

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 Mason
SUBDIVISION ADMINISTRATOR

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE Overlook @ River Oaks SUBDIVISION, SECTION 33-44, 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: IHI-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.

11-25-17
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

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

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4089, PAGE 879, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4089, PAGE 879; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11 A. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 28th DAY OF November A.D. 2017



[Signature]
SURVEYOR

L - 3990
LICENSE NUMBER

REVIEW OFFICER'S CERTIFICATE

Joan B. Sandford 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 23rd DAY OF January 20 18 AT 2:55:00 PM

CRAIG OLIVE BY *[Signature]* ASST.-REG. OF DEEDS
REGISTER OF DEEDS

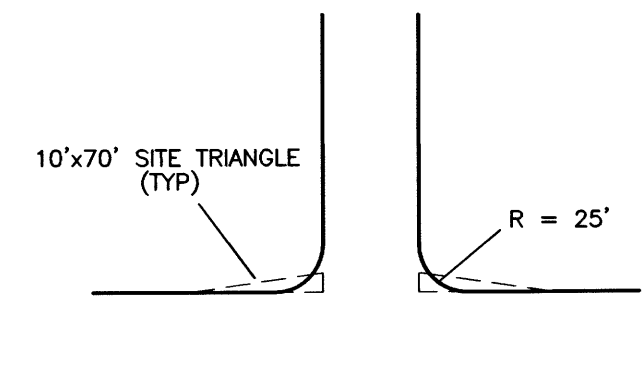
RECORDED IN PB 86 PG 181

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1040.00'	167.04'	166.86'	N47°06'28"W
C2	1040.00'	112.84'	112.79'	N60°11'58"W
C3	25.00'	38.10'	34.52'	N79°15'16"E
C4	205.00'	61.35'	61.12'	N27°01'37"E
C5	205.00'	4.23'	4.23'	N17°51'47"E
C6	25.00'	21.03'	20.41'	N06°49'23"W
C7	50.00'	12.78'	12.74'	N23°35'48"W
C8	50.00'	72.87'	66.59'	N25°28'41"E
C9	50.00'	49.76'	47.73'	S84°15'38"E
C10	50.00'	45.57'	44.01'	S29°38'41"E
C11	50.00'	60.21'	56.64'	S30°57'44"W
C12	25.00'	21.03'	20.41'	S41°22'00"W
C13	255.00'	46.33'	46.27'	S22°28'36"W
C14	255.00'	35.24'	35.21'	S31°38'27"W
C15	25.00'	38.10'	34.52'	S08°03'16"E

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *[Signature]*
DISTRICT ENGINEER
DEC 20, 2017



TYPICAL INTERSECTION
DETAIL

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.

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

SUBDIVISION PLAT
OF

**OVERLOOK
RIVER OAKS**
AT
SON-LAN CLASSIC DEV.

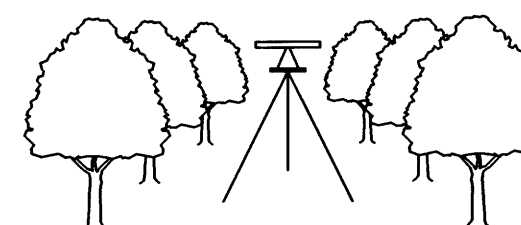
CLEVELAND TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
NOVEMBER 28, 2017
SHEET 1 OF 2

