

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 Bumma SUBDIVISION ADMINISTRATOR

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE Starwood River Oaks SUBDIVISION, SECTION LOTS 53-63, 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 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: IH-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.

1/28/17 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

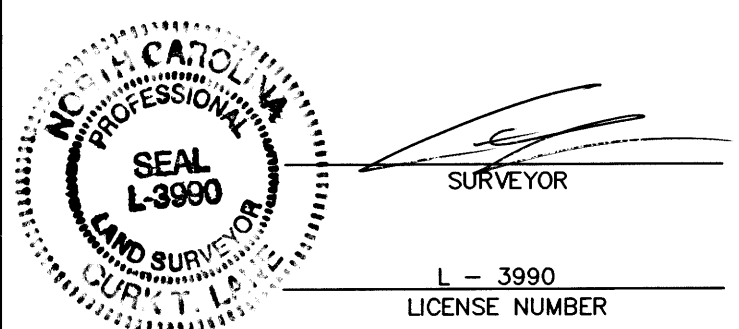
THIS SURVEY: CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

1/28/17 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.

1/28/17 DATE [Signature] SURVEYOR

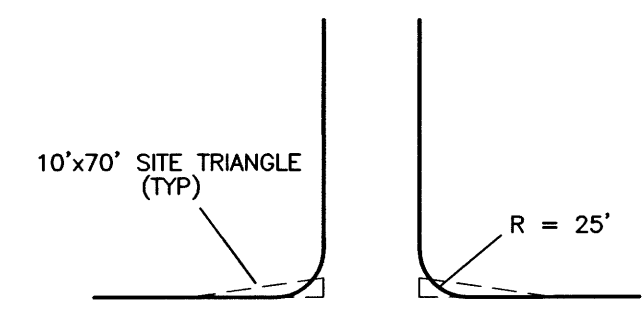
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4089, PAGE 879, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION 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



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 AND ANY DRAINAGE STRUCTURE THE DRAINAGE SYSTEM AND RESPONSIBILITY OF THE PR... AS PUBLIC AND IT SHALL BE THE MAINTAIN THE DRAINAGE EASEMENTS AS TO MAINTAIN THE INTEGRITY OF RAINAGE.

THE OWNER, DEVELOPER, OR... ALL 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.

http://
erec.johnstonnc.com/recorder/
eagleweb/
downloads/017

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 23rd DAY OF January 2018 AT 2:55:00 PM

CRAIG OLIVE BY [Signature] ASST. REG. OF DEEDS
RECORDED IN PB 96 PG 177

LEGEND

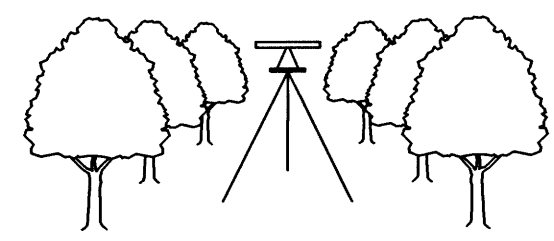
- IFF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNK PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSS COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- 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
- LINES NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	11LOTS.DWG
SURVEY DATE:	7-15-17
JOB NO.	122.072

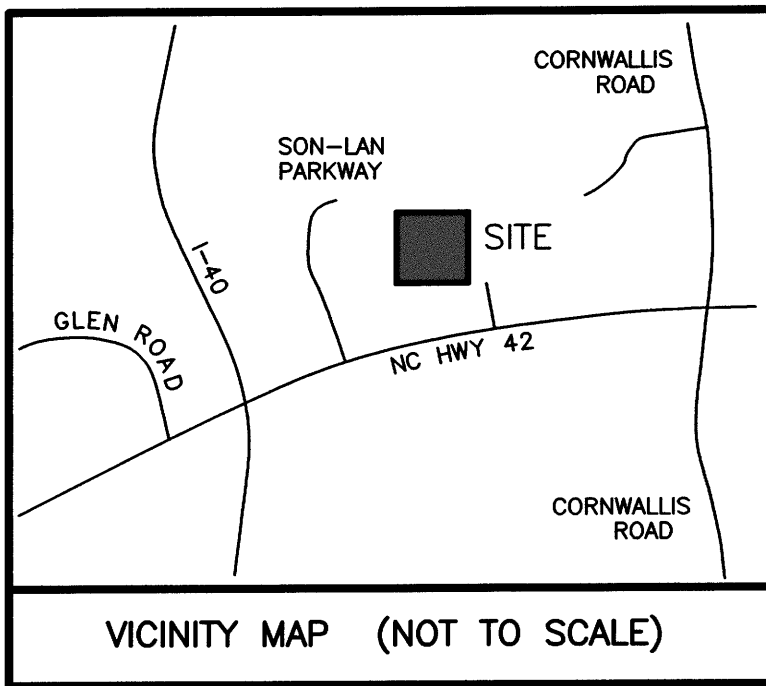
OWNER: SON-LAN CLASSIC DEVELOPMENT
2701 POLENTA ROAD
CLAYTON, N.C. 27520

