

LEGEND
O EXISTING IRON PIPE
Δ CALCULATED/SET POINT

CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 3720260900K

EFFECTIVE DATE: 6/20/2018

02-15-2024
DATE SURVEYOR

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.

2/19/24 Paul VP Clendrick Inc.
DATE OWNER

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.

2/23/24 Carolyn Allen
DATE REVIEW OFFICER

PLANNING DIRECTOR ENDORSEMENT:

I HEREBY CERTIFY THAT THIS 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.

2/23/24
DATE
SUBDIVISION ADMINISTRATOR
OR APPROVED REPRESENTATIVE

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: Feb 21, 2024
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 PRIVATE 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.

10'X70' SIGHT TRIANGLE (TYP)

TYPICAL INTERSECTION DETAIL

ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY

NOTES:

- NO GRID MONUMENT RECOVERED WITHIN 2000' OF THE SUBJECT PROPERTY.
- SURVEYED ON 01/19/2023
- ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED.
- ALL AREAS COMPUTED BY COORDINATE METHOD
- THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY.

CERTIFICATE OF PRELIMINARY APPROVAL OF SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN ABINGDON 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. THIS CERTIFICATION IS FOR THE FOLLOWING LISTED LOT(S) 1-25

2-19-2024 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

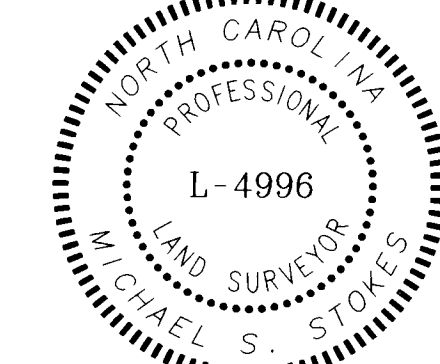
THE DIRECTOR OF PUBLIC UTILITIES FOR COUNTY OF JOHNSTON COUNTY, NORTH CAROLINA HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE JOHNSTON COUNTY ORDINANCES. UPON RECORDATION OF THIS PLAT, JOHNSTON COUNTY ACCEPTS THE OWNERS OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES ALL EASEMENTS COMMON AREAS, AND/OR RIGHT-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 RE-PLACED WITH SEED) WITHIN THE PUBLIC UTILITY EASEMENT AREA DISTURBED FOR MAINTENANCE OF THE UTILITIES.

THIS THE 20th day of Feb 24
COUNTY OF JOHNSTON
BY: Chandra C. Fajana
DIRECTOR OF PUBLIC UTILITIES

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION ON AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF FEBRUARY, A.D. 2024

SIGNATURE: Michael S. Stokes L-4996



SURVEYOR CERTIFICATION

I MICHAEL S. STOKES CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, _____ 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

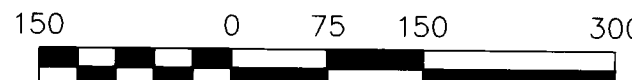
PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

2/19/24 Paul VP Clendrick Inc.
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 (f) b.

CURVE	CHORD	BEARING	CHORD	LENGTH	ARC	LENGTH
C1	N89°16'34"E	212.21	213.04	212.74		
C2	S89°00'58"E	53.85	213.04	53.85		
C3	S89°21'04"E	44.83	1086.49	44.84		
C4	S172°12'04"E	143.21	1086.49	143.23		
C5	S173°18'51"E	84.90	1086.49	84.92		
C6	S39°12'55"E	35.00	25.00	35.76		
C7	S72°24'15"W	129.81	165.00	128.74		
C8	S34°55'12"W	74.74	175.00	75.37		
C9	S59°08'14"W	81.43	175.00	82.18		
C10	S71°10'22"E	135.85	175.00	135.82		
C11	S14°58'15"E	147.59	175.00	157.36		
C12	S86°42'04"E	125.70	275.00	128.82		
C13	S89°21'11"E	33.83	275.00	33.88		
C14	S11°09'05"E	28.87	25.00	30.77		
C15	S39°58'13"E	89.59	50.00	76.97		
C16	N17°20'05"E	40.00	50.00	41.15		
C17	N29°10'43"E	40.00	50.00	41.15		
C18	N21°58'40"W	40.00	50.00	41.15		
C19	N56°50'09"W	18.10	50.00	18.30		
C20	N71°50'28"W	61.48	325.00	61.89		
C21	N86°30'22"W	121.82	325.00	128.45		
C22	N12°13'53"W	235.80	325.00	321.06		
C23	N45°57'51"E	2.34	165.00	2.34		
C24	N45°27'34"E	10.00	235.00	10.00		
C25	N45°00'11"E	10.00	235.00	10.00		
C26	N12°13'53"W	36.71	135.00	36.74		
C27	N18°07'12"E	107.50	235.00	108.55		
C28	N50°42'04"E	33.30	25.00	36.45		

