5/19/2025	Braston Newton
DATE	SUBDIVISION/ADMINISTRATOR

THIS SURVEY:

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

- B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ C. IS ONE OF THE FOLLOWING:
  - 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING
  - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
  - 3) IS A CONTROL SURVEY
  - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF
- E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

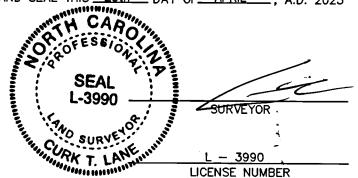
04-25-25 DATE

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.

04-25-25 DATE

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 5647, PAGE 613 ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5647 , PAGE 613 ; 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 THE \_1\_CM ACCURACY CLASSIFICATION (95% CONFIDENCE)USING RTK RTK NETWORK: THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 25th DAY OF APRIL , A.D. 2025



#### 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.

Darryl Evans Dev., LLC 5/1/2025 DATE

THE DIRECTOR OF PUBLIC UTILITIES FOR JOHNSTON COUNTY, NORTH CAROLINA, HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE JOHNSON 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 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

THIS THE DAY	May OF	<b>25</b>
COUNTY OF JOHNSTON	Docusigned by:	Farmer
DIRECTOR	OF PUBLIC UT	TILITIES

					_			
CURVE	RADIUS	_ARC_LENGTH	CHORD LENGTH	CHORD BEARING		LINE	BEARING	
C1	1220.00'	190.80'	190.60'	S50'18'23"E		L1	S55'04'48"E	
C2	25.00'	39.27	35.36'	S80°12'48"W		L2	S17'13'20"E	
C3	475.00'	6.40'	6.40'	S34'49'37"W		L3	N01'00'21"W	1
C4	<b>47</b> 5.00'	135.35'	134.89	S26'16'39"W		L4	N84'59'39"E	
C5	475.00'	101.00'	100.81	S12'01'22"W		L5	S40'41'44"E	<b>†</b>
C6	475.00'	9.88'	9.88'	S05'20'06"W		L6	S18'40'06"W	
C7	325.00'	43.60'	43.56'	S00'53'45"W		L7	S18'40'06"W	
C8	325.00'	94.54'	94.20'	S11°16'49"E		L8	S18'40'06"W	İ
C9	375.00'	51.72	51.68'	N15'39'44"W	<b>□</b> □	L9	S18'40'06"W	
C10	375.00	97.94'	97.66'	NO4'13'44"W	│	L10	S18'40'06"W	
C11	375.00'	9.73'	9.73'	N03'59'45"E		L11	S18'39'09"W	
C12	525.00'	43.67'	43.66'	N07'07'19"E		L12	S18'39'09"W	
C13	525.00'	101.80'	101.64'	N15'03'37"E		L13	S36'38'50"E	İ
C14	525.00	103.08'	102.91'	N26'14'25"E		L14	N53'15'39"W	
C15	525.00'	30.68'	30.68'	N33'32'20"E		L15	S04'44'20"W	
C16	25.00'	39.27'	35.36'	N09'47'12"W		L16	S19'36'48"E	
C17	25.00'	21.03'	20.41'	S43'42'30"E		L17	S19°36'48"E	
C18	50.00'	241.19'	66.67'	S70'23'12"W		L18	N19°36'48"W	
C19	25.00'	21.03'	20.41	N04'28'53"E		L19	N04'44'20"E	
						L20	N04°44'20"E	
BAID MAINTENANCE OF THE OF THE OF THE OF THE OF							N15'55'24"E	
ROAD MAINTENANCE STATEMENT OF UNDERSTANDING						L22	N35*12'48"E	
Darryl Evans Development,						L23	N54'30'12"E	
<u> </u>						L24	N35'12'48"E	
7						S36'38'50"E		
OF THE SUBDIVISION STREETS ON THIS PLAT UNTIL THE EARLIER L26 S12'38'05"E								
AE THE EA	THE FOLLOWING GOOLING							

### ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF THE SUBDIMSION STREETS ON THIS PLAT UNTIL THE EARLIER OF THE FOLLOWING OCCURS:

APPROVED AND ACCEPTED FOR PERMANENT MAINTENANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS PUBLIC

APPROVED AND TAKEN OVER BY THE HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS PERMANENT MAINTENANCE.

