

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 TABLE:

OWNER: TUPELO HONEY LAND DEVELOPMENT, LLC

SITE ADDRESS: RIDGE ROAD, JOHNSTON COUNTY
(PER PLANS)

PIN: 160200-58-4762 AND 160200-48-4604

DEED BOOK 5636, PAGE 737

ZONING: AR
EXISTING USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
AREA IN LOTS: 1,128,017.87 SF / 25.89 AC
AREA IN ROW: 162,259 SF / 3.72 AC
OPEN SPACE
AREA: 123,854.42 SF / 2.84 AC

LOT SETBACKS TABLE:

FRONT 20'
SIDE 5'
REAR 5'
PERIMETER 20'

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.12-22-2021 *Wayne Baker*
DATE SUBDIVISION ADMINISTRATOR

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, *Wayne Baker*, 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, ORAPPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS
MAINTENANCE, ORPRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY
OWNERS OF EACH LOT.DEC 14, 2021 *Wayne Baker*
DATE DEVELOPER/OWNERNOTE: 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.Filed in JOHNSTON COUNTY, NC
Filed 01/05/2022 02:52:48 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst puwoodall

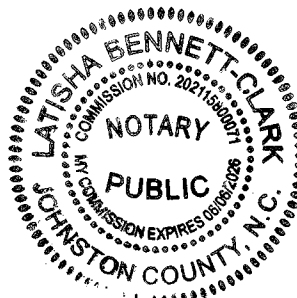
PLAT B: 95 P: 132

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: DEC 20, 2021 *John Baker*
DATE DISTRICT ENGINEERNOTE: 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.ALL LOTS SHALL BE SERVED BY THE INTERNAL
STREET SYSTEM ONLY

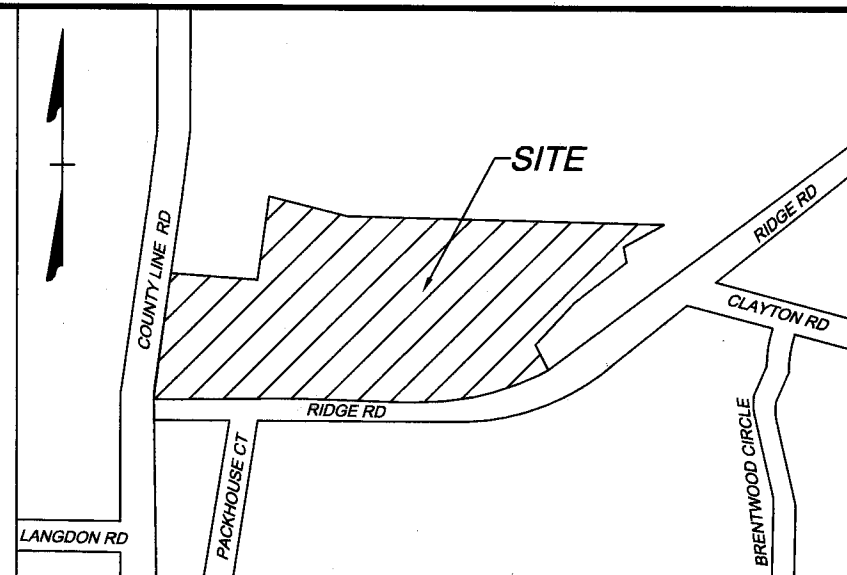
REVIEW OFFICER'S CERTIFICATE

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.12-22-21 *Carolyn Allen*
DATE REVIEW OFFICER

REFERENCES

DB 665 PG 346
DB 929 PG 666
DB 2021 PG 530
DB 2559 PG 806
DB 2669 PG 944
DB 2763 PG 763
DB 2841 PG 319
DB 3202 PG 397
DB 3739 PG 425
DB 4661 PG 885
DB 4666 PG 62
DB 4920 PG 245
DB 5339 PG 421
DB 5509 PG 221
PB 45 PG 497
PB 65 PG 23
PB 65 PG 119
PB 66 PG 72

VICINITY MAP - 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
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.DEC 14, 2021 *Wayne Baker*
DATE OWNER

SURVEY CONTROL / GRID TIE NOTES

CLASS OF SURVEY: CLASS A
HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM
COMBINED FACTOR: 0.99987107
DATE OF GNSS SURVEY: 05/19/2020
POSITIONAL ACCURACY: H: 0.07
GNSS TECHNIQUE: REAL TIME KINEMATIC NETWORK (RTK)

SURVEY NOTES:

- THIS SURVEY WAS PREPARED FOR TUPELO HONEY LAND DEVELOPMENT, LLC.
- HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD83(2011) AS DETERMINED BY
GNSS. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- NOT ALL IMPROVEMENTS LOCATED ON THE PROPERTY HAVE BEEN SHOWN.
- AREA COMPUTATION IS BY THE COORDINATE METHOD.
- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A TITLE SEARCH.
- RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON
REFERENCES AS SHOWN HEREON.

SURVEYOR CERTIFICATION

I, CLEMM H. SHANKLE JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION, AS DESCRIBED IN DEEDS AND MAPS OF RECORD OR
OTHER REFERENCE SOURCES, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT
THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF
RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF COUNTY OR MUNICIPALITY THAT
HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY HAND AND SEAL

THIS 13 DAY OF DEC, A.D., 2021

Clemm H. Shankle Jr.
CLEMM H. SHANKLE JR., NCPLS No. L-4543

CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND
SEWAGE DISPOSAL SYSTEMS INSTALLED 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 PLAN FOR
PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY
ONLY AND CONFERS NO GUARANTEE.12-14-21 *Chandra C. Farmer*
DATE HEALTH REPRESENTATIVENOTE: 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 FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 1602

EFFECTIVE DATE: JUNE 20, 2018

12/13/2021 *Chandra C. Farmer*
DATE SURVEYORCERTIFICATE OF PUBLIC UTILITIES
(Major Subdivisions Only)ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE
SUBDIVISION, SECTION 17A LOTS 9-54, AS
SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET
AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.12/14/21 *Chandra C. Farmer*
DATE DIRECTOR OF INFRASTRUCTURE

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.

NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM

HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER (AND SEWER, WHERE
AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPAL
STRUCTURE.LANGDON RIDGE -PHASE 2
SUBDIVISION PLAT
JOHNSTON COUNTY, NC
OWNER: TUPELO HONEY LAND
DEVELOPMENT, LLC
PIN: 160200-58-4762 AND 160200-48-4604

PLEASANT GROVE TWP	JOHNSTON COUNTY, NC
DATE: DEC. 13, 2021	SCALE: NS
SHEET 1 OF 3	J.N.: 45770
DRAWN BY: F.ARROYO	CHECK BY: C.SHANKLE
MAP CHECKED BY: C.SHANKLE	

Y:\902\45770-Langdon-Ridge\DWG\SUBDIVISION\45770-902V-LANGDON_RIDGE_PLAT-REV 12132021.dwg | Plotted on 12/13/2021 2:49 PM | by Mike Mills

NC GRID
NAD83 (2011)



Filed in JOHNSTON COUNTY, NC
Filed 01/05/2022 02:52:48 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst puoodall
PLAT B: 95 P: 133

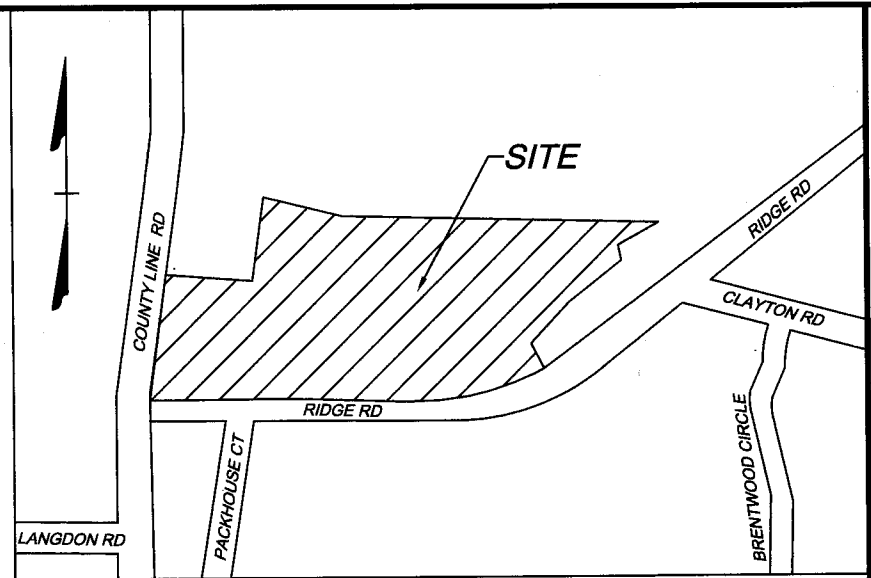
PROPERTY LINE SURVEYED
LINE NOT SURVEYED
TIE LINE
EXISTING IRON PIPE FOUND
EXISTING IRON REBAR FOUND
EXISTING CONC MONUMENT FOUND
EXISTING AXLE FOUND
COMPUTED POINT
IRON PIPE SET
COMPUTED EASEMENT POINT
SIGHT DISTANCE TRIANGLE

LEGEND

IPF
IRF
CMF
AXF
CP
IPS
SDT

SCALE 1" = 100'

