

- SURVEYOR'S CERTIFICATE -

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

SC H. Chandler
JOHN H. CHANDLER L-4389
PROFESSIONAL LAND SURVEYOR



- SURVEYOR'S CERTIFICATE -

I, JOHN H. CHANDLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 5223, PAGE 387); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS AS NOTED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26th DAY OF SEPTEMBER, A.D. 2023.

SC H. Chandler
JOHN H. CHANDLER L-4389
PROFESSIONAL LAND SURVEYOR



- CERTIFICATE OF FLOODWAY INFORMATION -

PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3720165700K

EFFECTIVE DATE: June 20, 2018

9/26/2023
DATE SURVEYOR

- DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION -

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: SEPT 26, 2023
DATE DISTRICT ENGINEER

NOTE: ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

NOTE: SITE TRIANGLE TAKES PRECEDENT OVER ANY SIGN EASEMENT



NOTE: 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.

NOTE: 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.

NOTE: ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY

- ROAD MAINTENANCE STATEMENT OF UNDERSTANDING -

I, DEVELOPER/OWNER 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.

9-26-23 Cloudbreak Investments LLC
DATE DEVELOPER/OWNER

NOTE: ONLY 75% OF RECORDED LOTS WILL BE PERMITTED FOR CONSTRUCTION UNTIL THE ROADS ARE ACCEPTED BY NCDOT FOR STATE MAINTENANCE. JOHNSTON COUNTY LAND DEVELOPMENT CODE SEC 14-226 (7) b.

- CERTIFICATE OF OWNERSHIP AND DEDICATION -

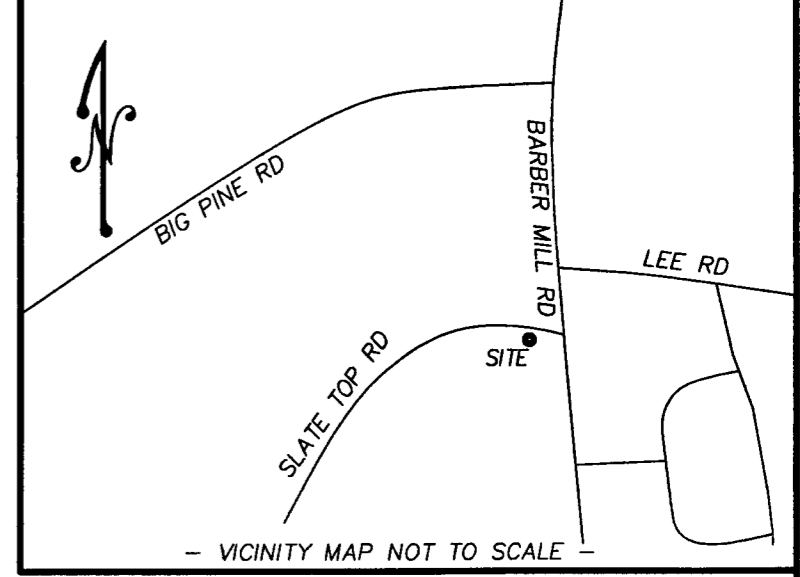
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

9-26-23
DATE OWNER

- OWNER INFORMATION -
CLOUDBREAK INVESTMENTS, LLC
PO BOX 189
CLAYTON, NC 27528-0189
PIN: 165703-20-8425; PID 05G04048Q
PLAT BOOK 96, PAGE 5
DEED BOOK 6171, PAGE 250
- TOTAL SITE ACREAGE -
13.090 ACRES
571,224 SQ. FEET
- CURRENT ZONING -
AR

N/F STEVEN LENDERMAN
HALEY LENDERMAN
DB 5877, PG 319
PB 92, PG 195

- LEGEND -
IPF IRON PIPE FOUND
CSF COTTON SPINDLE FOUND
PKF PK NAIL FOUND
RRSF RAILROAD SPIKE FOUND
R/W RIGHT-OF-WAY
MON MONUMENT



- CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS -

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN ABBY MEADOWS 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 CONFERS NO GUARANTEE.

9-26-2023 Todd Ramsey
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.

- CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES -

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 RECORDED 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 27th DAY OF Sept, 2023

COUNTY OF JOHNSTON
BY: Chandra C. Janner
DIRECTOR OF PUBLIC UTILITIES

- SUBDIVISION ADMINISTRATOR'S CERTIFICATE -

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.

9-29-2023
DATE SUBDIVISION ADMINISTRATOR

- REVIEW OFFICER'S CERTIFICATE -

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, 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.