LEGEND

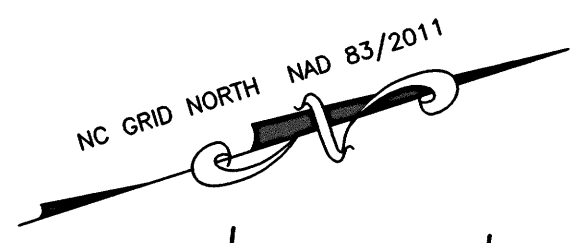
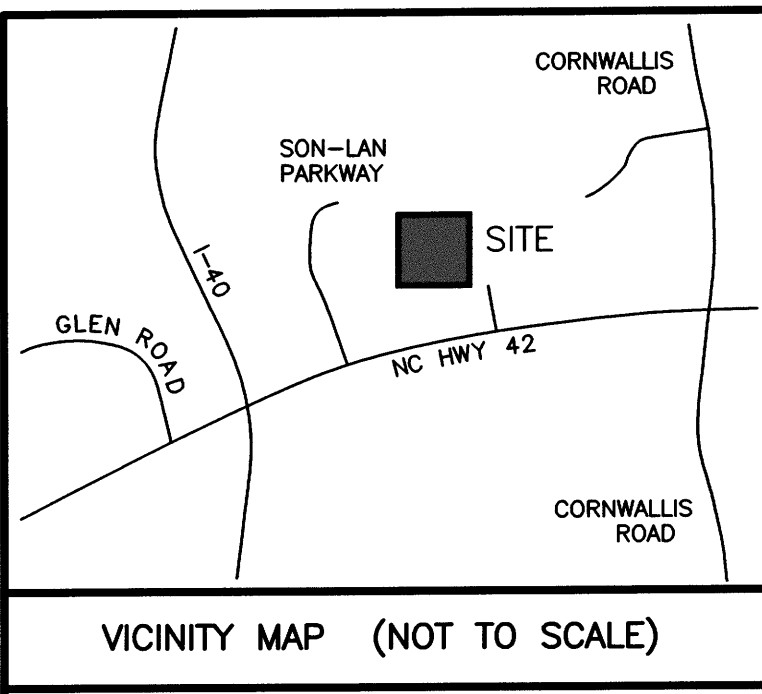
- IFF IRON PIPE FOUND
- IFS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNRS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSS COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 1SS LOT HAS OFFSITE SEWER
- 1SSL OFFSITE SEWER LOT
- 1SR RECOMBINATION LOT
- 100 STREET ADDRESS
- LINES NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	12LOTS.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



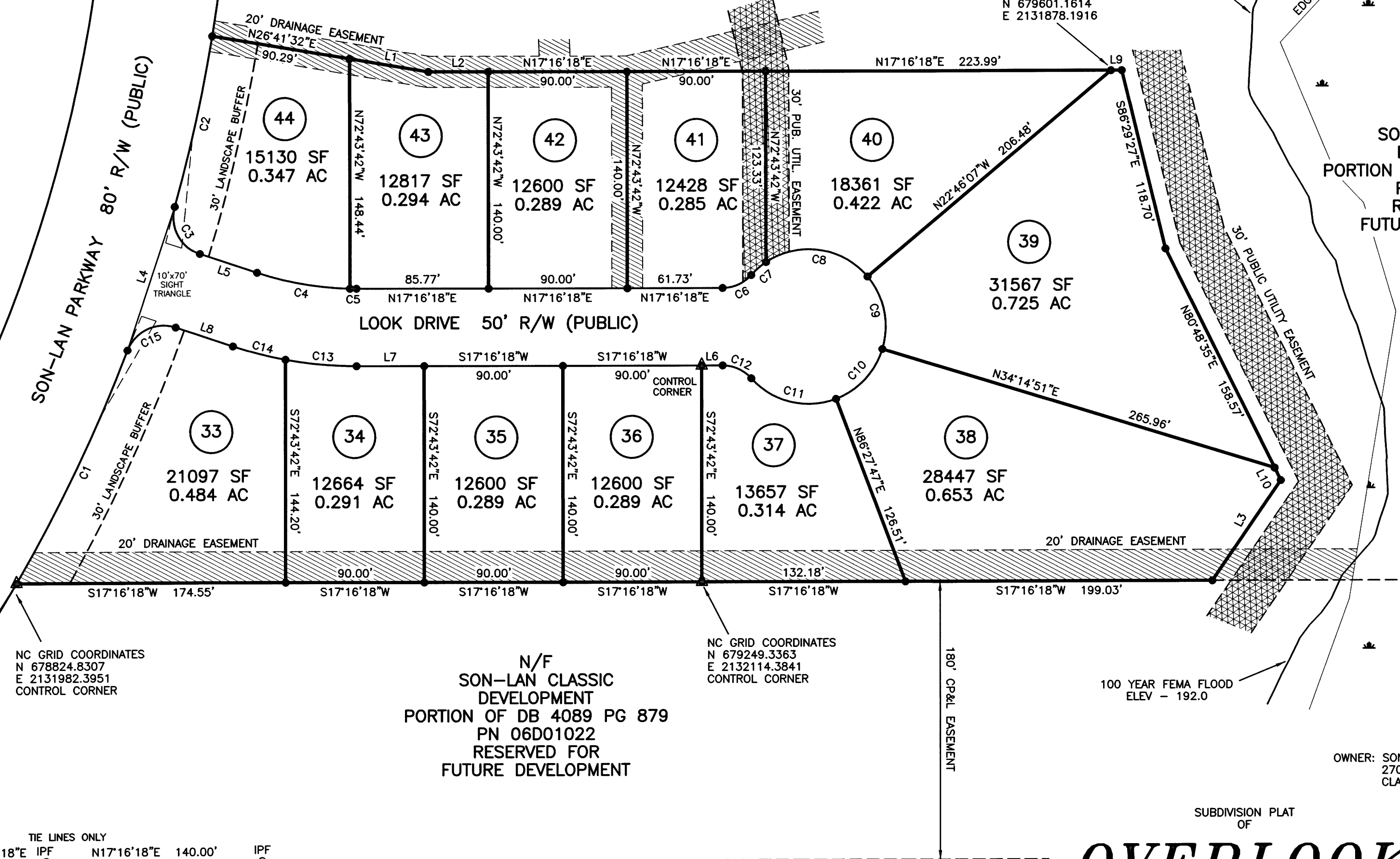
N/F
SON-LAN CLASSIC
DEVELOPMENT
PORTION OF DB 4089 PG 879
PN 06D01022
RESERVED FOR
FUTURE DEVELOPMENT

