

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

[Signature] 11/12/2021
OWNER DATE

I, 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

[Signature] 11/12/2021
DEVELOPER/OWNER DATE

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE KENBRIDGE SUBDIVISION, LOTS 1-25, AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

[Signature] 11/22/21
DIRECTOR OF INFRASTRUCTURE DATE

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN KENBRIDGE SUBDIVISION MEET 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.

[Signature] 11/22/2021
HEALTH REPRESENTATIVE 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

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 RECORDATION 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.

THIS THE 22ND DAY OF NOVEMBER, 2021.

COUNTY OF JOHNSTON
BY: *[Signature]*
DIRECTOR OF PUBLIC UTILITIES

CHRISTINA W. DUPREE
DEED BOOK 4708, PAGE 599
DEED BOOK 5283, PAGE 502
PLAT BOOK 34, PAGE 175

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 # JOHNSTON COUNTY.

[Signature] 11-23-2021
SUBDIVISION ADMINISTRATOR DATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, *[Signature]* REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

[Signature] 11-24-2021
REVIEW OFFICER 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 LOT(S) SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

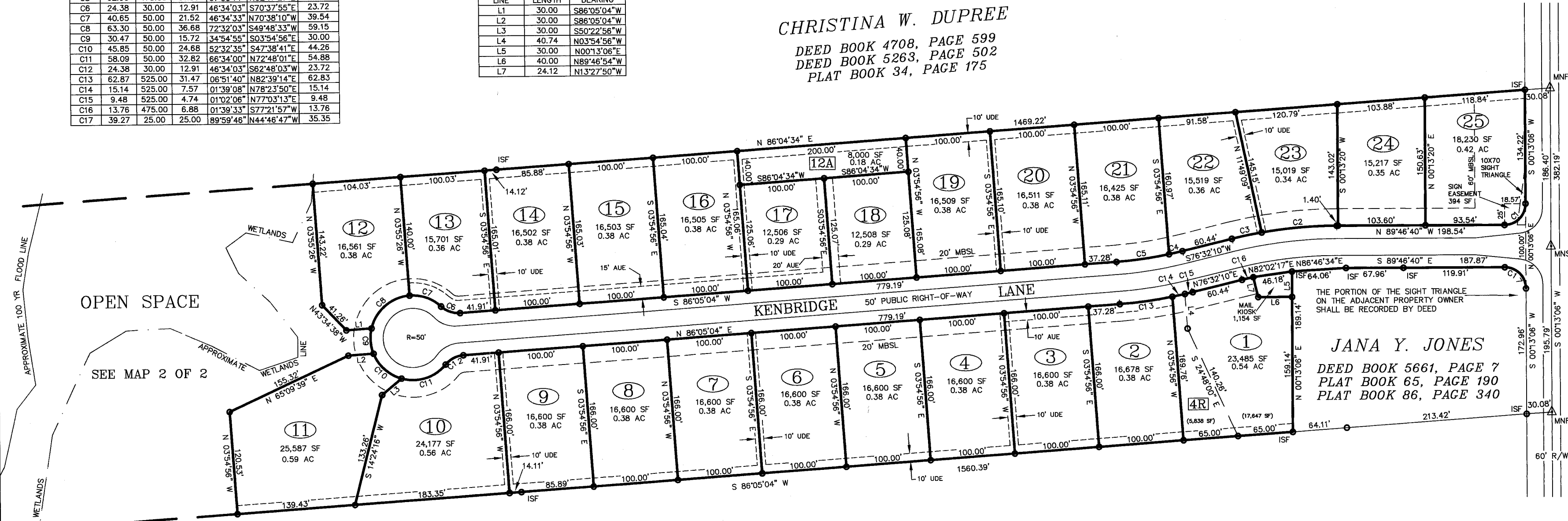
THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE CENTERLINE OF ANY DESIGNED ROADSIDE DITCH A MINIMUM OF 12 FEET FROM THE EXISTING OR PROPOSED EDGE OF THE PAVEMENT ALONG ALL ROAD FRONT LOTS.