9/29/23 Carolyn Allen
DATE REVIEW OFFICER

20' PUBLIC DRAINAGE EASEMENT

10'x70' SIGHT TRIANGLE (TYPICAL)

RANCH ACRES - PHASE II
PB 60, PG 223

STYLISH SIERRA DRIVE
(60' PUBLIC R/W)

RANCH ACRES - PHASE II
PB 60, PG 223

- NOTES -

- 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- 2. ALL BEARINGS ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
- 3. IRON RODS SET AT PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 4. MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 4,465 SQ. FEET PER LOT.
- 5. ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5' EACH SIDE OF ALL LINES.
- 6. A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE 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. SEE SHEET 2 OF 2 FOR EASEMENT DIMENSIONS AND LINE AND CURVE TABLES.

Filed in JOHNSTON, NC
Filed 09/29/2023 11:50:06 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ineal
PLAT B: 99 P: 257

DATE	REVISION	INITIAL

SCALE: 1" = 100'

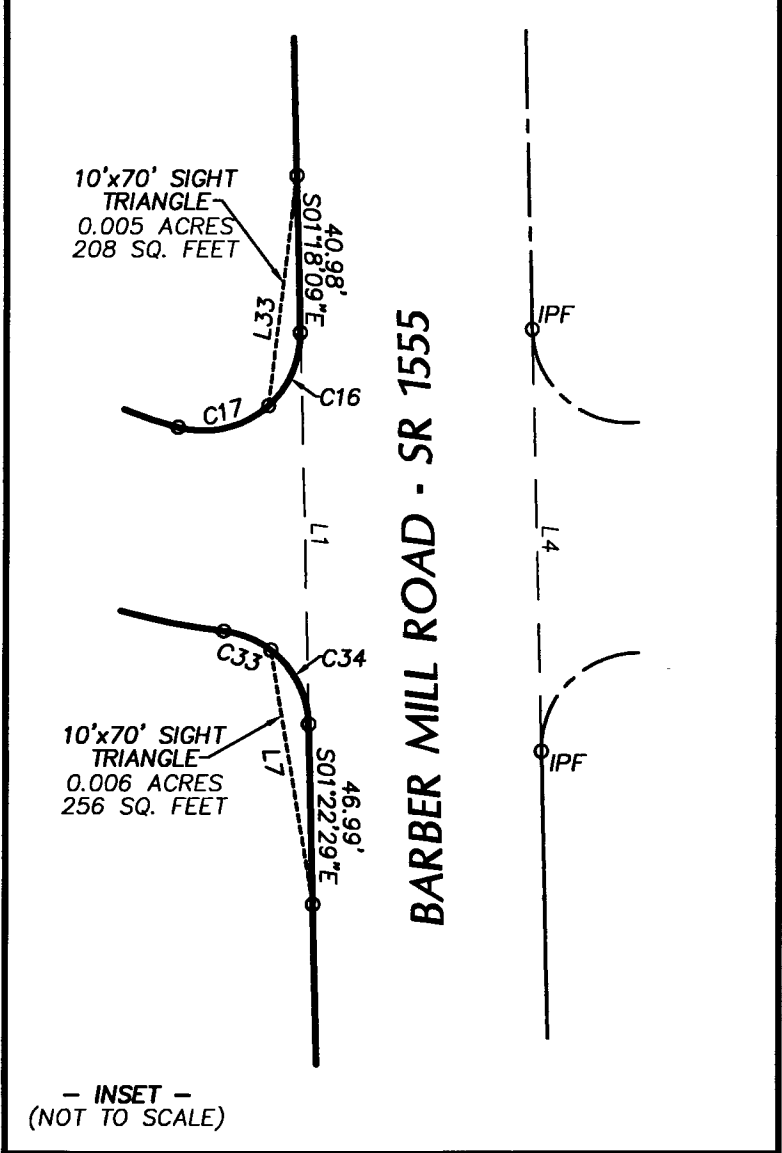
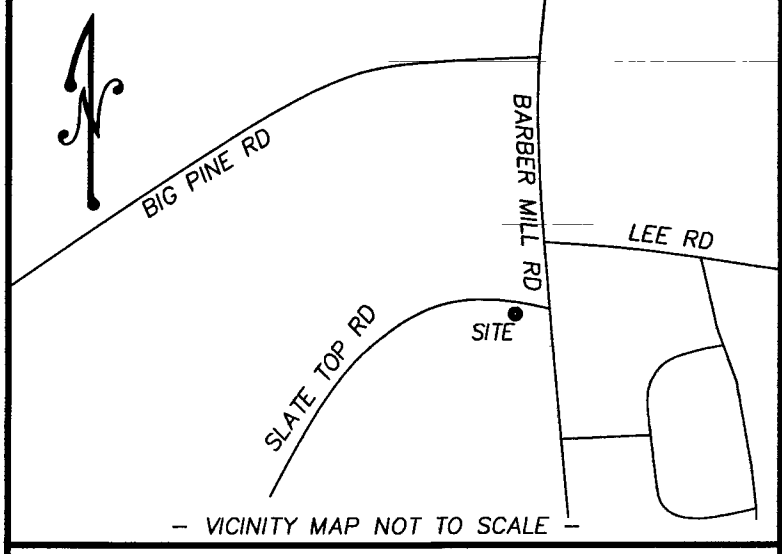
chandler land surveying
119 Commerce Parkway, Suite 101, Garner, North Carolina, 27529
Phone: 919-291-9163



