

VICINITY
NTS

SURVEYOR'S DECLARATION TO WHOM IT MAY CONCERN

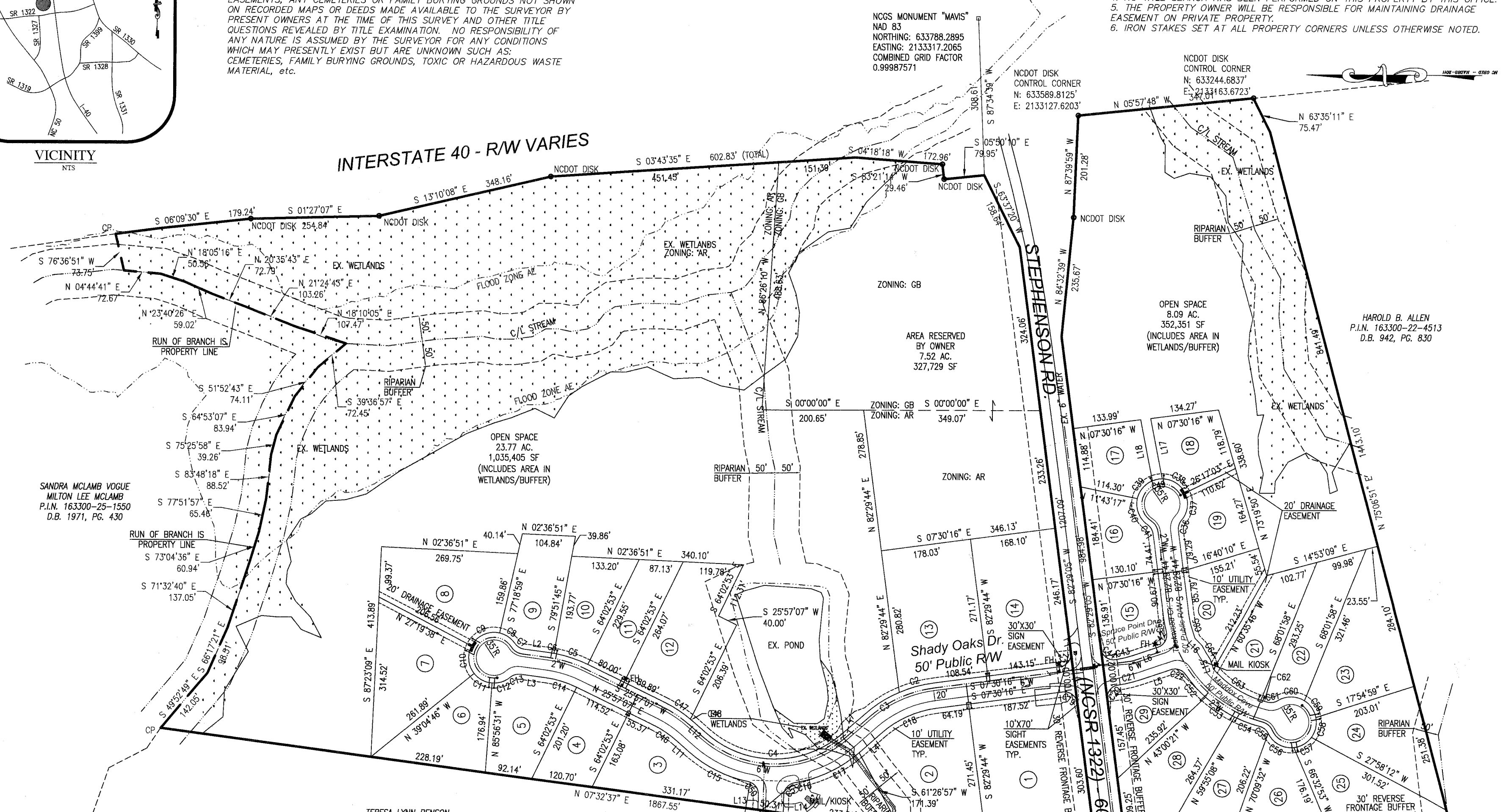
THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED. A NORTH CAROLINA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATIONS OF EASEMENTS, ANY CEMETERIES OR FAMILY BURYING GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THE SURVEYOR BY PRESENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN SUCH AS: CEMETERIES, FAMILY BURYING GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, etc.