LINE	BEARING	CHORD	LENGTH
L1	S82°53'30"E	64.00	
L2	N86°30'22"E	21.10	
L3	N89°21'04"E	18.49	
L4	N72°51'53"E	18.49	
L5	N72°51'53"E	27.00	
L6	N72°51'53"E	12.44	
L7	N45°40'51"E	77.35	
L8	N59°58'21"E	41.01	
L9	N89°21'04"E	25.10	
L10	N89°21'04"E	93.77	
L11	S45°07'48"E	33.77	
L12	S45°07'48"E	111.42	
L13	N89°21'04"E	53.58	
L14	N45°40'51"E	85.79	
L15	N45°40'51"E	87.77	
L16	N87°36'11"E	21.47	
L17	S45°40'51"E	105.10	
L18	S45°40'51"E	240.91	
L19	S14°12'01"E	16.30	
L20	S14°12'01"E	85.00	
L21	S24°41'41"E	16.52	
L22	S14°14'11"E	125.43	
L23	N28°36'13"E	20.06	
L24	N21°41'41"E	127.20	
L25	N21°41'41"E	21.42	
L26	N14°12'01"E	86.50	
L27	S72°50'19"W	74.11	
L28	N45°40'51"E	88.88	
L29	S45°40'51"E	96.52	
L30	N44°00'11"E	88.88	
L31	S45°40'51"E	96.52	
L32	S45°40'51"E	96.52	
L33	S48°45'23"E	77.10	



Filed in JOHNSTON, NC
Filed 02/23/2024 09:11:32 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst asantos
PLAT B: 100 P: 231

SITE DATA
OWNER/DEVELOPER
ABINGDON INVESTORS, LLC
113 SITUS COURT, SUITE 244
RALEIGH, NC 27606
TAG # 11L05023Q
PIN # 260900-78-7323
DB 6408 PG 488
ZONING: AR
MAX IMPERVIOUS AREA: 6,560 SF PER LOT

BUILDING SETBACKS

FRONT: 20'
REAR: 5'
SIDE: 5'
SIDE CORNER LOT: 20'

NUMBER OF LOTS: 25
AREA IN R.W.: 2.33 ACRES
AREA IN LOTS: 29.38 ACRES
TOTAL AREA: 31.71 ACRES

STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

FINAL SUBDIVISION PLAT OF

Abingdon Subdivision
Prepared for:
Abingdon Investors, LLC

SHEET 1 OF 1
SCALE: 1" = 150'