RECORDED IN BOOK OF MAPS _____, PG _____ OF THE JOHNSTON COUNTY REGISTRY



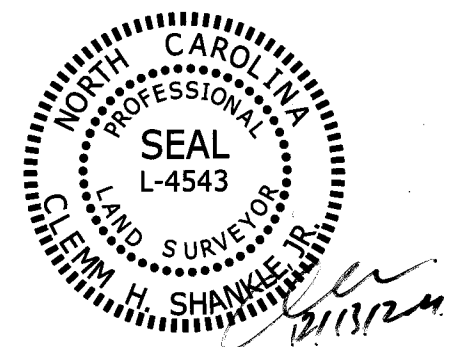
VICINITY MAP - MAP NOT TO SCALE

CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30.01'	32.42'	N47°24'57"W	30.87'	C19	25.00'	38.82'	N48°15'30"E	35.03'
C2	30.01'	12.63'	N4°24'55"W	12.54'	C20	334.71'	62.91'	N9°23'00"E	62.82'
C3	25.00'	38.63'	N47°00'34"E	34.90'	C21	334.71'	93.51'	N22°46'15"E	93.21'
C4	30.00'	47.12'	N42°15'31"W	42.43'	C22	334.71'	10.40'	N31°39'52"E	10.40'
C5	355.00'	90.16'	N79°58'59"W	89.92'	C23	665.00'	138.26'	N25°37'50"E	138.02'
C7	355.00'	47.34'	N68°53'12"W	47.31'	C24	665.00'	155.40'	N13°03'57"E	155.05'
C8	355.00'	42.93'	N61°36'05"W	42.91'	C25	665.00'	111.14'	N1°34'59"E	111.02'
C9	25.00'	8.02'	N67°19'31"W	7.98'	C26	715.00'	172.71'	S0°57'19"W	172.29'
C10	25.00'	9.68'	N87°37'11"W	9.63'	C27	30.00'	49.81'	S39°41'30"E	44.28'
C11	45.00'	9.44'	S87°17'13"W	9.43'	C36	30.01'	39.94'	S54°38'00"W	37.06'
C12	45.00'	51.11'	N54°09'48"W	48.41'	C37	716.65'	187.71'	S23°58'16"W	187.17'
C13	45.00'	72.59'	N24°34'59"E	64.97'	C38	285.00'	140.04'	S16°54'50"W	138.63'
C14	45.00'	77.74'	S59°42'51"E	68.43'	C39	30.00'	47.67'	S41°44'30"E	42.81'
C15	25.00'	7.96'	S19°20'36"E	7.93'	C46	30.00'	47.12'	S47°44'29"W	42.43'
C16	25.00'	13.52'	S43°57'25"E	13.35'	C47	25.00'	40.02'	S43°07'22"E	35.88'
C17	305.00'	4.77'	S59°53'46"E	4.77'	C59	665.00'	46.72'	N5°13'03"W	46.71'
C18	305.00'	143.27'	S73°48'05"E	141.96'	C60	45.00'	15.37'	N61°00'37"E	15.29'

LINE TABLE		
LINE	BEARING	LENGTH
E37	N87°28'50"W	930.92'
E58	N87°28'54"W	940.34'
E60	S79°38'47"E	167.28'
E61	N79°39'13"W	40.49'
E62	N10°20'47"E	30.00'
E63	S79°39'13"E	130.00'
E64	S10°20'47"W	30.00'
E65	N79°39'13"W	38.18'
E66	N51°36'40"W	182.01'
E67	S7°41'57"W	23.26'
E68	S51°36'40"E	170.14'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
EC61	45.00'	20.17'	N38°23'20"E	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S88°30'29"W	7.56'
L17	S88°43'22"E	23.66'
L18	S87°16'02"E	6.16'
L19	N8°00'19"E	24.98'
L20	S79°38'47"E	4.49'
L25	N87°15'31"W	15.61'
L26	S87°15'31"E	50.89'
L27	N3°46'32"E	24.16'
L28	S87°15'31"E	20.67'
L29	S31°52'05"W	8.73'
L30	S3°46'32"W	11.11'



LANGDON RIDGE -PHASE 2
SUBDIVISION PLAT
JOHNSTON COUNTY, NC
OWNER: TUPELO HONEY LAND
DEVELOPMENT, LLC
PIN: 160200-58-4762 AND 160200-48-4604

PLEASANT GROVE TWP	JOHNSTON COUNTY, NC
DATE: DEC. 13, 2021	SCALE: 1" = 100'
SHEET 2 OF 3	J.N.: 45770
DRAWN BY: F.ARROYO	CHECK BY: C.SHANKLE
MAP CHECKED BY: C.SHANKLE	

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 TRINITY ROAD, Suite 102, FAYETTEVILLE, NC 27807
TEL 919.866.4951 FAX 919.859.5663 www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1652

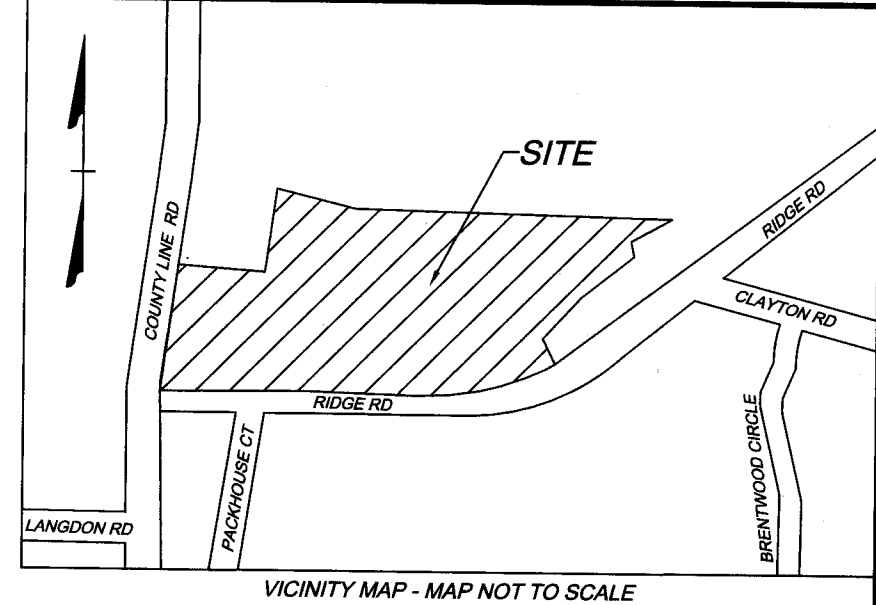
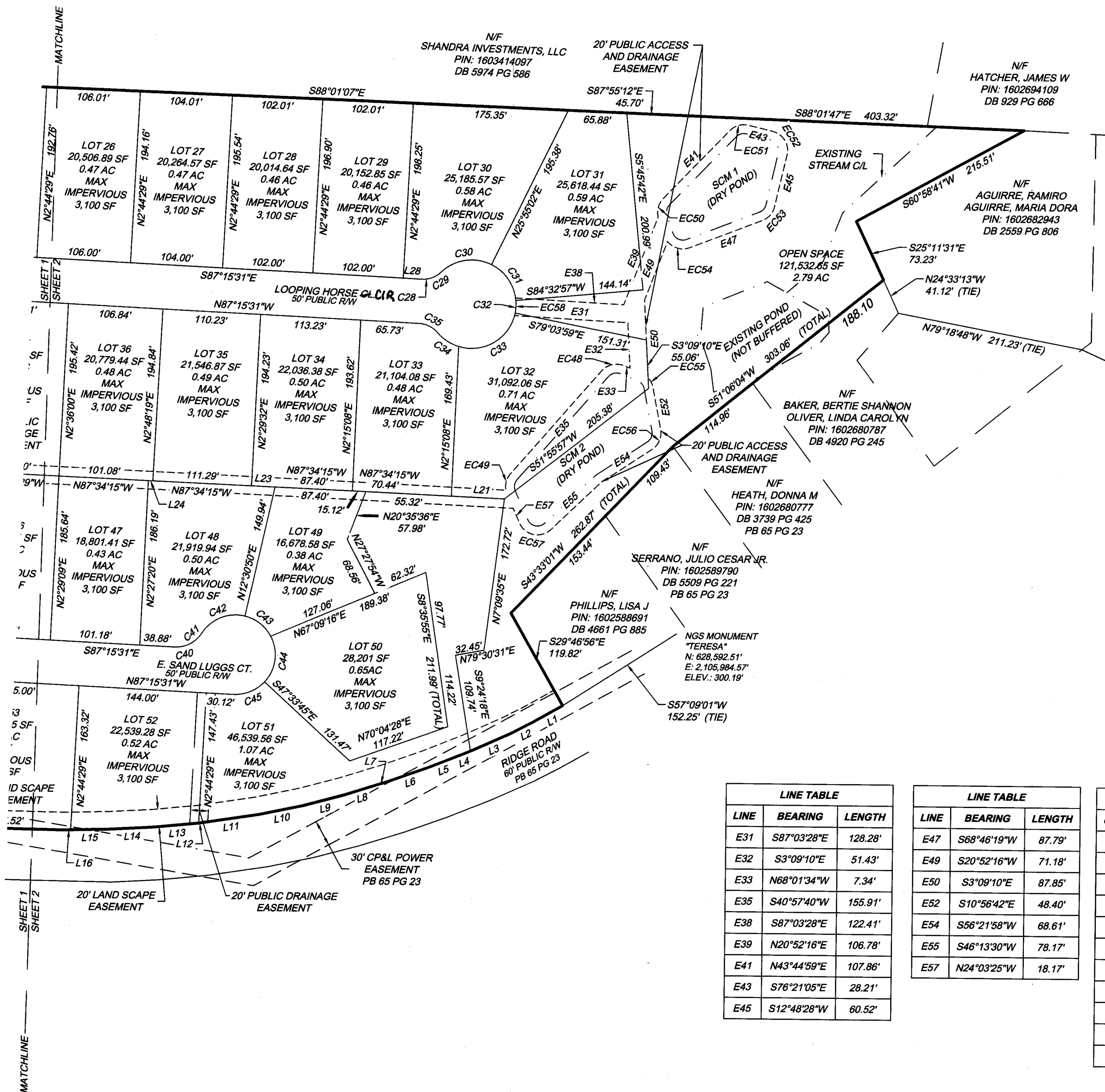
YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