SUBDIVISION PLAT
OF
ABBY MEADOWS
FOR
CLOUDBREAK INVESTMENTS, LLC

SCALE: 1" = 100' DATE: JULY 28, 2023
CLAYTON TOWNSHIP JOHNSTON COUNTY NORTH CAROLINA

PROJECT # 2023107
SURVEYED BY JHC/AKN
DRAWN BY DBR
DRAWING NAME 2023107-FINAL
SHEET NUMBER 1 OF 2

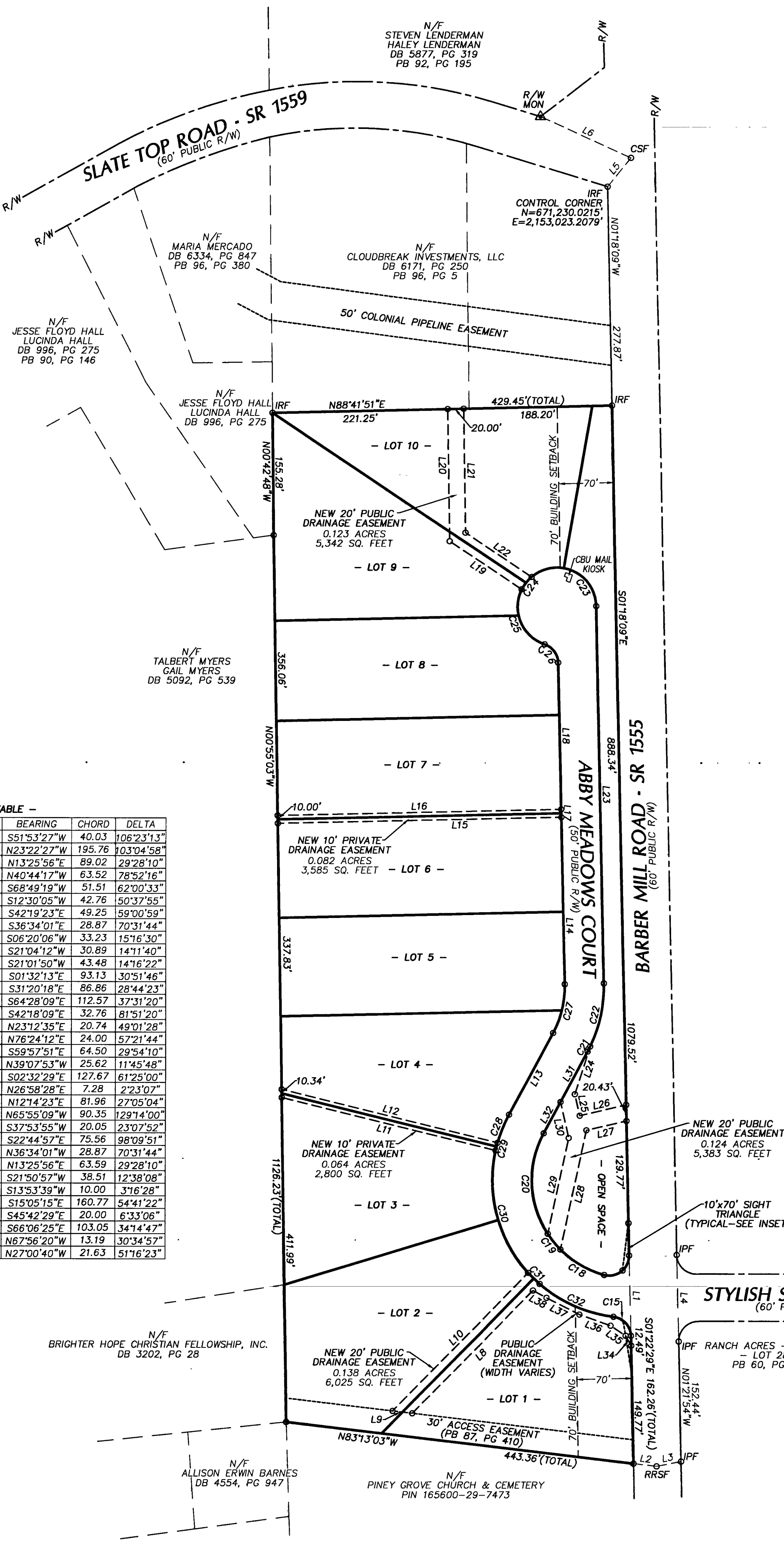


- LINE TABLE -

LINE	BEARING	LENGTH
L1	S01°22'27"E	102.05
L2	S83°13'03"E	29.15
L3	N78°50'18"E	31.61
L4	N01°23'17"W	109.97
L5	N38°36'42"E	46.76
L6	N65°30'36"W	126.09
L7	N09°23'15"W	67.14
L8	S44°17'31"W	218.04
L9	N83°13'03"W	25.21
L10	N44°17'31"E	245.28
L11	N76°06'21"W	278.68
L12	S76°06'21"E	281.33
L13	S28°10'01"W	117.84
L14	S01°18'09"E	212.07
L15	S88°41'51"W	358.51
L16	N88°41'51"E	358.44
L17	S01°18'09"E	10.00
L18	S01°18'09"E	186.44
L19	N56°06'29"W	109.68
L20	N01°03'17"W	167.77
L21	S01°03'17"E	157.43
L22	S56°06'29"E	100.66
L23	N01°18'09"W	479.22
L24	S17°42'44"W	63.73
L25	S13°05'40"E	27.97
L26	N76°54'20"E	60.51
L27	S76°54'20"W	52.12
L28	S12°11'30"W	154.81
L29	N12°11'30"E	124.43
L30	N13°05'40"W	46.93
L31	N28°10'01"E	72.70
L32	N28°10'01"E	45.14
L33	N06°52'49"E	60.47
L34	N29°04'37"W	14.46
L35	N56°11'21"W	22.89
L36	N70°31'56"W	42.23
L37	N63°08'01"W	46.99
L38	N61°32'12"W	19.43

- CURVE TABLE -

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	25.00	46.42	33.41	S51°53'27"W	40.03	106°23'13"
C2	125.00	224.89	157.38	N23°22'27"W	195.76	103°04'58"
C3	175.00	90.01	46.02	N13°25'56"E	89.02	29°28'10"
C4	50.00	68.83	41.12	N40°44'17"W	63.52	78°52'16"
C5	50.00	54.11	30.05	S68°49'19"W	51.51	62°00'33"
C6	50.00	44.18	23.65	S12°30'05"W	42.76	50°37'55"
C7	50.00	51.50	28.30	S42°19'23"E	49.25	59°00'59"
C8	25.00	30.77	17.68	S36°34'01"E	28.87	70°31'44"