100 YEAR FEMA FLOOD
ELEV - 192.0

NC GRID COORDINATES
N 679601.1614
E 2131878.1916

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

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



NC GRID COORDINATES
N 678824.8307
E 2131982.3951
CONTROL CORNER

NC GRID COORDINATES
N 679249.3363
E 2132114.3841
CONTROL CORNER

N/F
SON-LAN CLASSIC
DEVELOPMENT
PORTION OF DB 4089 PG 879
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SUBDIVISION PLAT
OF

OVERLOOK AT RIVER OAKS SON-LAN CLASSIC DEV.

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

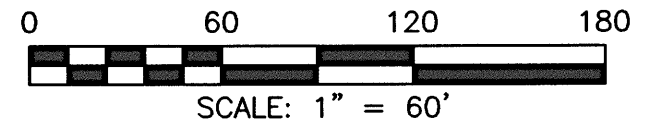
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STATE OF NORTH CAROLINA, JOHNSTON COUNTY

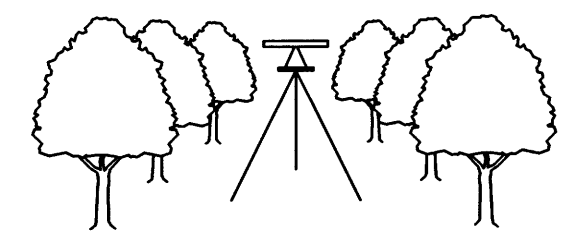
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CRAIG OLIVE BY *Craig Olive* Deputy
REGISTER OF DEEDS
RECORDED IN PB 86 PG 182

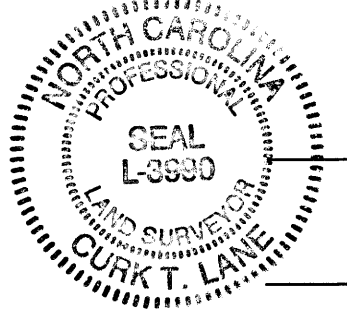


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