

VICINITY MAP (NOT TO SCALE)

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 THE TOWN OF CLAYTON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH BOUNDARY 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.

8/2/17 OWNER

I HEREBY CERTIFY THAT THIS RECORDED PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF CLAYTON, NORTH CAROLINA, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

8/4/17 PLANNING DIRECTOR

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720185800 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.

8-2-17 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.

8-2-17 SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4808, PAGE 507, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4808, PAGE 507; 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 PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS PLAN MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11 - A. I, CURK T. LANE, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS DAY OF AUGUST, A.D. 2017



SURVEYOR

L-3990 LICENSE NUMBER

I HEREBY CERTIFY THAT THE TOWN OF CLAYTON, N.C. HAS APPROVED THIS PLAN FOR RECORDING IN THE OFFICE OF THE JOHNSTON COUNTY REGISTER OF DEEDS, AND ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC LANDS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE CLAYTON TOWN COUNCIL, IT IS IN THE PUBLIC INTEREST TO DO SO.

8-4-17 TOWN MANAGER

REVIEW OFFICER'S CERTIFICATE

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

8/10/17 REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 8 DAY OF August 2017 AT 9:09:02 AM

CRAIG OLIVE BY ASST. REG. OF DEEDS

RECORDED IN PB 85 PG 215

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE 2008-2016 SUBDIVISION OR THAT A SECURITY BOND IN THE AMOUNT OF \$112,524.82 OR CASH IN THE AMOUNT OF \$112,524.82 HAS BEEN POSTED WITH THE TOWN OF CLAYTON TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

8-4-17 TOWN MANAGER

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 20' DRAINAGE AND UTILITY EASEMENT, 10' EACH SIDE OF ALL LOT LINES
- 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL BE VESSE 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) ZONING: R-8
- 10) PARENT TRACT DEED DB 4808 PG 507
- 11) NC PIN NO. 165501-17-0115
- 12) PARCEL NO. 050030032

REFERENCES:

DB 4808 PG 507 FB 59 PG 158
DB 3859 PG 703 FB 75 PG 492
DB 1018 PG 069 FB 76 PG 92
DB 3554 PG 680



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	255.00'	9.69'	9.68'	S07240.07'
C2	255.00'	37.70'	37.66'	S05044.44'
C3	25.00'	7.00'	6.97'	S08514.86'
C4	25.00'	14.03'	13.85'	S3257.27'
C5	50.00'	61.51'	57.70'	S1347.27'
C6	50.00'	35.74'	34.68'	S4155.43'
C7	50.00'	51.70'	49.43'	N8758.14'
C8	50.00'	40.78'	39.66'	N3458.49'
C9	50.00'	49.85'	47.81'	N1856.53'
C10	25.00'	59.50'	46.42'	N2240.00'
C11	25.00'	38.97'	38.14'	N4430.02'
C12	205.00'	40.56'	40.49'	N0549.21'
C13	255.00'	47.38'	47.31'	N0610.01'
C14	25.00'	39.20'	35.30'	N4545.33'
C15	25.00'	21.03'	20.41'	S8513.51'
C16	50.00'	37.17'	36.32'	S6225.54'
C17	50.00'	73.02'	66.70'	N5428.08'
C18	50.00'	40.00'	38.94'	N1019.15'
C19	50.00'	49.53'	47.53'	N8137.11'
C20	50.00'	41.48'	40.28'	S8814.32'
C21	25.00'	51.03'	20.41'	S6834.68'
C22	25.00'	39.34'	35.41'	N4414.27'
C23	255.00'	25.88'	25.85'	N0203.41'
C24	25.00'	41.73'	37.05'	N4251.14'
C25	25.00'	32.07'	29.81'	N5234.54'
C26	210.00'	49.71'	49.60'	N0815.51'
C27	260.00'	63.49'	63.33'	S0828.41'
C28	25.00'	3.22'	3.22'	S1909.50'
C29	205.00'	17.19'	17.18'	S1328.08'
C30	205.00'	42.50'	42.42'	S0505.41'
C31	205.00'	38.09'	38.04'	N0710.01'
C32	50.00'	30.94'	30.45'	N2058.55'
C33	260.00'	10.85'	10.85'	S0240.41'
C34	205.00'	22.62'	22.61'	S0748.01'