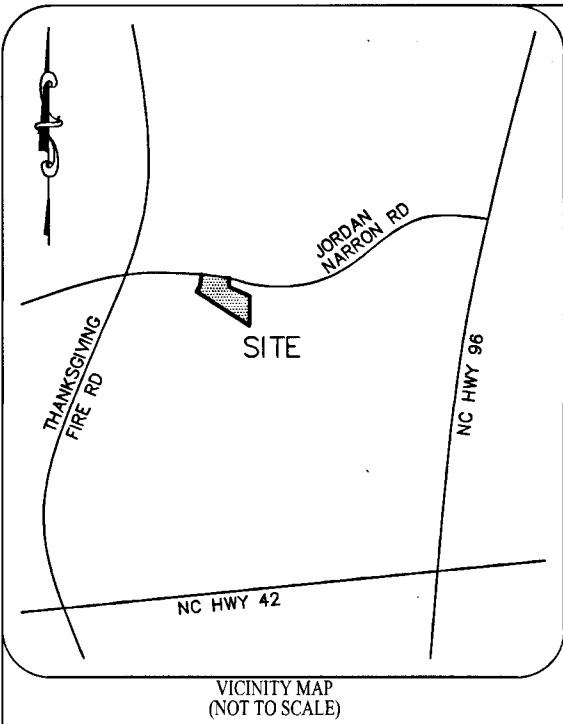
REVISION:

DRAWN BY: ARP COUNTY: JOHNSTON STATE: NORTH CAROLINA

CHECKED BY: MSS TOWNSHIP: O'NEALS PIN: 260900-78-7323

FIELD BY: HF ZONED: AR TAG: 11L05023Q

CADD FILE: 23219 DATE: 02/15/2024



LEGEND
O EXISTING IRON PIPE
Δ CALCULATED/SET POINT
(NPL) NEW PROPERTY LINE
(FPL) FORMER PROPERTY LINE

NOTES:

- NO GRID MONUMENT RECOVERED WITHIN 2000' OF THE SUBJECT PROPERTY.
- SURVEYED ON 01/19/2023
- ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED.
- ALL AREAS COMPUTED BY COORDINATE METHOD
- THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY.

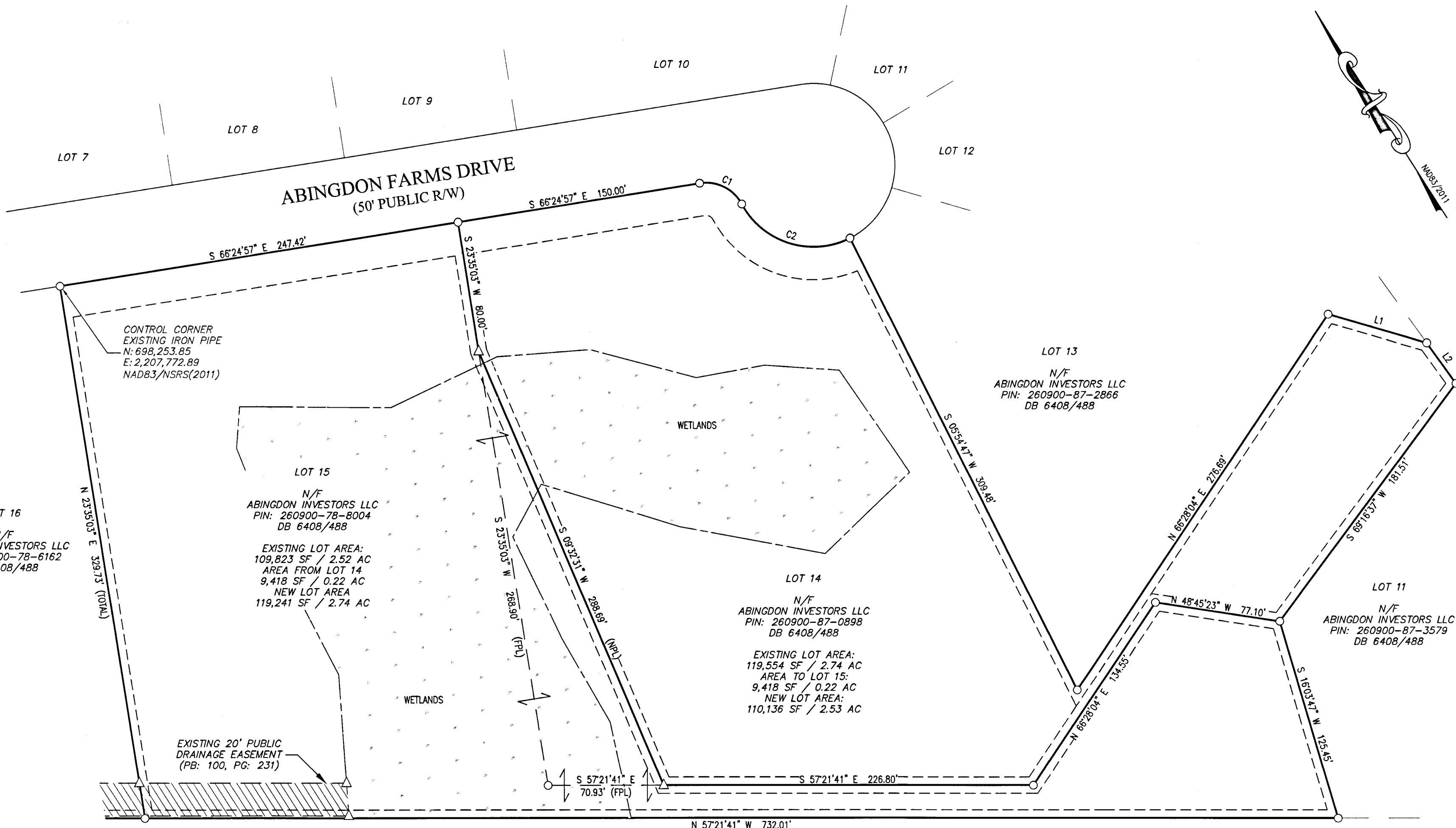
CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 3720260900K

