

VICINITY MAP (NOT TO SCALE)

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.

1/23/18 DATE Bruce May SUBDIVISION ADMINISTRATOR

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE Crown Point River Oaks SUBDIVISION, SECTION 45-52, AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSES OF RECORDING THE SUBDIVISION MAP.

Chandra C. Farmer 1/23/18  
JOHNSTON COUNTY PUBLIC UTILITIES OFFICIAL

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 3518 SQUARE FEET PER LOT

- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
  - 2) AREAS COMPUTED BY COORDINATE METHOD.
  - 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  - 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
  - 5) ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5' EACH SIDE OF ALL LOT LINES
  - 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
  - 7) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
  - 8) GRID TIE BY GPS
  - 9) PARENT TRACT DEED DB 4089 PG 879
  - 10) ZONING: IH1-SUD
  - 11) PARCEL NO. 06D01022

REFERENCES:

DB 4089 PG 879	PB 79 PG 372
DB 4425 PG 322	PB 78 PG 131
DB 3466 PG 311	PB 80 PG 304
DB 4233 PG 856	PB 72 PG 184
DB 1832 PG 333	PB 71 PG 423

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

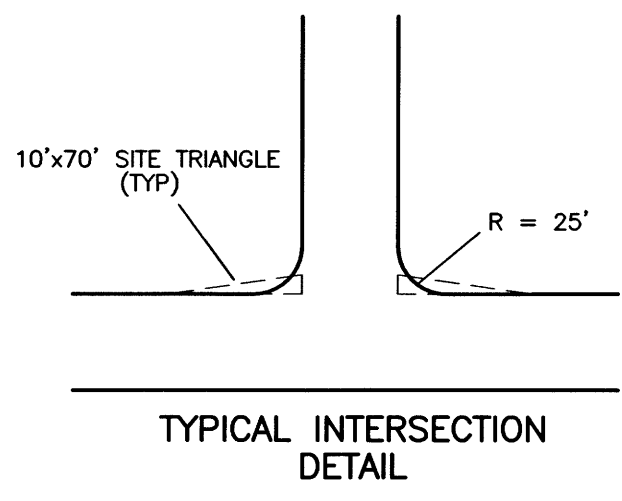
11-28-17 DATE [Signature] OWNER

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720163700 J EFFECTIVE DATE: DECEMBER 2, 2005

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED [Signature] DISTRICT ENGINEER  
DEC 20 2017



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

NOTE: SIGHT TRIANGLES TAKE PRECEDENT OVER ANY SIGN EASEMENT

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

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.

THIS SURVEY:  
CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

11-28-17 DATE [Signature] SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

11-28-17 DATE [Signature] SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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[Signature]  
SURVEYOR  
L - 3990  
LICENSE NUMBER

REVIEW OFFICER'S CERTIFICATE  
[Signature] REVIEW OFFICER OF JOHNSTON COUNTY, NC  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
1/23/2018 DATE [Signature] REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY  
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 13th DAY OF January 20 18 AT 2:55:00 PM  
CRAIG OLIVE BY [Signature] DEPUTY REGISTER OF DEEDS  
RECORDED IN PB 86 PG 179

OWNER: SON-LAN CLASSIC DEVELOPMENT  
2701 POLENTA ROAD  
CLAYTON, N.C. 27520

SUBDIVISION PLAT OF  
**CROWN POINT**  
AT  
**RIVER OAKS**  
SON-LAN CLASSIC DEV.  
CLEVELAND TOWNSHIP, JOHNSTON COUNTY  
NORTH CAROLINA  
NOVEMBER 28, 2017  
SHEET 1 OF 2