Technology
Infrastructure
Residential
Site Development

Y:\90245770-Langdon-Ridge\DWG\SUBDIVISION\45770-902V-LANGDON_RIDGE_PLAT-REV 12132021.dwg | Plotted on 12/13/2021 2:49 PM | by Mike Mills

NC GRID
NAD83 (2011)



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S60°14'00\"W	37.26'	L11	S81°14'26\"W	66.42'
L2	S62°17'30\"W	28.98'	L12	S84°22'37\"W	2.02'
L3	S65°39'54\"W	50.05'	L13	S84°22'37\"W	49.53'
L4	S67°57'04\"W	22.15'	L14	S86°40'50\"W	51.44'
L5	S67°57'04\"W	27.84'	L15	S88°30'29\"W	43.97'
L6	S70°06'29\"W	51.35'	L21	N87°34'15\"W	59.87'
L7	S72°24'03\"W	12.25'	L23	N87°34'15\"W	26.64'
L8	S72°24'03\"W	37.27'	L24	N87°34'15\"W	5.06'
L9	S74°56'56\"W	48.53'	L28	S87°15'31\"E	20.67'
L10	S78°15'15\"W	50.35'			

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C28	30.00'	11.16'	N82°05'17\"E	11.09'
C29	30.00'	13.23'	N58°48'15\"E	13.12'
C30	50.00'	60.86'	N81°02'44\"E	57.17'
C31	50.00'	51.17'	S34°46'00\"E	48.96'
C32	50.00'	14.30'	S2°44'29\"W	14.25'
C33	50.00'	83.36'	S58°41'33\"W	74.03'
C34	50.00'	28.67'	N57°07'11\"W	28.28'
C35	30.00'	24.38'	N63°58'30\"W	23.72'
C40	35.00'	17.83'	N78°08'46\"E	17.64'
C41	35.00'	18.82'	N48°08'46\"E	18.59'
C42	45.00'	55.62'	N68°08'51\"E	52.14'
C43	45.00'	37.78'	S52°23'53\"E	36.68'
C44	45.00'	55.60'	S7°02'38\"W	52.13'
C45	45.00'	39.51'	S67°35'22\"W	38.25'

LINE TABLE		
LINE	BEARING	LENGTH
E31	S87°03'28\"E	128.28'
E32	S3°09'10\"E	51.43'
E33	N68°01'34\"W	7.34'
E35	S40°57'40\"W	155.91'
E38	S87°03'28\"E	122.41'
E39	N20°52'16\"E	106.78'
E41	N43°44'59\"E	107.86'
E43	S76°21'05\"E	28.21'
E45	S12°48'28\"W	60.52'

LINE TABLE		
LINE	BEARING	LENGTH
E47	S68°46'19\"W	87.79'
E49	S20°52'16\"W	71.18'
E50	S3°09'10\"E	87.85'
E52	S10°56'42\"E	48.40'
E54	S86°21'58\"W	68.61'
E55	S46°13'30\"W	78.17'
E57	N24°03'25\"W	18.17'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
EC48	22.00'	27.27'	S76°28'03\"W	25.55'
EC49	22.00'	19.94'	S14°59'23\"W	19.27'
EC50	22.00'	22.39'	N14°35'57\"E	21.43'
EC51	22.00'	23.00'	N73°41'57\"E	21.97'
EC52	22.00'	34.23'	S31°46'18\"E	30.88'
EC53	22.00'	21.49'	S40°47'24\"W	20.64'
EC54	22.00'	27.91'	N74°52'58\"W	26.08'
EC55	22.00'	12.32'	S26°59'12\"E	12.16'
EC56	22.00'	25.85'	S22°42'38\"W	24.38'
EC57	22.00'	42.13'	N78°54'58\"W	35.98'
EC58	50.00'	20.14'	N2°44'14\"E	20.00'



LANGDON RIDGE -PHASE 2
SUBDIVISION PLAT
JOHNSTON COUNTY, NC
OWNER: TUPELO HONEY LAND
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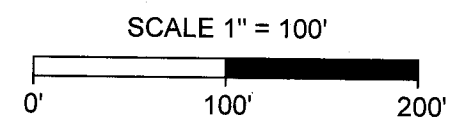
PLEASANT GROVE TWP	JOHNSTON COUNTY, NC
DATE: DEC. 13, 2021	SCALE: 1"= 100'
SHEET 3 OF 3	J.N.: 45770
DRAWN BY: F.ARROYO	CHECK BY: C.SHANKLE
MAP CHECKED BY: C.SHANKLE	

Filed in JOHNSTON COUNTY, NC
Filed 01/05/2022 02:52:48 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst puwoodall
PLAT B: 95 P: 134

LEGEND

PROPERTY LINE SURVEYED
LINE NOT SURVEYED
TIE LINE
EXISTING IRON PIPE FOUND
EXISTING IRON REBAR FOUND
EXISTING CONC MONUMENT FOUND
EXISTING AXLE FOUND
COMPUTED POINT
IRON PIPE SET
COMPUTED EASEMENT POINT
SIGHT DISTANCE TRIANGLE

IPF
IRF
CMF
AXF
CP
IPS
SDT



RECORDED IN BOOK OF MAPS _____, PG _____ OF THE JOHNSTON COUNTY REGISTRY

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology

THIS DRAWING PREPARED AT THE
TIMMONS GROUP
5410 TRINITY ROAD, SUITE 102 | RALEIGH, NC 27607
TEL 919.864.4551 | FAX 919.864.4552
WWW.TIMMONSGROUP.COM
NORTH CAROLINA LICENSE NUMBER C-1652

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 DEEDSFiled in JOHNSTON COUNTY, NC
Filed 02/08/2022 02:43:17 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst ekopp

PLAT B: 95 P: 239

SITE DATA TABLE:

OWNER: TUPELO HONEY LAND DEVELOPMENT, LLC

SITE ADDRESS: RIDGE ROAD, JOHNSTON COUNTY
(PER PLANS)

PIN: (ORIGINAL) 180200-58-4762 AND 180200-48-4804

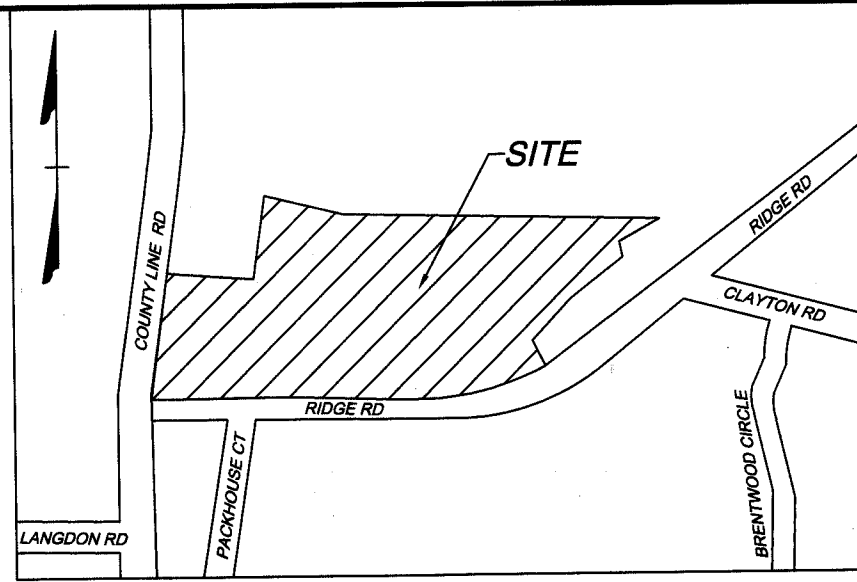
DEED BOOK 5636, PAGE 737

ZONING: AR
EXISTING USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
AREA IN LOTS: 1,128,017.87 SF / 25.89 AC
AREA IN ROW: 162,258 SF / 3.72 AC
OPEN SPACE
AREA: 123,854.42 SF / 2.84 AC

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTONI, 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.2-8-22 Carolyn Allen
DATE REVIEW OFFICER