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

APPROVED: *[Signature]* 11/15/2021
DISTRICT ENGINEER DATE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	DISTANCE
C1	39.27	25.00	25.00	90°00'14"	N45°13'13"E	35.36
C2	89.23	525.00	44.72	09°44'15"	S89°21'12"W	89.12
C3	36.18	525.00	18.10	03°56'55"	S78°30'37"W	36.17
C4	16.26	475.00	8.13	01°57'40"	N77°31'00"E	16.26
C5	62.90	475.00	31.50	07°35'14"	N82°17'27"E	62.86
C6	24.38	30.00	12.91	46°34'33"	S70°37'55"E	23.72
C7	40.65	50.00	21.52	46°34'33"	N70°38'10"W	39.54
C8	63.30	50.00	36.68	72°32'03"	S49°48'33"W	59.15
C9	30.47	50.00	15.72	34°54'55"	S03°54'56"E	30.00
C10	45.85	50.00	24.68	52°32'35"	S47°38'41"E	44.28
C11	58.09	50.00	32.82	66°34'00"	N72°48'01"E	54.88
C12	24.38	30.00	12.91	46°34'33"	S62°48'03"W	23.72
C13	62.87	525.00	31.47	06°51'40"	N82°39'14"E	62.83
C14	15.14	525.00	7.57	01°39'08"	N78°23'50"E	15.14
C15	9.48	525.00	4.74	01°02'06"	N77°03'13"E	9.48
C16	13.78	475.00	6.88	01°39'33"	S77°21'57"W	13.76
C17	39.27	25.00	25.00	89°59'48"	N44°46'47"W	35.35

LINE	LENGTH	BEARING
L1	30.00	S86°05'04"W
L2	30.00	S86°05'04"W
L3	30.00	S50°22'56"W
L4	40.74	N03°54'56"E
L5	30.00	N00°13'06"E
L6	40.00	N89°46'54"W
L7	24.12	N13°27'50"W



N.C.S.R. NO. 2372
(MASSEY-HOLT RD)

SITE DATA - CLUSTER SUBDIVISION

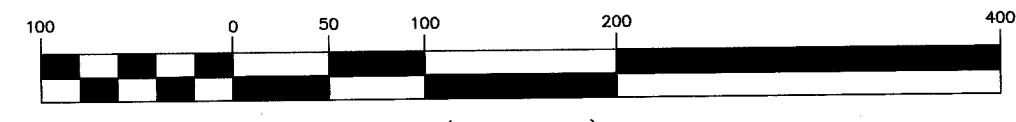
TOTAL ACRES IN TRACT	21.58
NO. OF BUILDING LOTS	25
AVG. LOT SIZE	16,030 S.F.

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 & DRAINAGE EASEMENTS FOR THIS AND FUTURE DEVELOPMENT
A 10' WIDE AREA IS RESERVED ALONG ALL RIGHT-OF-WAYS FOR A UTILITY EASEMENT AND ANY MAIL KIOSK

IMPERVIOUS AREA ON EACH LOT SHALL NOT EXCEED 4,412 SQUARE FEET

REBECCA HOWELL PRICE
DEED BOOK 3143, PAGE 545
PLAT BOOK 28, PAGE 211
TRACT 4

MAP 1 OF 2
KENBRIDGE
BOON HILL TOWNSHIP
JOHNSTON COUNTY, N.C.
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

I, R. DANIEL 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

[Signature]
R. DANIEL BUTLER, PROFESSIONAL LAND SURVEYOR L-3893



I, R. DANIEL BUTLER, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION RECORDED IN DEED BOOK SEE PAGE MAP; 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 12 DAY OF NOVEMBER, 2021.

[Signature]
R. DANIEL BUTLER, P.L.S. L-3893, LAGRANGE, N.C.

DESIGNATED PORTION OF PROPERTY SHOWN HEREON X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FLOOD HAZARD PANEL NO 3720284000K. EFFECTIVE DATE 06-20-2018

[Signature] 11-12-21
SURVEYOR DATE

OWNERS
J & N DEVELOPERS, LLC
SOURCE OF TITLE
DEED BOOK 5357, PAGE 74
DEED BOOK 5376, PAGE 415
PLAT BOOK 34, PAGE 175
PLAT BOOK 87, PAGE 137

SURVEYED JUNE 2, 2021
R. DANIEL BUTLER, PLS
942 DYKE SMITH RD
LAGRANGE, N.C.
(919)922-3368

STATE OF NORTH CAROLINA
JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF NOVEMBER, 2021
AT _____
RECORDED IN BOOK _____, PAGE _____
CRAIG OLIVE BY _____
REG. OF DEEDS ASST. REG. OF DEEDS

Filed in JOHNSTON COUNTY, NC
Filed 11/24/2021 03:21:09 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst ekopp
PLAT B: 95 P: 3

LEGEND

ISF	- IRON STAKE FOUND
IRN	- IRON STAKES SET ON ALL CORNERS UNLESS OTHERWISE NOTED
PKNF	- P.K. NAIL FOUND
MNF	- MAG NAIL FOUND
RRSF	- RAILROAD SPIKE FOUND
RRSF	- CONCRETE MONUMENT FOUND
AUE	- ACCESS & UTILITY EASEMENT
UDE	- UTILITY & DRAINAGE EASEMENT
FAA	- AUE FOR LOT NUMBER
FR	- RESERVED AUE FOR LOT NUMBER