LEGEND

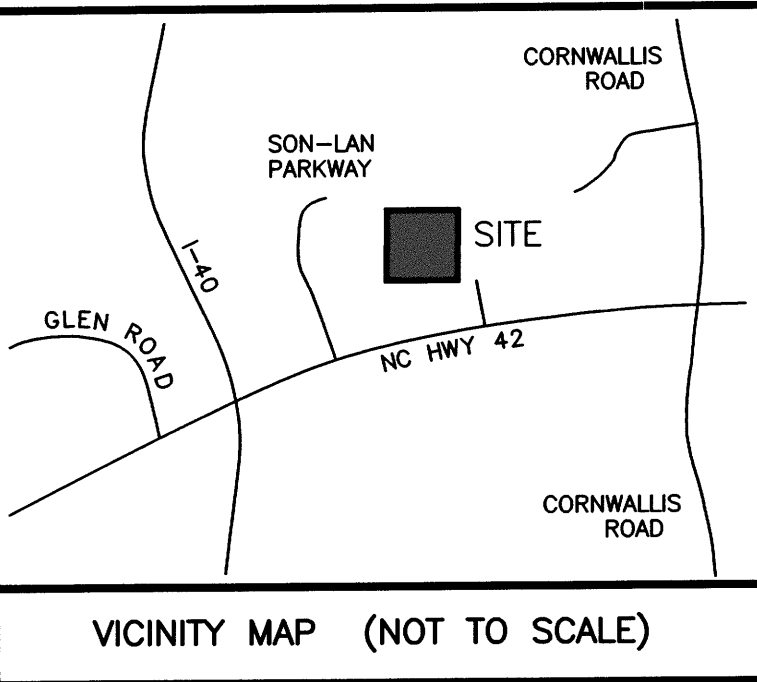
○	IPF	IRON PIPE FOUND
●	IPS	IRON PIPE SET
□	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
○	PKNS	PARKER-KALON NAIL SET
○	RRS	RAILROAD SPIKE
○	CSF	COTTON SPIKE FOUND
○	CSS	COTTON SPIKE SET
○	CC	CONTROL CORNER
○	CP	COMPUTED POINT
○	P/P	POWER POLE
○	OPW	OVERHEAD POWER LINE
○	R/W	RIGHT OF WAY
○	S.F.	SQUARE FEET
○	AC	ACRE
○	DB	DEED BOOK
○	PB	PLAT BOOK
○	BOM	BOOK OF MAPS
○	PG	PAGE
○	LF	LINEAR FEET
○	15S	LOT HAS OFFSITE SEWER
○	15SL	OFFSITE SEWER LOT
○	15R	RECOMBINATION LOT
○	100	STREET ADDRESS
---		LINE NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	8LOTS.DWG
SURVEY DATE:	7-15-17
JOB NO.	122.072

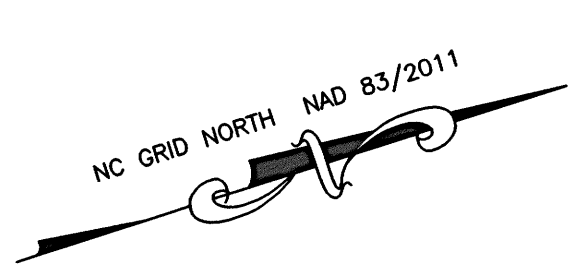
**TRUE LINE SURVEYING, P.C.**

205 WEST MAIN STREET  
CLAYTON, N.C. 27520  
TELEPHONE: (919) 359-0427  
FAX: (919) 359-0428  
www.truelinesurveying.com

C-1859



LINE	BEARING	DISTANCE
L1	S17°16'18"W	46.56'
L2	S17°16'18"W	43.44'
L3	S17°16'18"W	38.89'
L4	S26°41'32"W	18.10'
L5	S26°41'32"W	33.71'
L6	N74°57'41"W	97.65'
L7	N80°59'27"W	72.72'
L8	N15°02'19"E	34.05'
L9	S15°02'19"W	34.05'
L10	S86°29'27"E	22.47'
L11	S17°16'18"W	6.94'



N/F  
SON-LAN CLASSIC  
DEVELOPMENT  
PORTION OF DB 4089 PG 879  
PN 06D01022  
RESERVED FOR  
FUTURE DEVELOPMENT

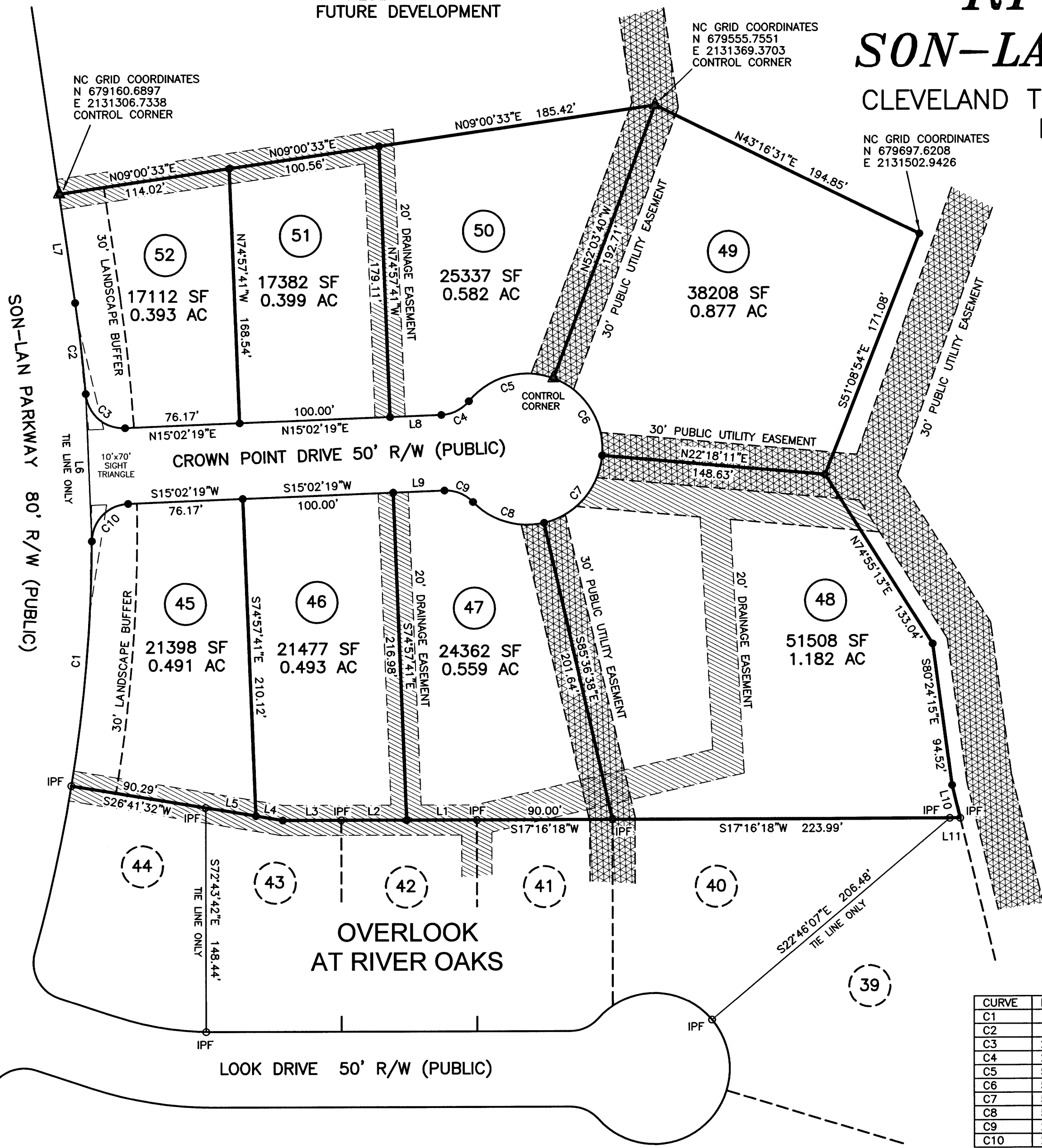
OWNER: SON-LAN CLASSIC DEVELOPMENT  
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SUBDIVISION PLAT  
OF