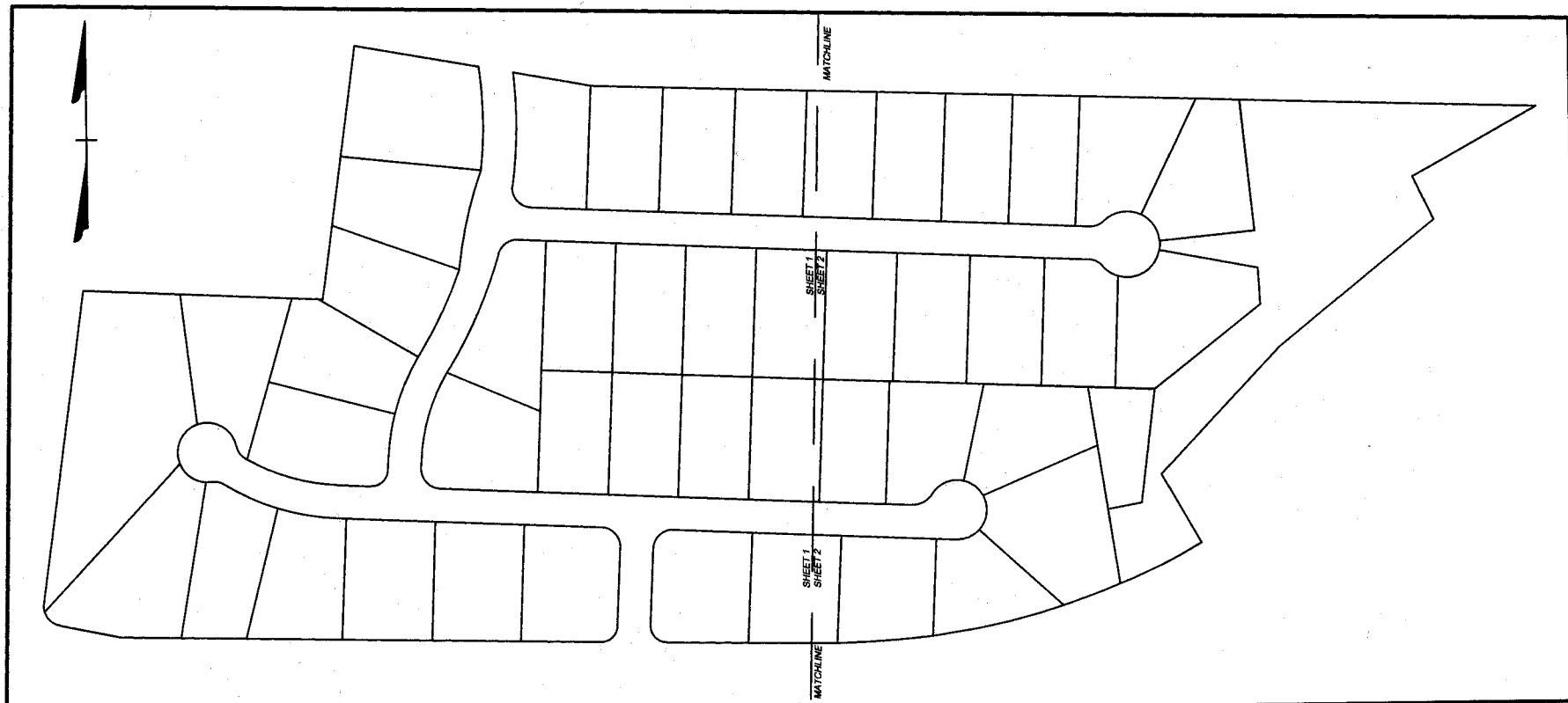
REFERENCES

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DB 2841 PG 319
DB 3202 PG 397
DB 3739 PG 425
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DB 4666 PG 62
DB 4920 PG 245
DB 5339 PG 421
DB 5509 PG 221
PB 45 PG 497
PB 65 PG 23
PB 65 PG 119
PB 66 PG 72
PB 95 PG 132-134

VICINITY MAP - MAP NOT TO SCALE

LANGDON RIDGE
IMPERVIOUS
REALLOCATION CHART

LOT	EX. SF	REV. SF
9	3100	2856
10	3100	3413
11	3100	2307
12	3100	3108
13	3100	3413
14	3100	2307
15	3100	2856
16	3100	2307
17	3100	2856
18	3100	3413
19	3100	2307
20	3100	3108
21	3100	3413
22	3100	3108
23	3100	3413
24	3100	2856
25	3100	3413
26	3100	2307
27	3100	3108
28	3100	3413
29	3100	2307
30	3100	3108
31	3100	2856
32	3100	3750
33	3100	3413
34	3100	2307
35	3100	3108
36	3100	2856
37	3100	3413
38	3100	2307
39	3100	3108
40	3100	2856
41	3100	3100
42	3100	3108
43	3100	3413
44	3100	2856
45	3100	2307
46	3100	2856
47	3100	2307
48	3100	3108
49	3100	3750
50	3100	3750
51	3100	3750
52	3100	3413
53	3100	2856
54	3100	3413

LANGDON RIDGE SUBDIVISION PHASE 2
KEY MAP NOT TO SCALE

CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 1802

EFFECTIVE DATE: JUNE 20, 2018

2-2-2022 C. Shankle
DATE SURVEYOREXEMPT FROM SUBDIVISION
REGULATION WITHIN THE JOHNSTON
COUNTY PLANNING JURISDICTION
2-8-2022 C. Shankle
DATE PLANNERCERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL
SYSTEMSCERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND
SEWAGE DISPOSAL SYSTEMS INSTALLED 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 PLAN FOR
PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY
ONLY AND CONFERS NO GUARANTEE.2-4-22 Ford Perry
DATE HEALTH REPRESENTATIVENOTE: 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.

SURVEY CONTROL / GRID TIE NOTES

CLASS OF SURVEY: CLASS A
HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM
COMBINED FACTOR: 0.99987107
DATE OF GNSS SURVEY: 05/19/2020
POSITIONAL ACCURACY: H: 0.07
GNSS TECHNIQUE: REAL TIME KINEMATIC NETWORK (RTK)

SURVEY NOTES:

- THIS SURVEY WAS PREPARED FOR TUPELO HONEY LAND DEVELOPMENT, LLC.
- HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83(2011) AS DETERMINED BY GNSS. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- NOT ALL IMPROVEMENTS LOCATED ON THE PROPERTY HAVE BEEN SHOWN.
- AREA COMPUTATION IS BY THE COORDINATE METHOD.
- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A TITLE SEARCH.
- RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON.
- THIS PLAT WAS ORIGINALLY RECORDED IN PB 95 PG 132-134.
- THE SOLE PURPOSE OF THIS PLAT IS TO REALLOCATE IMPERVIOUS SURFACE AREAS WITHIN THE SUBDIVISION. THERE ARE NO CHANGES TO LOT LINES OR LOT AREAS.

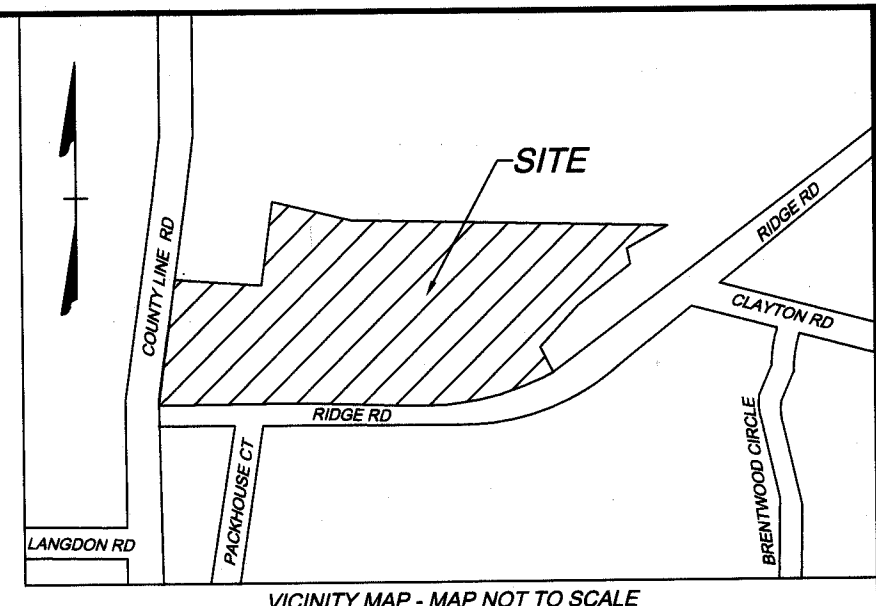
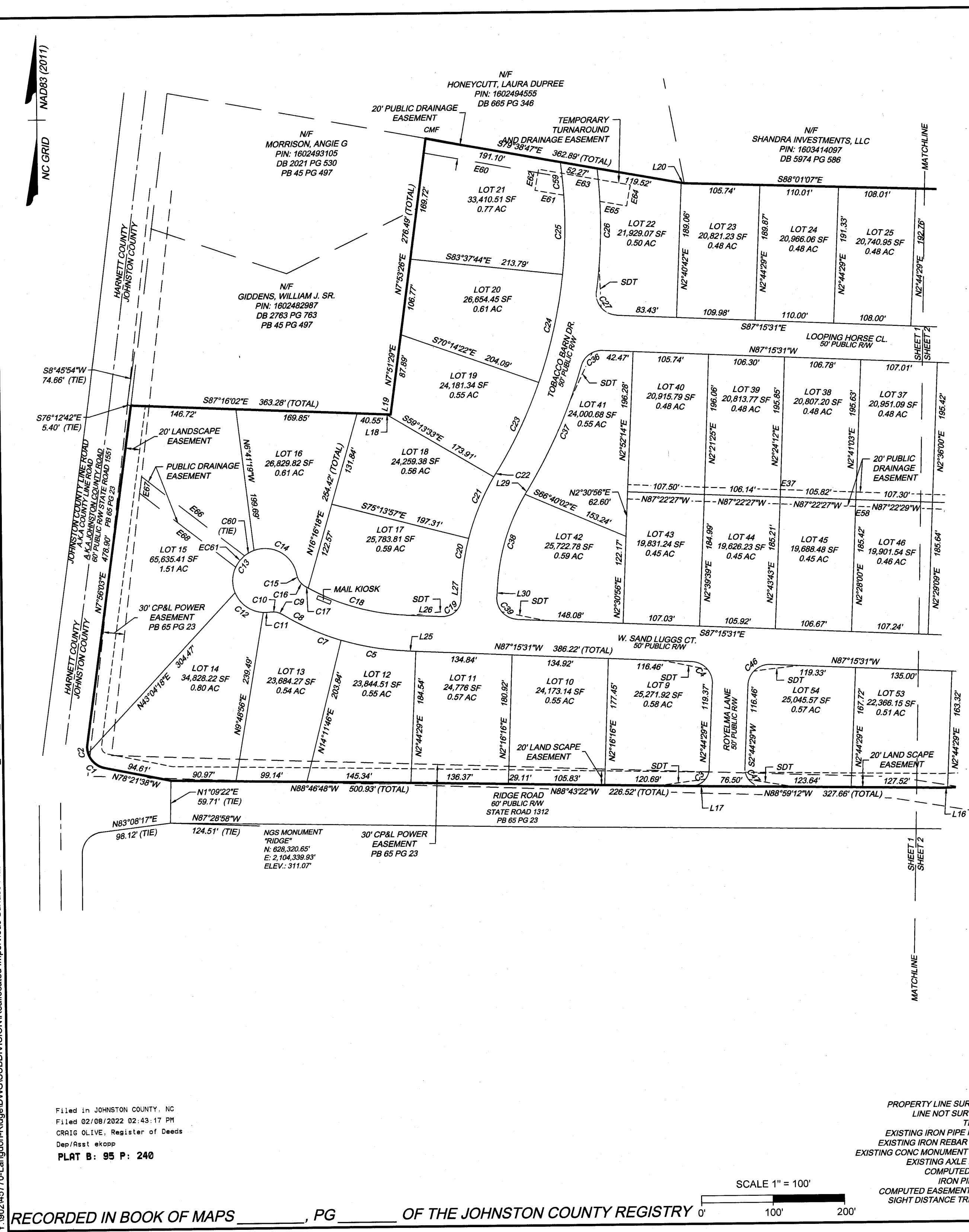
SURVEYOR CERTIFICATION