C9	125.00	33.33	16.76	S06°20'06"W	33.23	15°16'30"
C10	125.00	30.97	15.56	S21°04'12"W	30.89	14°11'40"
C11	175.00	43.59	21.91	S21°01'50"W	43.48	14°16'22"
C12	175.00	94.26	48.31	S01°32'13"E	93.13	30°51'46"
C13	175.00	87.78	44.83	S31°20'18"E	86.86	28°44'23"
C14	175.00	114.60	59.44	S64°28'09"E	112.57	37°31'20"
C15	25.00	35.72	21.68	S42°18'09"E	32.76	81°51'20"
C16	25.00	21.39	11.40	N23°12'35"E	20.74	49°01'28"
C17	25.00	25.03	13.68	N76°24'12"E	24.00	57°21'44"
C18	125.00	65.24	33.38	S59°57'51"E	64.50	29°54'10"
C19	125.00	25.66	12.88	N39°07'53"W	25.62	11°45'48"
C20	125.00	133.99	74.24	S02°32'29"E	127.67	61°25'00"
C21	175.00	7.29	3.64	N26°58'28"E	7.28	2°23'07"
C22	175.00	82.72	42.15	N12°14'23"E	81.96	27°05'04"
C23	50.00	112.78	105.38	N65°55'09"W	90.35	129°14'00"
C24	50.00	20.19	10.23	S37°53'55"W	20.05	23°07'52"
C25	50.00	85.66	57.69	S22°44'57"E	75.56	98°09'51"
C26	25.00	30.77	17.68	N36°34'01"W	28.87	70°31'44"
C27	125.00	64.29	32.87	N13°25'56"E	63.59	29°28'10"
C28	175.00	38.59	19.38	S21°50'57"W	38.51	12°38'08"
C29	175.00	10.00	5.00	S13°53'39"W	10.00	3°16'28"
C30	175.00	167.04	90.50	S15°05'15"E	160.77	54°41'22"
C31	175.00	20.01	10.02	S45°42'29"E	20.00	6°33'06"
C32	175.00	104.60	53.91	S66°06'25"E	103.05	34°14'47"
C33	25.00	13.34	6.84	N67°56'20"W	13.19	30°34'57"
C34	25.00	22.37	12.00	N27°00'40"W	21.63	51°16'23"



DATE	REVISION	INITIAL

SCALE: 1" = 100'

chandler land surveying

119 Commerce Parkway, Suite 101, Garner, North Carolina, 27529
Phone: 919-291-9163

DATE: 9/26/2023

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2 OF 2

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