SITE DATA

PARCEL ID. - 050030032
AREA BY PHASE - 902111 SF 20.710 AC
PROPERTY LOCATION - NEAR X-SECT OF NC HWY 42 AND AMELIA CHURCH ROAD
ZONING DISTRICT - R-8
OVERLAY DISTRICT - NONE
EXISTING USE - VACANT
PROPOSED USE - RESIDENTIAL
PROPOSED DENSITY - 1 LOT PER 0.592 ACRES
SETBACKS - (F) 25', (S) 10', (R) 25', (SIDE STREET) 15'

LOT SUMMARY

LOTS PROVIDED - 38
DENSITY PROVIDED - 1 LOT PER 0.592 ACRES
AVERAGE LOT SIZE - 0.471 AC
MINIMUM LOT WIDTH - 60 FEET
MAXIMUM LOT COVERAGE - 35%
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM IMPERVIOUS SURFACE - 55%

OWNER: JSJ DEVELOPMENT CO.
1135 ROBSON CT
FAYETTEVILLE, N.C. 28305

FINAL PLAN
OF

BROOKSIDE
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
AUGUST 2, 2017
SHEET 1 OF 3

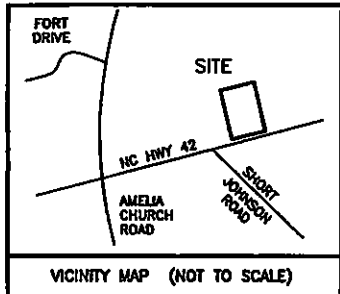
TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
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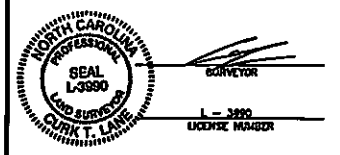
FF	IRON PIPE FOUND
FP	IRON PIPE SET
CMF	CONCRETE MOUND FOUND
PMF	PAPER-MADE HAIL FOUND
PMH	PAPER-MADE HAIL SET
PM	RAILROAD SPIKE
CSF	COTTON SPIKE FOUND
CS	COTTON SPIKE SET
CP	COTTON CORNER
CP	COMPUTED POWER
CP	OVERHEAD POWER LINE
CP	RIGHT OF WAY
CP	SQUARE FEET
CP	DEED BOOK
CP	PLAT BOOK
CP	BOOK OF MAPS
CP	PAGE
CP	LINEAR FEET
CP	LOT AND OFFSITE SENDER
CP	OFFSITE SENDER LOT
CP	RECORDING LOT
CP	STREET ADDRESS
CP	LINE NOT SURVEYED

SURVEYED BY:	TL
DRAWN BY:	MLK
CHECKED BY:	C. LANE - PLS
DRAWING NAME:	RECORDSHT1.DWG
SURVEY DATE:	6-15-17
JOB NO.	2044.015