SUBDIVISION PLAT OF
STARWOOD
AT
RIVER OAKS
SON-LAN CLASSIC DEV.
CLEVELAND TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
OCTOBER 1, 2017
SHEET 1 OF 2

TRUE LINE SURVEYING, P.C.

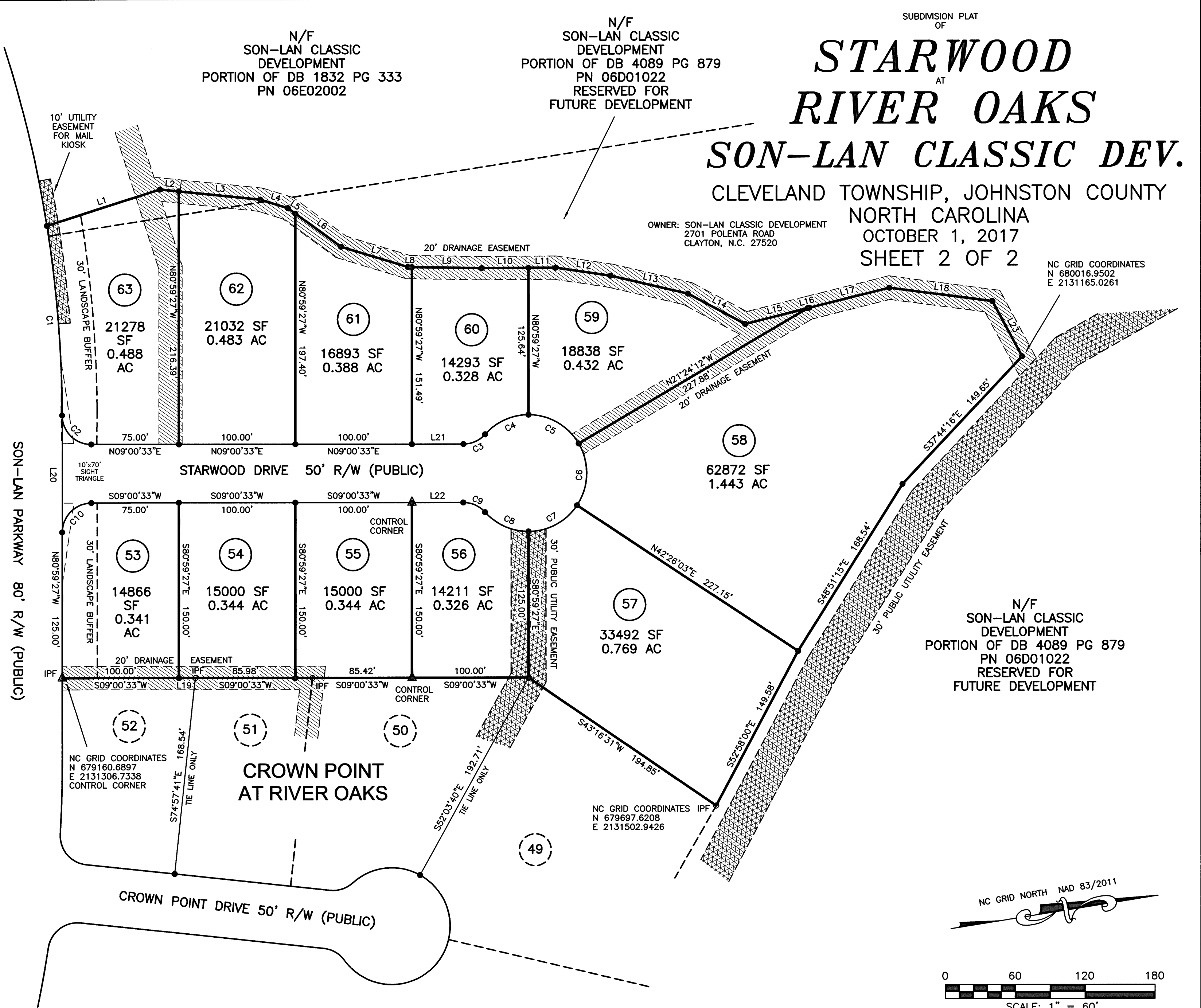


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com



VICINITY MAP (NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	N08°39'21"W	101.70'
L2	N14°46'43"E	16.25'
L3	N14°46'43"E	70.36'
L4	N26°06'46"E	24.68'
L5	N45°01'10"E	7.92'
L6	N45°01'10"E	48.41'
L7	N25°51'07"E	60.05'
L8	N09°57'45"E	3.37'
L9	N09°57'45"E	59.96'
L10	N08°47'28"E	40.04'
L11	N08°47'28"E	23.27'
L12	N17°21'54"E	47.68'
L13	N22°04'53"E	68.14'
L14	N37°00'47"E	55.73'
L15	N05°04'01"W	55.29'
L16	N05°04'01"W	1.28'
L17	N04°54'38"W	70.87'
L18	N16°32'35"E	89.11'
L19	S09°00'33"W	14.02'
L20	N80°59'32"W	99.95'
L21	N09°00'33"E	44.10'
L22	S09°00'33"W	44.10'
L23	N70°41'02"E	53.74'



N/F
SON-LAN CLASSIC
DEVELOPMENT
PORTION OF DB 1832 PG 333
PN 06E02002

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

SUBDIVISION PLAT
OF
**STARWOOD
RIVER OAKS**
AT
SON-LAN CLASSIC DEV.