SURVEY NOTATION

EIP EXISTING IRON PIPE
EIPD EXISTING IRON PIPE DISTURBED
SIS SET IRON STAKE
R/W RIGHT-OF-WAY

GENERAL NOTES:

1. AREA MEASUREMENTS CALCULATED BY COORDINATE METHOD.
2. ALL MEASUREMENTS ARE HORIZONTAL GROUND MEASUREMENTS UNLESS STATED OTHERWISE.
3. EXISTING MONUMENTATION WAS FOUND AT PROPERTY CORNERS AS SHOWN.
4. NO TITLE SEARCH HAS BEEN PERFORMED ON THIS PROPERTY BY THIS OFFICE.
5. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING DRAINAGE EASEMENT ON PRIVATE PROPERTY.
6. IRON STAKES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



"PROTECTED RESOURCES (RIPARIAN BUFFERS AND WETLANDS) EXIST ON LOTS 2, 12, 24, & 25. ANY IMPACTS TO THESE RESOURCES ARE NOT AUTHORIZED WITHOUT PRIOR APPROVAL"

LOT AREA TABLE

| LOT# | AREA (SF) | AREA (ACRES) |
|------|-----------|--------------|
| 1 | 63,633 | 1.46 |
| 2 | 46,520 | 1.07 |
| 3 | 30,259 | 0.70 |
| 4 | 20,859 | 0.48 |
| 5 | 25,575 | 0.59 |
| 6 | 24,849 | 0.57 |
| 7 | 35,000 | 0.80 |
| 8 | 37,805 | 0.87 |
| 9 | 24,195 | 0.56 |
| 10 | 20,657 | 0.47 |
| 11 | 19,745 | 0.45 |
| 12 | 39,762 | 0.91 |
| 13 | 48,497 | 1.11 |
| 14 | 45,457 | 1.04 |
| 15 | 20,111 | 0.46 |
| 16 | 19,943 | 0.46 |
| 17 | 18,416 | 0.42 |
| 18 | 18,768 | 0.43 |
| 19 | 20,786 | 0.48 |
| 20 | 21,804 | 0.50 |
| 21 | 24,471 | 0.56 |
| 22 | 24,427 | 0.56 |
| 23 | 37,535 | 0.86 |
| 24 | 31,176 | 0.72 |
| 25 | 29,304 | 0.67 |
| 26 | 21,162 | 0.49 |
| 27 | 22,349 | 0.51 |
| 28 | 30,532 | 0.70 |
| 29 | 22,123 | 0.51 |

TRACT IS LOCATED WITHIN ONE-HALF MILE OF THE VOLUNTARY AGRICULTURE DISTRICT

DEVELOPER
RP WELLONS LAND AND DEVELOPMENT, LLC
P.O. BOX 730
DUNN, NC 28335

ZONED - AR & GB

P.I.N. #'s 163300-24-5371
163300-23-3687
163300-14-9379

DEED BOOK 1132, PAGE 749
DEED BOOK 1122, PAGE 142
DEED BOOK 1150, PAGE 405

AR SETBACKS:
FRONT 70' FROM ARTERIAL/COLLECTOR
50' LOCAL STREET
20' IN S/D W/WATER
25' IN S/D WITHOUT WATER

SIDE 5' W/WATER
10' WITHOUT WATER

REAR 5'

GB SETBACKS:
FRONT 40' FROM I-40
30' FROM SR 1322
20' NEXT TO RESIDENTIAL
10' NEXT TO COMMERCIAL

MAX. DENSITY 1.5 UNITS/ACRE

TOTAL ACREAGE: 61.94 ACRES
AREA RESERVED BY OWNER: 7.52 AC.
NET AREA: 54.42 AC.

54.42*1.5=81 UNITS MAX DENSITY

29 UNITS PROPOSED

DENSITY: 29/54.42 AC.=0.53 UNITS/ACRE

ALL LOTS SHALL BE SERVED BY JOHNSTON COUNTY MUNICIPAL WATER AND INDIVIDUAL SEPTIC SYSTEMS

UNIMPROVED OPEN SPACE REQUIRED(15%):
54.42 ACRES*(0.15)=8.16 ACRES
UNIMPROVED OPEN SPACE PROVIDED=32.29 ACRES
AREA OF OPEN SPACE IN BUFFER/WETLANDS=17.03 ACRES

OPEN SPACE IS TO BE MAINTAINED BY DEVELOPER UNTIL SUCH TIME THAT IT IS DEDICATED TO HOMEOWNERS ASSOCIATION.

PROPERTY IS LOCATED WITHIN ONE-HALF MILE OF THE VOLUNTARY AGRICULTURE DISTRICT

WETLANDS DELINEATED BY WYATT BROWN, LSS
BROWN'S ENVIRONMENTAL GROUP, INC.

I, JASON E. GODWIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5573, PAGE 28); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES (DRAWN FROM INFORMATION FOUND IN MAP BOOK _____); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22ND DAY OF SEPTEMBER A.D., 2020.