STATE OF NORTH CAROLINA, JOHNSTON COUNTY

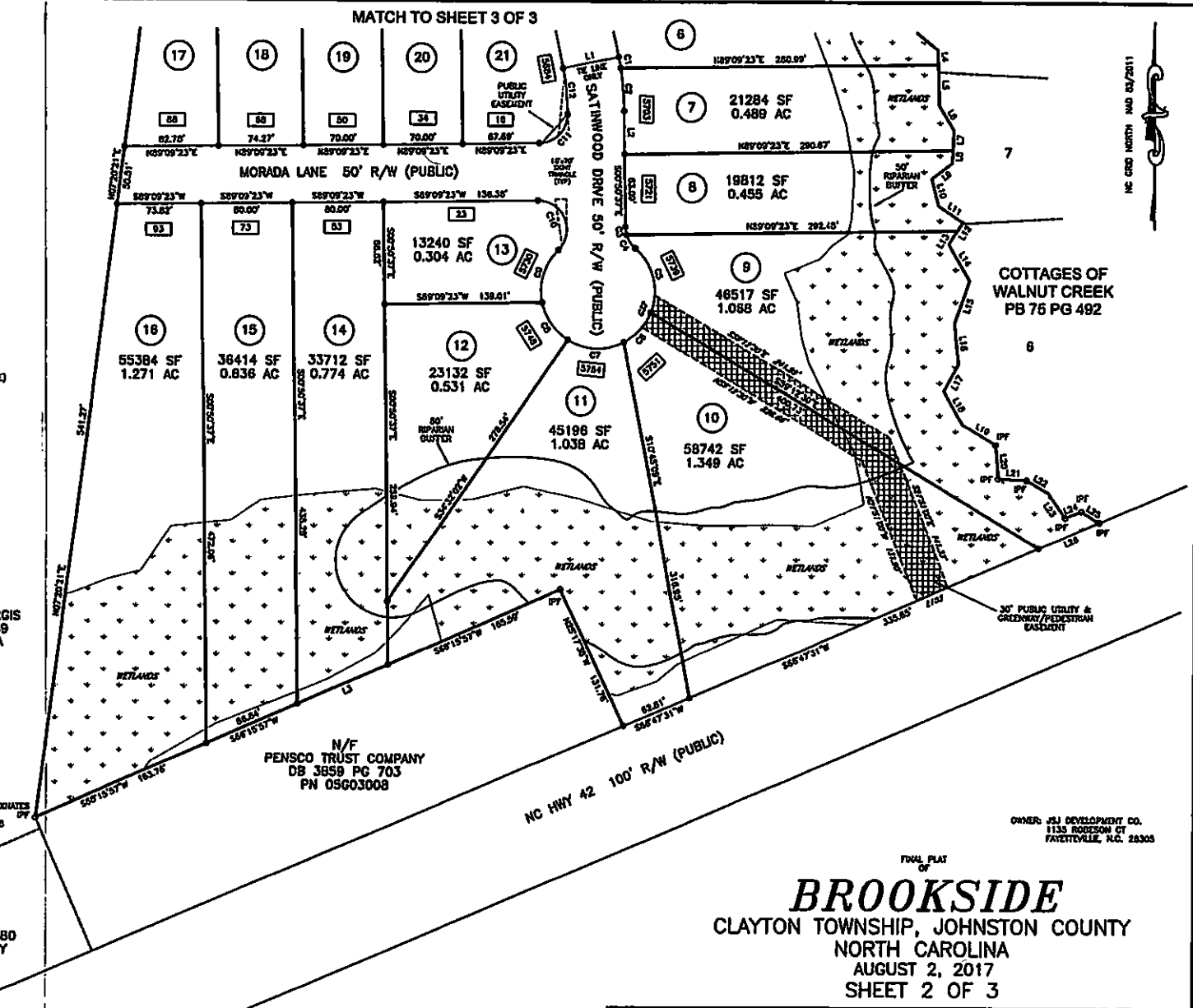
I, CURK T. LAINE, DO HEREBY CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5805, PAGE 102, ETC.), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5805, PAGE 102, THAT 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 PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, THAT THIS PLAN MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11, I, CURK T. LAINE, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS DAY OF AUGUST, A.D. 2017



N/F
MARIE AIKEN HARGIS
DB 1028 PG 89
PN 05G03001A

N/F
JOSE BOYA
DB 3584 PG 880
PN 05G03005Y

- LEGEND
- BOUNDARY
 - RIGHT OF WAY
 - CONCRETE
 - WOOD
 - IRON
 - STEEL
 - ALUMINUM
 - COPPER
 - BRASS
 - LEAD
 - ZINC
 - NICKEL
 - CHROMIUM
 - COBALT
 - NIOBIUM
 - MOBILIUM
 - IRON
 - STEEL
 - ALUMINUM
 - COPPER
 - BRASS
 - LEAD
 - ZINC
 - NICKEL
 - CHROMIUM
 - COBALT
 - NIOBIUM
 - MOBILIUM



TOOL PLAN OF

BROOKSIDE

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
AUGUST 2, 2017
SHEET 2 OF 3

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF August 2017 AT 4:09:02 PM

CRANK OLIVE BY *Curk T. Laine*
REGISTER OF DEEDS ASSESSOR OF DEEDS

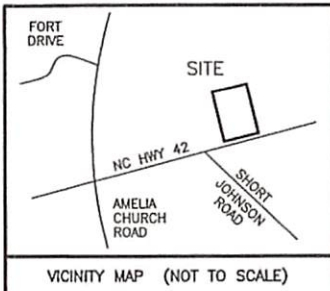
RECORDED IN PB 85 PG 216

SURVEYED BY	TLS
DRAWN BY	MLK
CHECKED BY	C. LAINE - PLS
DRAWING TITLED	RECORDING 2.DWG
SURVEY DATE	6-18-17
JOB NO.	2044.015

TRUE LINE SURVEYING, P.C.