I, CLEMM H. SHANKLE, JR., PLS, HEREBY CERTIFY THAT THIS PLAT
WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
MADE UNDER MY SUPERVISION, AS DESCRIBED IN DEEDS AND
MAPS OF RECORD OR OTHER REFERENCE SOURCES; THAT THE
ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND
DEPARTURES IS GREATER THAN 1: 10,000, THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30 AS AMENDED.THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS A
RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED
SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF
SUBDIVISION.Clem H. Shankle, Jr. 2-2-2022
CLEMM H. SHANKLE, JR., NCPLS NO. L-4543 DATELANGDON RIDGE -PHASE 2
PLAT OF CORRECTION
IMPERVIOUS SURFACE REALLOCATION PLAT
JOHNSTON COUNTY, NC
OWNER: TUPELO HONEY LAND
DEVELOPMENT, LLC
PREVIOUSLY RECORDED PB 95 PGS 132-134

PLEASANT GROVE TWP	JOHNSTON COUNTY, NC
DATE: JAN. 24, 2022	SCALE: NS
SHEET 1 OF 3	J.N.: 45770
DRAWN BY: F.ARROYO	CHECK BY: C.SHANKLE
MAP CHECKED BY: C.SHANKLE	

RECORDED IN BOOK OF MAPS _____, PG _____ OF THE JOHNSTON COUNTY REGISTRY

Y:\902145770-Langdon-Ridge\DWG\SUBDIVISION\Reallocated Impervious Surface Plat\45770-902V-LANGDON RIDGE PLAT-REV IMP SURFACE AREAS.dwg | Plotted on 2/2/2022 8:18 AM | by Chip Shankle

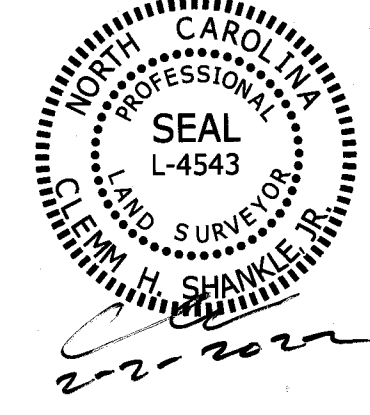


CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30.01'	32.42'	N47°24'57\"W	30.87'	C19	25.00'	38.82'	N48°15'30\"E	35.03'
C2	30.01'	12.63'	N4°24'55\"W	12.54'	C20	334.71'	62.91'	N9°23'00\"E	62.82'
C3	25.00'	38.63'	N47°00'34\"E	34.90'	C21	334.71'	93.51'	N22°46'15\"E	93.21'
C4	30.00'	47.12'	N42°15'31\"W	42.43'	C22	334.71'	10.40'	N31°39'52\"E	10.40'
C5	355.00'	90.16'	N79°58'59\"W	89.92'	C23	665.00'	136.26'	N25°37'50\"E	136.02'
C7	355.00'	47.34'	N68°53'12\"W	47.31'	C24	665.00'	155.40'	N13°03'57\"E	155.05'
C8	355.00'	42.93'	N61°36'05\"W	42.91'	C25	665.00'	111.14'	N1°34'59\"E	111.02'
C9	25.00'	8.02'	N67°19'31\"W	7.98'	C26	715.00'	172.71'	S0°57'19\"W	172.29'
C10	25.00'	9.69'	N87°37'11\"W	9.63'	C27	30.00'	49.81'	S39°41'30\"E	44.28'
C11	45.00'	9.44'	S87°17'13\"W	9.43'	C36	30.01'	39.94'	S54°36'00\"W	37.06'
C12	45.00'	51.11'	N54°09'48\"W	48.41'	C37	716.65'	187.71'	S23°58'16\"W	187.17'
C13	45.00'	72.59'	N24°34'59\"E	64.97'	C38	285.00'	140.04'	S16°54'50\"W	138.63'
C14	45.00'	77.74'	S59°42'51\"E	68.43'	C39	30.00'	47.67'	S41°44'30\"E	42.81'
C15	25.00'	7.96'	S19°20'36\"E	7.93'	C46	30.00'	47.12'	S47°44'29\"W	42.43'
C16	25.00'	13.52'	S43°57'25\"E	13.35'	C47	25.00'	40.02'	S43°07'22\"E	35.88'
C17	305.00'	4.77'	S59°53'46\"E	4.77'	C59	665.00'	46.72'	N5°13'03\"W	46.71'
C18	305.00'	143.27'	S73°48'05\"E	141.96'	C60	45.00'	15.37'	N61°00'37\"E	15.29'

LINE TABLE		
LINE	BEARING	LENGTH
E37	N87°28'50\"W	930.92'
E58	N87°28'54\"W	940.34'
E60	S79°38'47\"E	167.28'
E61	N79°39'13\"W	40.49'
E62	N10°20'47\"E	30.00'
E63	S79°39'13\"E	130.00'
E64	S10°20'47\"W	30.00'
E65	N79°39'13\"W	38.18'
E66	N51°36'40\"W	182.01'
E67	S7°41'57\"W	23.26'
E68	S51°36'40\"E	170.14'

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
EC61	45.00'	20.17'	N38°23'20\"E

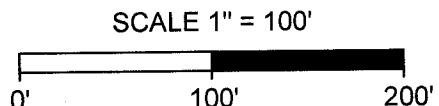
LINE TABLE		
LINE	BEARING	LENGTH
L16	S88°30'29\"W	7.56'
L17	S88°43'22\"E	23.66'
L18	S87°16'02\"E	6.16'
L19	N8°00'19\"E	24.98'
L20	S79°38'47\"E	4.49'
L25	N87°15'31\"W	15.61'
L26	S87°15'31\"E	50.89'
L27	N3°46'32\"E	24.16'
L28	S87°15'31\"E	20.67'
L29	S31°52'05\"W	8.73'
L30	S3°46'32\"W	11.11'



LANGDON RIDGE -PHASE 2
PLAT OF CORRECTION
IMPERVIOUS SURFACE REALLOCATION PLAT
JOHNSTON COUNTY, NC
OWNER: TUPELO HONEY LAND
DEVELOPMENT, LLC
PREVIOUSLY RECORDED PB 95 PGS 132-134

PLEASANT GROVE TWP	JOHNSTON COUNTY, NC
DATE: JAN. 24, 2022	SCALE: 1"= 100'
SHEET 2 OF 3	J.N.: 45770
DRAWN BY: F.ARROYO	CHECK BY: C.SHANKLE
MAP CHECKED BY: C.SHANKLE	