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

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

NC GRID COORDINATES
N 680016.9502
E 2131165.0261

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

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

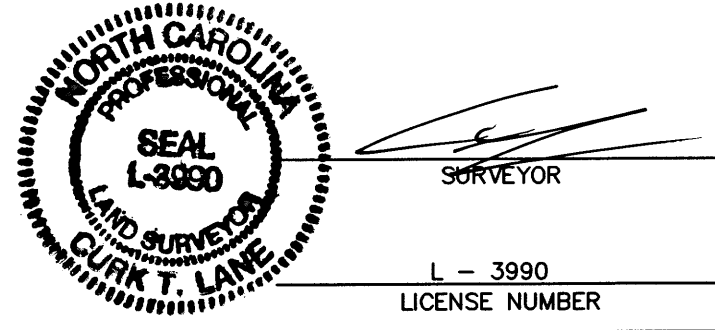
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CRAIG OLIVE BY [Signature]
REGISTER OF DEEDS ASST. REG. OF DEEDS

RECORDED IN PB 86 PG 178

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

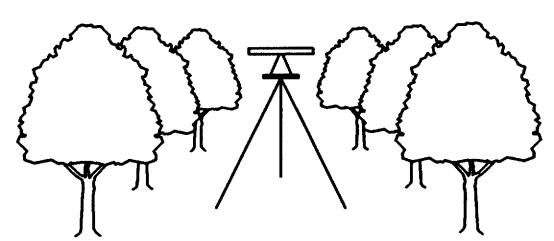
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1040.00'	162.91'	162.74'	N85°35'50"W
C2	25.00'	39.22'	35.32'	N53°58'59"E
C3	25.00'	21.03'	20.41'	N15°05'09"W
C4	50.00'	42.05'	40.82'	N15°05'09"W
C5	50.00'	52.00'	49.69'	N38°48'10"E
C6	50.00'	55.71'	52.87'	S79°29'04"E
C7	50.00'	49.37'	47.39'	S19°16'42"E
C8	50.00'	42.05'	40.82'	S33°06'14"W
C9	25.00'	21.03'	20.41'	S33°06'14"W
C10	25.00'	39.27'	35.36'	S35°59'27"E

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DRAWN BY:	MIKE
CHECKED BY:	CURK
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