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C-1859



STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 20 DAY OF AUGUST 2017 AT 9:02 AM

CRAIG OLIVE BY Marie Aiken Hargis
REGISTER OF DEEDS

RECORDED IN PB 85 PG 217

N/F
MARIE AIKEN HARGIS
DB 1026 PG 69
PN 05603001A

0 60 120 180
SCALE: 1" = 60'

OWNER: JSJ DEVELOPMENT CO.
1135 ROBINSON CT
FAYETTEVILLE, N.C. 28305

FINAL PLAT OF

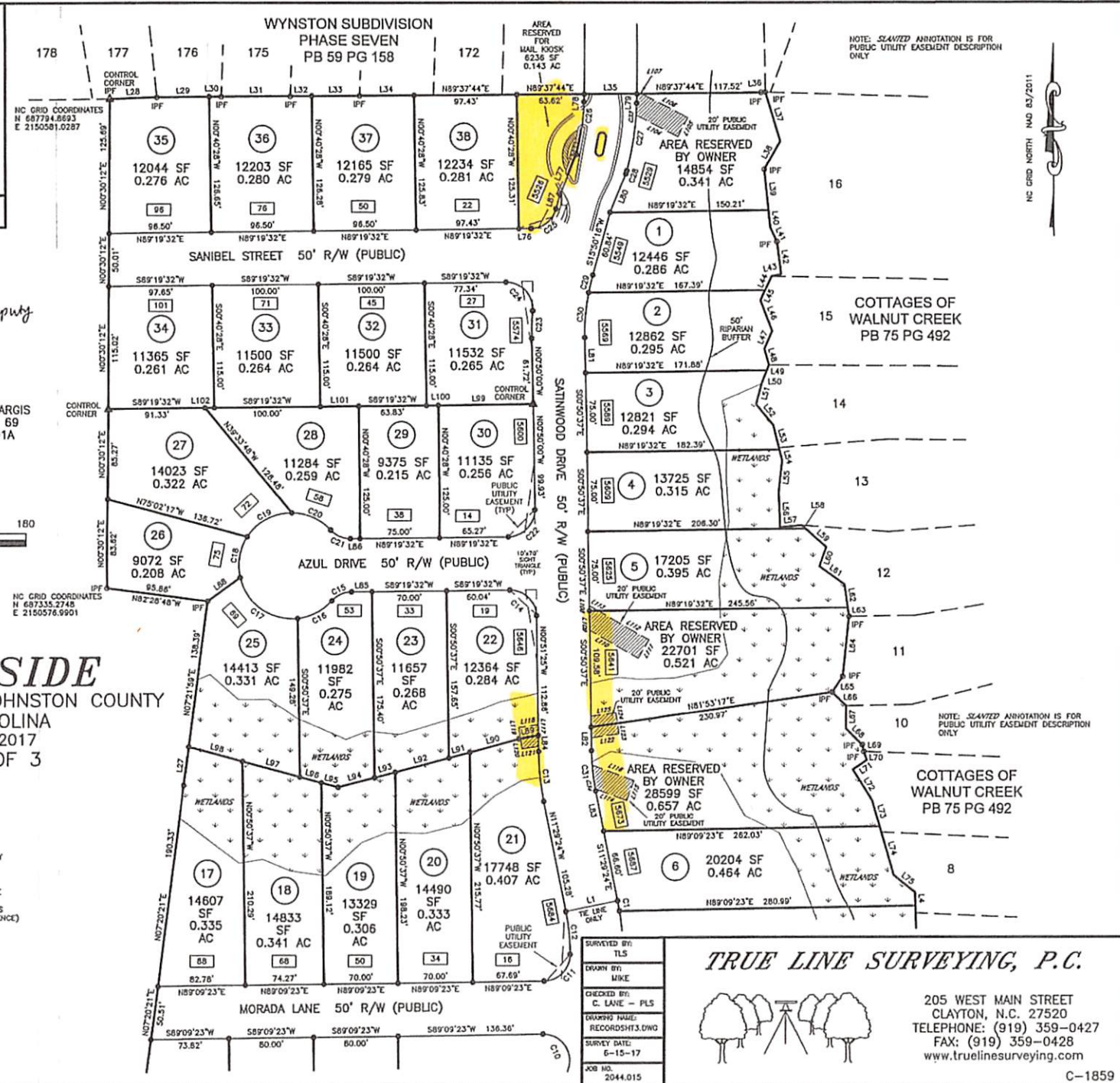
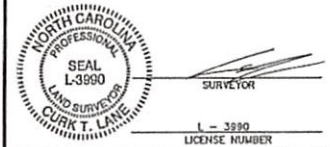
BROOKSIDE

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
AUGUST 2, 2017
SHEET 3 OF 3

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 4808, PAGE 507, ETC.), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4808, PAGE 507, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000.2; 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

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 2 DAY OF AUGUST, A.D. 2017



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