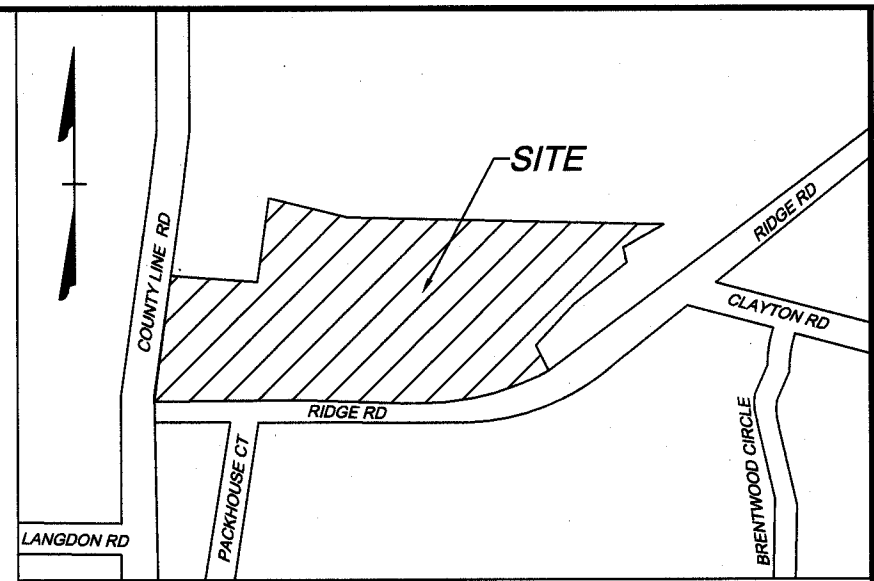
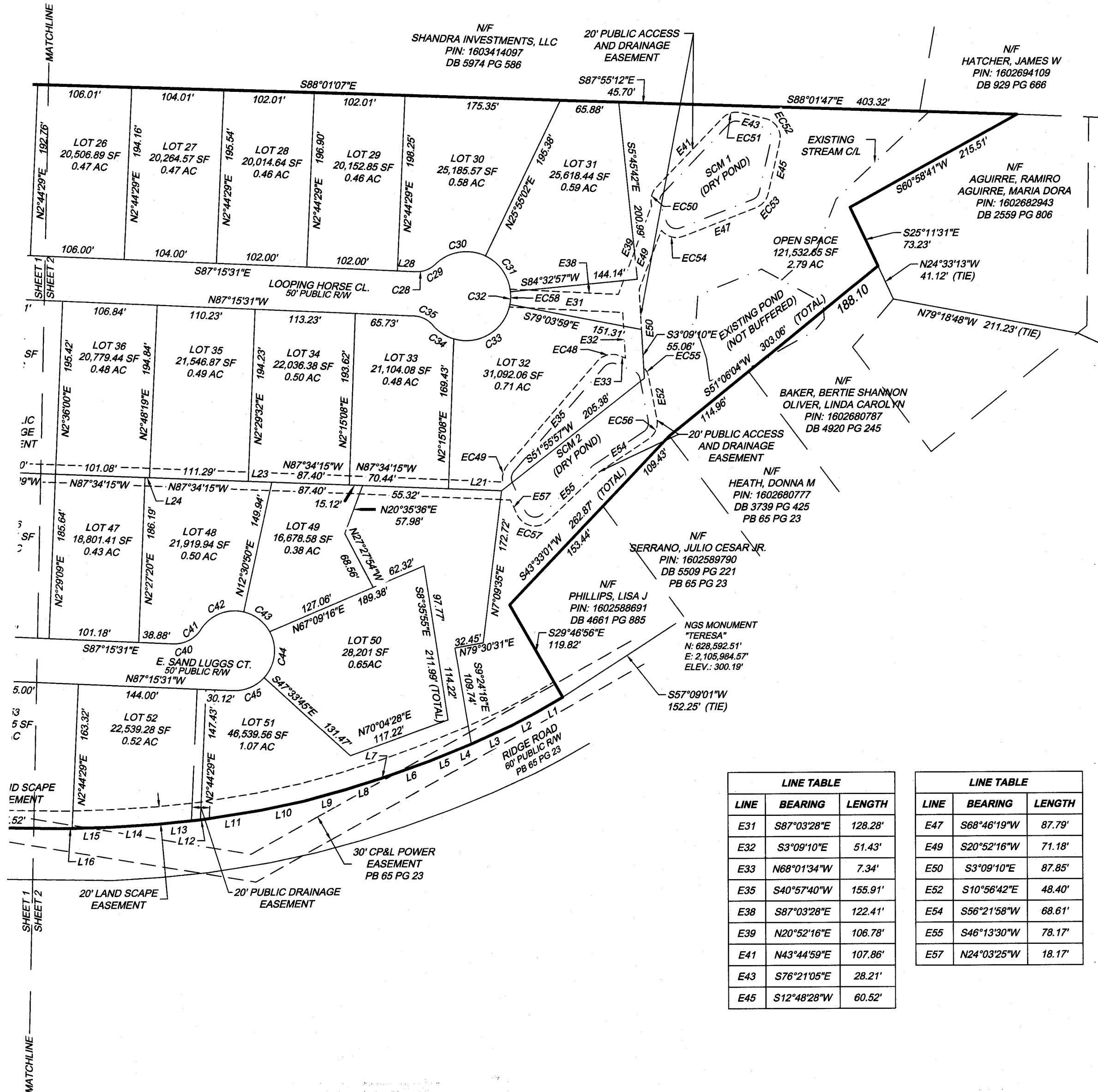
RECORDED IN BOOK OF MAPS _____, PG _____ OF THE JOHNSTON COUNTY REGISTRY



- LEGEND
- PROPERTY LINE SURVEYED
 - LINE NOT SURVEYED
 - TIE LINE
 - EXISTING IRON PIPE FOUND
 - EXISTING IRON REBAR FOUND
 - EXISTING CONC MONUMENT FOUND
 - EXISTING AXLE FOUND
 - COMPUTED POINT
 - IRON PIPE SET
 - COMPUTED EASEMENT POINT
 - SIGHT DISTANCE TRIANGLE
- IPF
IRF
CMF
AXF
CP
IPS
SDT

Y:\90245770-Langdon-Ridge\DWG\SUBDIVISION\Reallocated Impervious Surface Plat\45770-902V-LANGDON_RIDGE_PLAT-REV IMP SURFACE AREAS.dwg | Plotted on 2/2/2022 8:18 AM | by Chip Shankle

NC GRID
NAD83 (2011)



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S60°14'00\"W	37.26'	L11	S81°14'26\"W	66.42'
L2	S62°17'30\"W	28.98'	L12	S84°22'37\"W	2.02'
L3	S65°39'54\"W	50.05'	L13	S84°22'37\"W	49.53'
L4	S87°57'04\"W	22.15'	L14	S86°40'50\"W	51.44'
L5	S87°57'04\"W	27.84'	L15	S88°30'29\"W	43.97'
L6	S70°06'29\"W	51.35'	L21	N87°34'15\"W	59.87'
L7	S72°24'03\"W	12.25'	L23	N87°34'15\"W	26.64'
L8	S72°24'03\"W	37.27'	L24	N87°34'15\"W	5.06'
L9	S74°56'56\"W	48.53'	L28	S87°15'31\"E	20.67'
L10	S78°15'15\"W	50.35'			

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C28	30.00'	11.16'	N82°05'17\"E	11.09'
C29	30.00'	13.23'	N58°48'15\"E	13.12'
C30	50.00'	60.86'	N81°02'44\"E	57.17'
C31	50.00'	51.17'	S34°46'00\"E	48.96'
C32	50.00'	14.30'	S2°44'29\"W	14.25'
C33	50.00'	83.36'	S58°41'33\"W	74.03'
C34	50.00'	28.67'	N57°07'11\"W	28.28'
C35	30.00'	24.38'	N63°58'30\"W	23.72'
C40	35.00'	17.83'	N78°08'46\"E	17.64'
C41	35.00'	18.82'	N48°08'46\"E	18.59'
C42	45.00'	55.62'	N68°08'51\"E	52.14'
C43	45.00'	37.78'	S52°23'53\"E	36.68'
C44	45.00'	55.60'	S7°02'38\"W	52.13'
C45	45.00'	39.51'	S67°35'22\"W	38.25'

LINE TABLE		
LINE	BEARING	LENGTH
E31	S87°03'28\"E	128.28'
E32	S3°09'10\"E	51.43'
E33	N68°01'34\"W	7.34'
E35	S40°57'40\"W	155.91'
E38	S87°03'28\"E	122.41'
E39	N20°52'16\"E	106.78'
E41	N43°44'59\"E	107.86'
E43	S76°21'05\"E	28.21'
E45	S12°48'28\"W	60.52'

LINE TABLE		
LINE	BEARING	LENGTH
E47	S68°46'19\"W	87.79'
E49	S20°52'16\"W	71.18'
E50	S3°09'10\"E	87.85'
E52	S10°56'42\"E	48.40'
E54	S56°21'58\"W	68.61'
E55	S46°13'30\"W	78.17'
E57	N24°03'25\"W	18.17'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
EC48	22.00'	27.27'	S76°28'03\"W	25.55'
EC49	22.00'	19.94'	S14°59'23\"W	19.27'
EC50	22.00'	22.39'	N14°35'57\"E	21.43'
EC51	22.00'	23.00'	N73°41'57\"E	21.97'
EC52	22.00'	34.23'	S31°46'18\"E	30.88'
EC53	22.00'	21.49'	S40°47'24\"W	20.64'
EC54	22.00'	27.91'	N74°52'58\"W	26.08'
EC55	22.00'	12.32'	S26°59'12\"E	12.16'
EC56	22.00'	25.85'	S22°42'38\"W	24.38'
EC57	22.00'	42.13'	N78°54'58\"W	35.98'
EC58	50.00'	20.14'	N2°44'14\"E	20.00'

LEGEND

PROPERTY LINE SURVEYED
LINE NOT SURVEYED
TIE LINE
EXISTING IRON PIPE FOUND
EXISTING IRON REBAR FOUND
EXISTING CONC MONUMENT FOUND
EXISTING AXLE FOUND
COMPUTED POINT
IRON PIPE SET
COMPUTED EASEMENT POINT
SIGHT DISTANCE TRIANGLE

IPF
IRF
CMF
AXF
CP
IPS
SDT

SCALE 1\"= 100'

0' 100' 200'

Filed in JOHNSTON COUNTY, NC
Filed 02/08/2022 02:43:17 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst: ekopp
PLAT B: 95 P: 241

RECORDED IN BOOK OF MAPS _____, PG _____ OF THE JOHNSTON COUNTY REGISTRY

LANGDON RIDGE -PHASE 2
PLAT OF CORRECTION
IMPERVIOUS SURFACE REALLOCATION PLAT
JOHNSTON COUNTY, NC
OWNER: TUPELO HONEY LAND
DEVELOPMENT, LLC
PREVIOUSLY RECORDED PB 95 PGS 132-134

PLEASANT GROVE TWP		JOHNSTON COUNTY, NC	
DATE: JAN. 24, 2022	SCALE: 1\"= 100'	SHEET 3 OF 3	J.N.: 45770
DRAWN BY: F.ARROYO	CHECK BY: C.SHANKLE		
MAP CHECKED BY: C.SHANKLE			



THIS DRAWING PREPARED AT THE
TIMMONS GROUP
5410 TRINITY ROAD, Suite 103 | RALEIGH, NC 27607
TEL 919.866.4551 FAX 919.865.5453 www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1652

YOUR VISION ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology

TIMMONS GROUP

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 25TH DAY OF AUGUST A.D. 2023.