EFFECTIVE DATE: 6/20/2018

04/08/2024
DATE SURVEYOR



I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8TH DAY OF APRIL, A.D. 2024

SIGNATURE MICHAEL S. STOKES L-4996

I, MICHAEL STOKES, CERTIFY:

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDER SURVEY, OR OTHER SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

DATE



LINE DATA TABLE			
LINE	BEARING	CHORD LENGTH	DISTANCE
L1	S 41°14'36" E	62.99'	
L2	N 03°20'02" W	30.52'	

CURVE DATA TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	30.77'	28.87'	N 31°09'05" W	70°31'44"
C2	50.00'	76.97'	69.59'	N 39°59'13" W	88°12'00"

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM SUBDIVISION REGULATIONS WITHIN THE JOHNSTON COUNTY PLANNING JURISDICTION.

4-11-2024
DATE SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

04-11-2024 Jodie P. H. Gay
DATE REVIEW OFFICER

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 TOWN OF CLAYTON 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. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS AND ALL SEWER AND WATER LINES TO THE TOWN OF CLAYTON.

4/8/24 Abingdon Investors LLC by: [Signature]
DATE OWNER(S)

N/F
J B WEAVER et. al.
PIN: 260900-87-0447
DB 1985/511

Filed in JOHNSTON, NC
Filed 04/11/2024 12:25:56 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst pwoodall
PLAT B: 100 P: 404

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF 20 AT

BY REG. OF DEEDS ASST. REG. OF DEEDS

SITE DATA
OWNER/DEVELOPER
ABINGDON INVESTORS, LLC
113 SITUS COURT, SUITE 244
RALEIGH, NC 27606
DB 6408 PG 488
ZONING: AR
MAX IMPERVIOUS AREA:
6,560 SF PER LOT

BUILDING SETBACKS
FRONT: 20'
REAR: 5'
SIDE: 5'
SIDE CORNER LOT: 20'

SHEET 1 OF 1

SCALE: 1" = 50'

REVISION:

DRAWN BY: FFS

CHECKED BY: MSS

FIELD BY: HF

CADD FILE: 23219

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

RECOMBINATION PLAT OF:
Abingdon Subdivision
Lots 14 & 15
Prepared for:
Abingdon Investors, LLC

COUNTY: JOHNSTON	STATE: NORTH CAROLINA
PIN: AS SHOWN HEREON	TAG: AS SHOWN HEREON
ZONED: AR	DATE: 04/08/2024