Darryl Evans Development, LLC

NAME OF CORPORATION OR OWNER

5/1/2025

Darryl Evans Dev., LLC DEVELOPER/OWNER/OFFICER OF CORPORATION

#### REVIEW OFFICER'S CERTIFICATE

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

Carolyn Allen 5/19/2025 DATE REVIEW OFFICER

PROPERTY SHOWN HEREON\_ \_is\_xxxx \_is not LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720165400 K EFFECTIVE DATE: JUNE 20, 2018

04-25-25

I, CURK T. LANE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACUTUAL GPS SURVEY MADE UNDER MY SUPERVISION. FOR THE PURPOSE OF HORIZONTAL CONTROL IN ORDER TO TIE THIS SURVEY TO NC GRID; AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: POSITION ACCURACY: TYPE OF GPS FIELD PROCEDURE: DATES OF SURVEY: DATUM/EPOCH: PUBLISHED/FIXED-CONTROL USED: GEOID MODEL:

COMBINED GRID FACTOR:

**REPORTING UNITS:** 

0.037 FEET, ELLIPTICAL ERROR AXIS VRS SESSION 2 CONTROL POINTS 6-15-24 NAD 83(2011)/EPICH 2010.000 NC GNSS CORS AND RTK NAVD 88 USING GEOID 18 0.99988779(AVG) US FEET

#### CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES

UTILITY EASEMENTS. ACCESS TO THE DEDICATED AREAS SHALL NOT BE BLOCKED

42.21 41.36 74.10 79.31 89.08 61.64 67.02 65.77 103.03 26.05 28.60 \_29.76 51.55 90.24 56.53 70.06 100.00 32.78 90.27 56.38 21.19 50.00 21.19 145.16 58.10 44.78 S12'38'05"E 22.08 L28 S12'36'28"E N34°25'18"W 103.44 N20°43'29"W 100.02 L31 N40°36′59″W 107.12 N40°36'59"W 101.76 N04'34'41"W 103.54 N04'34'41"W 103.54 N09°52'30"W 101.46 N02°25'30"E 133.76 L37 N02'25'30"E 108.31 N19'49'46"E 103.57 N19'49'46"E 103.57 N02'13'33"E L40 100.10 S19'36'48"E 57.87 L42 N19°36'48"W 61.69' N19'36'48"W 100.00

THE MAXIMUM IMPERVIOUS SURFACE AREA APPROVED FOR EACH OF THE 42 LOTS OF FREEDOM RIDGE IS 7000 SQUARE FEET. AN ADDITIONAL 502814 SQUARE FEET OF BANKED IMPERVIOUS AREA SHALL BE MANAGED BY THE DEVELOPER (OR HIS REPRESENTATIVE) OR HOMEOWNERS ASSOCIATION AS LOT OWNERS DESIRE TO ADD IMPERVIOUS SURFACE AREAS.

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN 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 PLANS FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION

5/5/2025

DISTANCE

todd Ramsey

DATE

COUNTY HEALTH OFFICER OR AUTHORIZED REP.

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.

IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

#### 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, 5.0' 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) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF
- SURVEY 9) GRID TIE BY GPS
- 10) ZONING: AR (COUNTY)
- PARENT TRACT DEED DB 5647 PG 613
- 12) PARCEL NO. 06G06008C

#### REFERENCES:

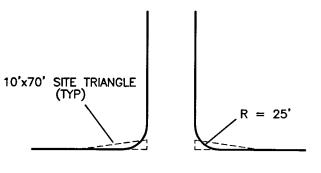
В	5622		PB 94 PG 136 PB 71 PG 38 PB 72 PG 133
В	3470	PG 515	PB 90 PG 500
		PG 127 PG 985	PB 94 PG 234 PB 94 PG 137
			PB 102 PG 163
		PG 345	PB 95 PG 220

#### DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIMSION ROAD CONSTRUCTION STANDARDS CERTIFICATION

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

NOTE: SIGHT TRIANGLES TAKE PRECEDENCE OVER



TYPICAL INTERSECTION DETAIL

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.

ALL LOTS SHALL BE SERVED BY INTERNAL STREET SYSTEMS ONLY.

SUBDIVISION PLAT

# FREEDOM RIDGE PHASE ONE

CLEVELAND TOWNSHIP, JOHNSTON COUNTY NORTH CAROLINA MARCH 21, 2025 SHEET 1 OF 3

OWNER: DARRYL EVANS DEV. 425 INDIAN CAMP RD SMITHFIELD, N.C. 27577

**LEGEND** 

IRON PIPE FOUND
IRON PIPE SET
CONCRETE MONUMENT FOUND
PARKER-KALON NAIL FOUND
PARKER-KALON NAIL SET
RAILROAD SPIKE COTTON SPIKE FOUND COTTON SPIKE SET COTTON SPIKE SET
CONTROL CORNER
COMPUTED POINT
POWER POLE
OVERHEAD POWER LINE
RIGHT OF WAY
SQUARE FEET
ACRE
DEED BOOK
PLAT BOOK
BOOK OF MAPS
PAGE PAGE
LINEAR FEET
LOT HAS OFFSITE SEWER
OFFSITE SEWER LOT
RECOMBINATION LOT
ABOVE GROUND
BELOW GROUND

STREET ADDRESS

LINES NOT SURVEYED

100

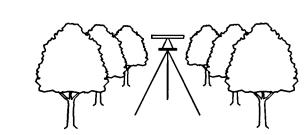
SURVEYED BY: TLS MIKE CHECKED BY: CURK

JOB NO.

DRAWING NAME: PH1SHT1.DWG SURVEY DATE: 2-15-25

247.692

## 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 Surveying" statutes governing recordable documents reement with the Johnston County Register