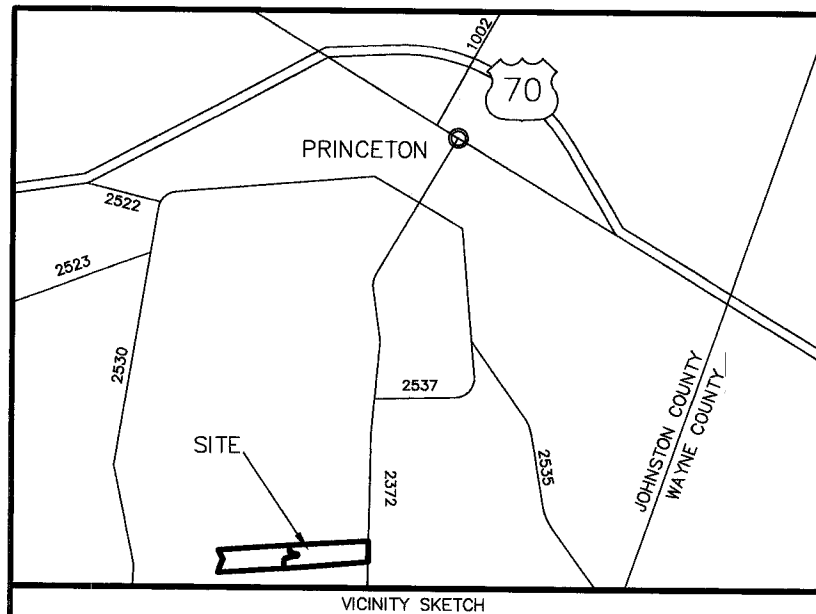
MINIMUM BUILDING SETBACKS

FRONT	20'
SIDE	5'
REAR	5'

AREA CALCULATED BY DMD
ALL BEARINGS ARE MAGNETIC
ALL DISTANCES ARE HORIZONTAL GROUND
NO GEODETIC CONTROL WITHIN 2000'

PLAT BOOK 34, PAGE 175

MAGNETIC



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

[Signature] 11/12/2021
OWNER 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

[Signature] 11/12/2021
DEVELOPER/OWNER DATE

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE KENBRIDGE SUBDIVISION, LOTS 1-25, AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THIS SUBDIVISION MAP.

[Signature] 11/22/21
Chandra C. Fauner DATE
DIRECTOR OF INFRASTRUCTURE

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN KENBRIDGE 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 COMEERS NO GUARANTEE.

[Signature] 11/22/2021
Todd Phanner DATE
HEALTH REPRESENTATIVE

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

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 RECORDATION 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.

THIS THE 22nd DAY OF NOVEMBER, 20 21.
COUNTY OF JOHNSTON
BY: *[Signature]*
Chandra C. Fauner
DIRECTOR OF PUBLIC UTILITIES

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.

SUBDIVISION ADMINISTRATOR DATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

REVIEW OFFICER 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 LOT(S) 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.

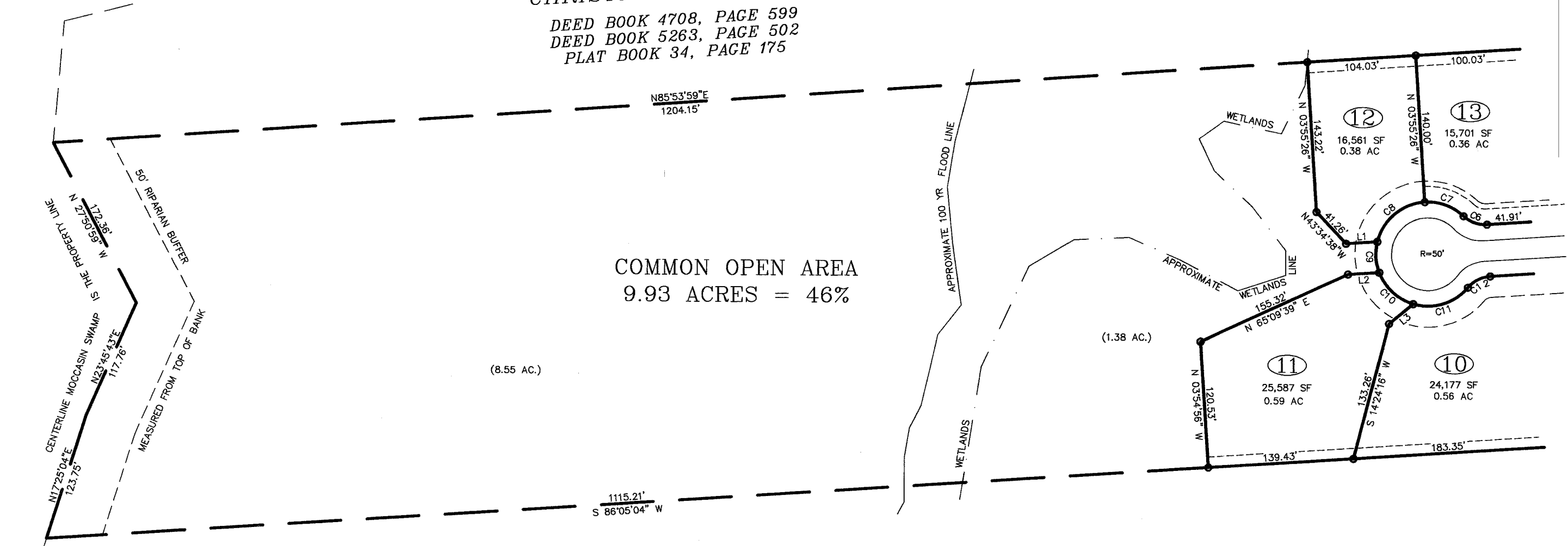
ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE

APPROVED: *[Signature]* Nov 15, 2021
DISTRICT ENGINEER DATE

CHRISTINA W. DUPREE
DEED BOOK 4708, PAGE 599
DEED BOOK 5263, PAGE 502
PLAT BOOK 34, PAGE 175

JOHNNY DALE MARTIN
DEED BOOK 4873, PAGE 657

COMMON OPEN AREA
9.93 ACRES = 46%



CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	DISTANCE
C6	24.38	30.00	12.91	46°34'03"	S70°37'55"E	23.72
C7	40.65	50.00	21.52	46°34'03"	N70°38'10"W	39.54
C8	63.30	50.00	36.68	72°32'03"	S49°48'33"W	59.15
C9	30.47	50.00	15.72	34°54'55"	S03°54'56"E	30.00
C10	45.85	50.00	24.68	52°32'35"	S47°38'41"E	44.26
C11	58.09	50.00	32.82	66°34'00"	N72°48'01"E	54.88
C12	24.38	30.00	12.91	46°34'03"	S62°48'03"W	23.72

LINE	LENGTH	BEARING
L1	30.00	S86°05'04"W
L2	30.00	S86°05'04"W
L3	30.00	S50°22'56"W

SITE DATA - CLUSTER SUBDIVISION

TOTAL ACRES IN TRACT 21.58
NO. OF BUILDING LOTS 25
AVG. LOT SIZE 16,030 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 & DRAINAGE EASEMENTS FOR THIS AND FUTURE DEVELOPMENT
A 10' WIDE AREA IS RESERVED ALONG ALL RIGHT-OF-WAYS FOR A UTILITY EASEMENT AND ANY MAIL KIOSK

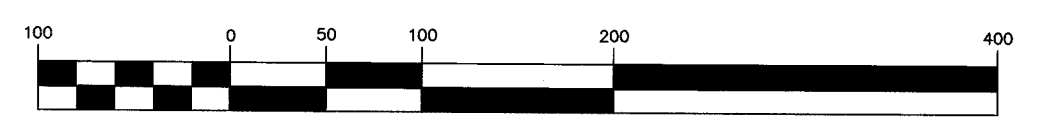
IMPERVIOUS AREA ON EACH LOT SHALL NOT EXCEED 4,412 SQUARE FEET

MAP 2 OF 2

KENBRIDGE

BOON HILL TOWNSHIP
JOHNSTON COUNTY, N.C.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

STATE OF NORTH CAROLINA
JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 22nd DAY OF NOVEMBER, 2021 AT _____

RECORDED IN BOOK _____, PAGE _____

CRAIG OLIVE BY _____
REG. OF DEEDS ASST. REG. OF DEEDS

Filed in JOHNSTON COUNTY, NC
Filed 11/24/2021 03:21:09 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst ekopp
PLAT B: 95 P: 4

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
UDE - UTILITY & DRAINAGE EASEMENT
AUE FOR LOT NUMBER
RFR - RESERVED AUE FOR LOT NUMBER

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, 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.

[Signature]
R. DANEEL BUTLER, PROFESSIONAL LAND SURVEYOR L-3893



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 _____, PAGE _____; 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 _____, PAGE _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 12th DAY OF NOVEMBER, 2021.

[Signature]
R. DANEEL BUTLER, P.L.S. L-3893, LAGRANGE, N.C. SURVEYOR

DESIGNATED PORTION OF PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FLOOD HAZARD PANEL NO 3720264000K EFFECTIVE DATE 06-20-2018

[Signature] 11-21
SURVEYOR DATE

OWNERS
J & N DEVELOPERS, LLC
SOURCE OF TITLE
DEED BOOK 5357, PAGE 74
DEED BOOK 5376, PAGE 415
PLAT BOOK 34, PAGE 175
PLAT BOOK 87, PAGE 137

SURVEYED JUNE 2, 2021
R. DANEEL BUTLER, PLS
942 DYKE SMITH RD
LAGRANGE, N.C.
(919)922-3366

PLAT BOOK 34, PAGE 175
MAGNETIC