# CROWN POINT AT RIVER OAKS SON-LAN CLASSIC DEV.

CLEVELAND TOWNSHIP, JOHNSTON COUNTY  
NORTH CAROLINA  
NOVEMBER 28, 2017  
SHEET 2 OF 2

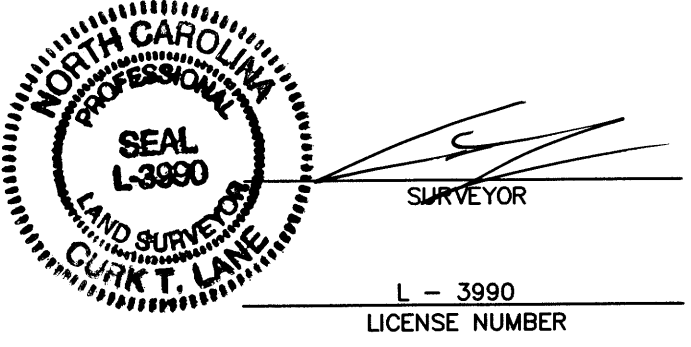
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1040.00'	162.68'	162.52'	N67°47'21"W
C2	1040.00'	60.60'	60.59'	N79°19'18"W
C3	25.00'	38.10'	34.52'	N58°41'36"E
C4	25.00'	21.03'	20.41'	N09°03'22"W
C5	50.00'	62.04'	58.13'	N02°23'38"E
C6	50.00'	64.90'	60.44'	N75°07'15"E
C7	50.00'	62.91'	58.84'	S31°39'14"E
C8	50.00'	51.35'	49.12'	S33°48'32"W
C9	25.00'	21.03'	20.41'	S39°08'01"W
C10	25.00'	38.10'	34.52'	S28°36'57"E

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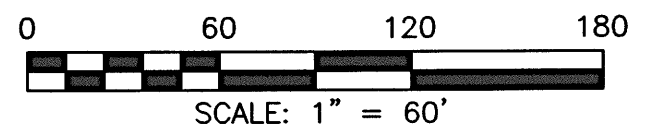


STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 23rd DAY OF January 2018 AT 2:55:00 PM

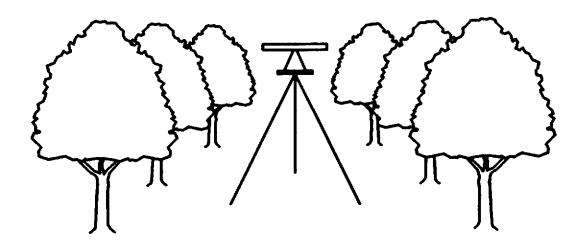
CRAIG OLIVE BY *Craig Olive* Deputy REGISTER OF DEEDS

RECORDED IN PB 86 PG 180



SURVEYED BY: TLS  
DRAWN BY: MIKE  
CHECKED BY: CURK  
DRAWING NAME: BLOTS.DWG  
SURVEY DATE: 7-15-17  
JOB NO. 122.072

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