PROFESSIONAL LAND SURVEYOR L-3794
LICENSE NUMBER

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.


PROFESSIONAL LAND SURVEYOR L-3794
LICENSE NUMBER

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 07°54'05" E	90.03'
L-2	N 07°46'39" E	113.89'
L-3	N 08°16'50" W	217.53'
L-4	N 08°25'20" W	265.24'
L-5	N 48°19'38" W	18.33'
L-6	S 48°19'38" E	18.33'

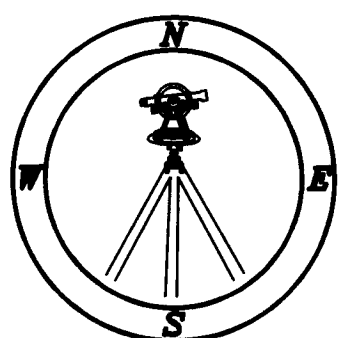
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	95.81'	1302.40'	95.79'	N 06°05'40" E
C-2	106.30'	1303.02'	106.27'	N 01°39'01" E
C-3	23.61'	1303.02'	23.61'	N 01°12'20" W
C-4	47.92'	2201.65'	47.92'	N 02°29'32" W
C-5	112.37'	2202.28'	112.35'	N 04°34'39" W
C-6	15.32'	6645.54'	15.32'	N 06°16'12" W
C-7	130.28'	6645.53'	130.28'	N 06°53'52" W
C-8	57.35'	25947.06'	57.35'	N 07°42'21" W
C-9	18.71'	665.00'	18.71'	N 08°01'39" W
C-10	94.84'	275.00'	94.37'	N 18°42'48" W
C-11	94.72'	275.00'	94.25'	N 38°27'37" W
C-12	49.36'	325.00'	49.31'	N 43°58'36" W
C-13	129.08'	325.00'	128.24'	N 28°14'51" W
C-14	35.34'	325.00'	35.33'	N 13°45'13" W
C-15	21.03'	25.00'	20.41'	N 34°43'59" W
C-16	34.75'	50.00'	34.05'	N 38°55'07" W
C-17	57.53'	50.00'	54.41'	N 13°57'14" E
C-18	59.80'	50.00'	56.30'	N 81°10'54" E
C-19	75.90'	50.00'	68.82'	S 21°03'49" E
C-20	13.20'	50.00'	13.16'	S 29°59'20" W
C-21	21.03'	25.00'	20.41'	S 13°27'24" W
C-22	37.99'	275.00'	37.96'	S 14°35'45" E
C-23	142.90'	275.00'	141.30'	S 33°26'25" E
C-24	24.93'	325.00'	24.92'	S 46°07'47" E
C-25	199.09'	325.00'	195.99'	S 26°22'58" E
C-26	35.89'	715.00'	35.89'	S 07°23'43" E

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

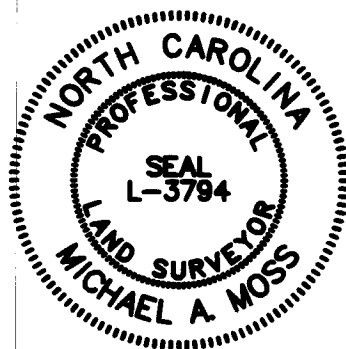


Filed in JOHNSTON, NC
Filed 09/12/2023 01:27:13 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst asantos
PLAT B: 99 P: 197

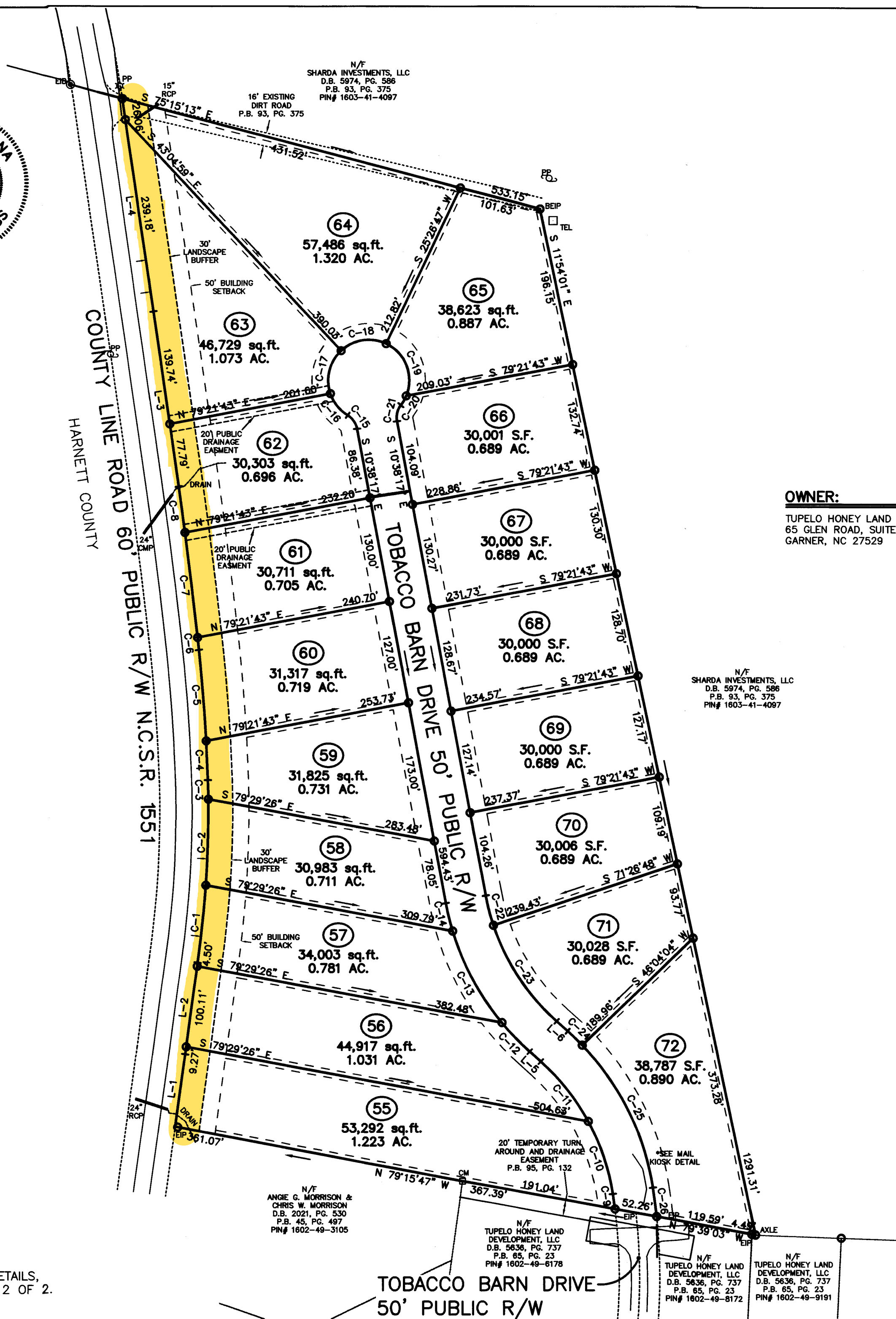
*ALL OTHER CERTIFICATIONS, DETAILS,
AND NOTES FOUND ON SHEET 2 OF 2.

CMP

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



COUNTY LINE ROAD 60' PUBLIC R/W N.C.S.R. 1551
HARNETT COUNTY



MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	5'
SIDE	5'
REAR ON COUNTY LINE ROAD	50'

OWNER:

TUPELO HONEY LAND DEVELOPMENT, LLC
65 GLEN ROAD, SUITE 122
GARNER, NC 27529

DEVELOPER:

BRADLEY BUILT, INC
406 STANCLIFF ROAD
ANGIER, NC 27501

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGRS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES, CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 4) NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSUPPLY WATERSHED BUFFER.
- 5) THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- 6) BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY "X" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- 7) ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY.

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

FINAL PLAT FOR LANGDON RIDGE SUBDIVISION PHASE 3

REF: D.B. 665, PAGE 346
PLEASANT GROVE TOWNSHIP
JOHNSTON COUNTY, NORTH CAROLINA



SCALE 1"=100'

MARCH 3, 2022

ZONED AR

PIN# 1602-49-4555

SHEET 1 OF 2

(LANGDON RIDGE PH3 - LGH)

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 15TH DAY OF AUGUST A.D. 2023.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR L-3794
LICENSE NUMBER

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.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR L-3794
LICENSE NUMBER

CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO. 1602
EFFECTIVE DATE: JUNE 20, 2018

8-1-23 *Michael A. Moss*
DATE PROFESSIONAL LAND 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.

