, easements, etc.

STATE OF NORTH CAROLINA JOHNSTON COUNTY THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 1 DAY OF June, 2020 AT 10:51:54pm RECORDED IN BOOK 91, PAGE 129

CRAIG OLIVE REG. OF DEEDS

J & N DEVELOPERS, LLC SOURCE OF TITLE DEED BOOK 4847, PAGE 780 PLAT BOOK 65, PAGE 465

SURVEYED JANUARY 5, 2020 R. DANIEL BUTLER, PLS 942 DYKE SMITH RD LAGRANGE, N.C. (919)747-7056



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

I, R. DANIEL BUTLER, CERTIFY THAT THIS PLAN WAS DRAWN BY ME, FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION RECORDED IN DEED BOOK 4847, PAGE 780, 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 PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 21 DAY OF MAY, 2020.

DocuSigned by: R. Daniel Butler 05-21-2020 DATE