8/1/2023 *Bradley B. Inc.*
DATE OWNER

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.

9/12-2023 *Carolyn Allen*
DATE SUBDIVISION ADMINISTRATOR

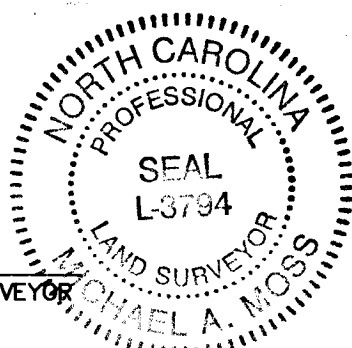
JOHNSTON COUNTY REGISTER OF DEEDS

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

Filed in JOHNSTON, NC
Filed 09/12/2023 01:27:13 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst asantos
PLAT B: 99 P: 196



CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND WATER DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN LANGDON RIDGE SUBDIVISION MEET PUBLISH HEALTH REQUIREMENTS AS DESCRIBED IN REGULATIONS FINAL APPROVAL FOR INDIVIDUAL LOTS WITH THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLANS FOR PROPOSED USE. THIS PRELIMINARY CONFERS NO GUARANTEE.

EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATE SYSTEMS, OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 12A NCAC 18A SECTION, 1900 THE ACTUAL SYSTEM TYPE DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

DATE 8-8-2023

COUNTY OR AUTHORIZED REP. *Todd P. Pomeroy*

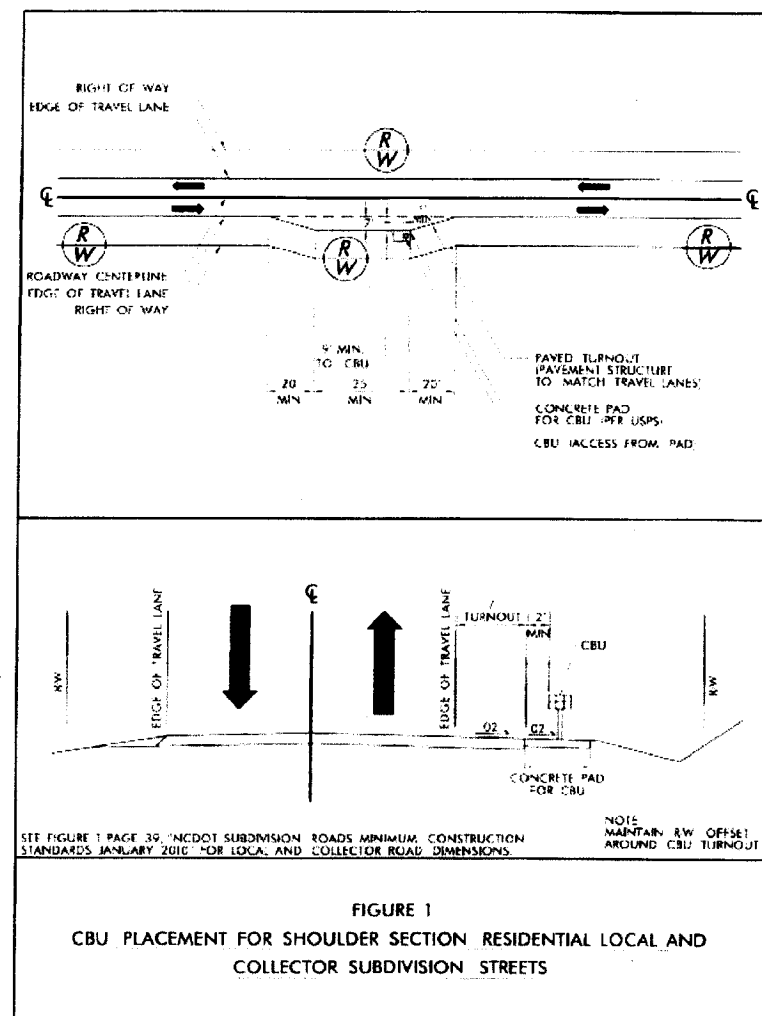
ALL OBLIGATIONS AND REQUIREMENT FOR THE UTILITY TO SERVE LANGDON RIDGE PH 3 SUBDIVISION, LOTS 55-72, AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITY DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

9/12/23 *Chandra C. Farmer*
DIRECTOR OF INFRASTRUCTURE & ENGINEERING

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT. THE TOTAL ALLOWABLE IMPERVIOUS AREA PER LOT IS 4,622 SQUARE FEET PER LOT. IMPERVIOUS AREA IS DEFINED AS ASPHALT, CONCRETE BLOCK, STONE, SLATE, CONCRETE, OR OTHER HARDENED MATERIAL. ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY. 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 THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE. 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.

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 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 12TH DAY OF Sept 2023
COUNTY OF JOHNSTON
DIRECTOR OF PUBLIC UTILITIES *Chandra C. Farmer*



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.

8/1/2023 *Bradley B. Inc.*
DATE DEVELOPER/OWNER

MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	5'
SIDE	5'

ALL OBLIGATIONS AND REQUIREMENT FOR THE UTILITY TO SERVE LANGDON RIDGE SUBDIVISION PHASE 3, LOTS 55-72, AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITY DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

DIRECTOR OF INFRASTRUCTURE & ENGINEERING

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.

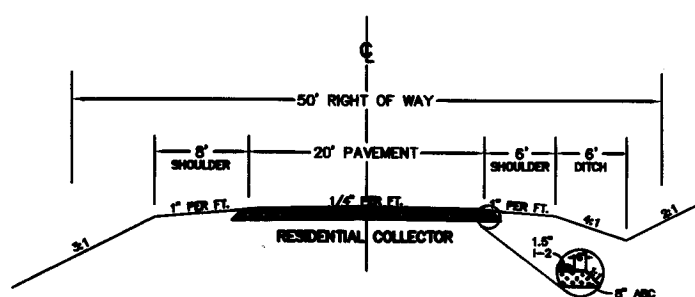
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OWNER:

TUPELO HONEY LAND DEVELOPMENT, LLC
65 GLEN ROAD, SUITE 122
GARNER, NC 27529

DEVELOPER:

BRADLEY BUILT, INC
406 STANCLIFF ROAD
ANGIER, NC 27501

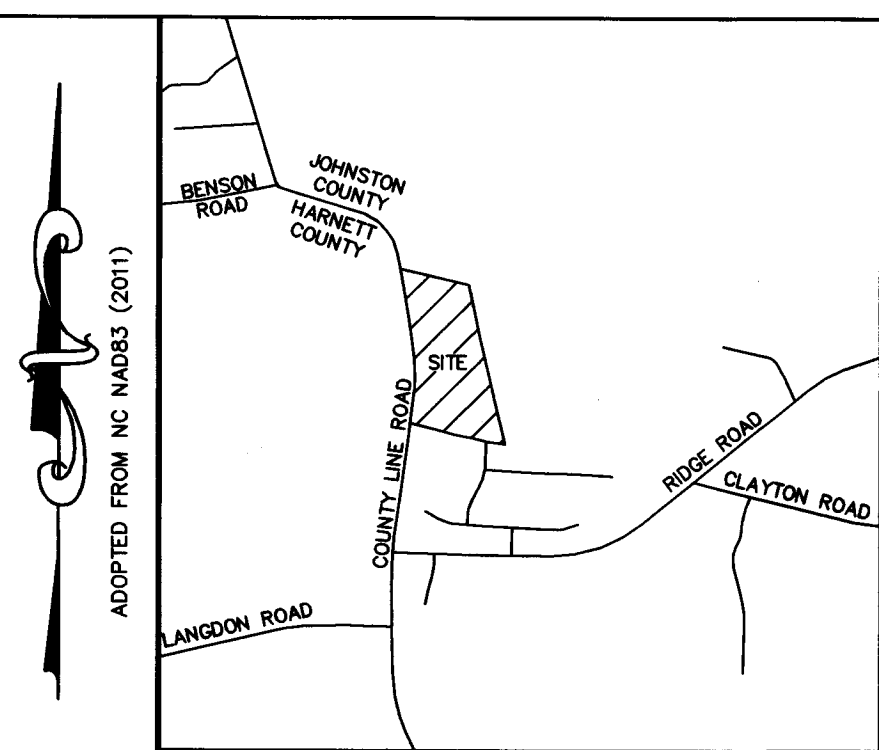


DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

Bob L. Lamm Aug. 2, 2023
DISTRICT ENGINEER

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

SUBDIVISION STREET DISCLOSURE STATEMENT
ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONING ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.



VICINITY MAP

LEGEND:

- EP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- O - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
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- ADJOINING LINE - LINE NOT SURVEYED
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- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

FINAL PLAT FOR LANGDON RIDGE SUBDIVISION PHASE 3

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100 50 0 100 200
SCALE 1"=100'

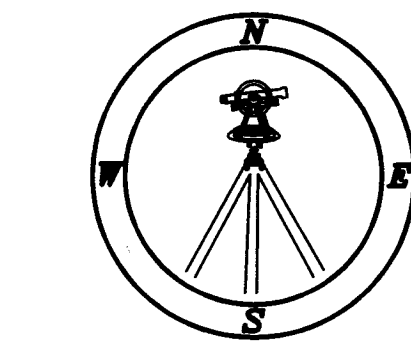
MARCH 3, 2022

ZONED AR

PIN# 1602-49-4555

SHEET 2 OF 2

(LANGDON RIDGE PH3 - LGH)



CMP