Jason E. Godwin
JASON E. GODWIN L-5080
REGISTRATION NUMBER

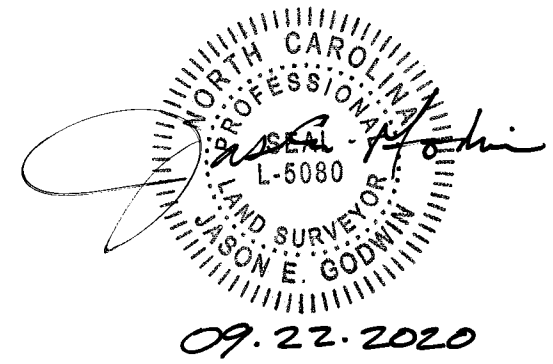
I, JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR NO. L-5080, CERTIFY TO ONE OR MORE THE FOLLOWING AS INDICATED THUS X OR:

X A. THAT THIS PLAT IS OF A SURVEY THAT CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Jason E. Godwin
JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
NO. L-5080

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 COUNTY, NC
Filed 10/30/2020 11:08:04 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ineal
PLAT B: 92 P: 104



GRAPHIC SCALE



(IN FEET)
1 inch = 160 ft.

Enoch Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enocheengineers.com
NC Firm License #C-2061

PLAN INFORMATION:

| | |
|---------------------|------------|
| DESIGNED BY: | EE, PA |
| DRAWN BY: | EE, PA |
| CHECKED BY: | JEG |
| DATE CREATED: | 09-14-2020 |
| SURVEY INFORMATION: | |

LOCATION:
STEPHENSON RD.
ELEVATION TOWNSHIP
JOHNSTON COUNTY
NORTH CAROLINA

PROPERTY DEVELOPER(S):
RP WELLONS LAND AND DEVELOPMENT
P.O. BOX 730
DUNN, NC 28335

**SUBDIVISION MAP
FOR
SPRING BRANCH**

EE PROJECT: 4962
S - 1
SHEET 1 OF 2

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TN EXPORT FROM RESIDENTIAL DEVELOPMENT - NORTH SIDE

| (1) TYPE OF LAND COVER | (2) AREA (ACRES) | (3) TN EXPORT COEF. (LBS/AC/YR) | (4) TN EXPORT FROM USE (LBS/YR) | (5) TN EXPORT FROM SITE (LBS/AC/YR) |
|---|---------------------|---------------------------------------|---------------------------------------|---|
| PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UN-MOWN MEADOW) | 24.28 | 0.6 | 14.568 | |
| PERMANENTLY PROTECTED MANAGED OPEN SPACE (LAWN, GRASS, LANDSCAPING, ETC.) | 0.0 | 1.2 | 0.0 | |
| RIGHT-OF-WAY (READ TN EXPORT FROM GRAPH 1) | 1.56 | 7.0 | 10.920 | |
| LOTS (READ TN EXPORT FROM GRAPH 2) | 11.09 | 2.75 | 30.498 | |
| TOTALS | 36.93 | | 55.986 | |
| AVERAGE FOR SITE | | | | 1.516 |

NITROGEN EXPORT IS 1.516 LBS/AC/YR WHICH IS LESS THAN THE 3.6 LBS/AC/YR LIMIT. THEREFORE NO NITROGEN OFFSET PAYMENT OR WATER QUALITY BMPs WILL BE REQUIRED. PROJECT IS NOT LOCATED IN THE ENVIRONMENTALLY SENSITIVE OVERLAY DISTRICT. SITE IS LIMITED TO 15% IMPERVIOUS AREA.

IMPERVIOUS SURFACE CALCULATIONS

1608671SF (36.93 AC.) IN SUBDIVISION
X 15.0%
241301SF (5.54 AC.) ALLOWABLE IMPERVIOUS SURFACE

28543SF (0.66 AC.) PROPOSED PAVEMENT
+ 112000SF (8000 SF IMPERVIOUS PER 14 LOTS) (1.93AC.)
140534SF TOTAL PROPOSED IMPERVIOUS BY DESIGN (3.23 AC)

3.23 AC./36.93 AC. = 8.7%

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 20th DAY OF Oct., 2020

COUNTY OF JOHNSTON
BY: *Chandra C. James*
DIRECTOR OF PUBLIC UTILITIES

NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM (Major Subdivisions Only).
HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER (AND SEWER, WHERE AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPAL STRUCTURE.

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

DATE: 9/22/2020 OWNER: *Robert P. Wellons*

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FLOOD HAZARD PANEL NO. 3720162200K EFFECTIVE DATE: JUNE 20, 2018

DATE: 09.22.2020 SURVEYOR: *Josiah Godwin*

MINIMUM BUILDING SETBACKS

SUBJECT TO JOHNSTON COUNTY MINIMUM BUILDING SETBACK REQUIREMENTS, CONSULT WITH JOHNSTON COUNTY PLANNING AND INSPECTIONS DEPARTMENTS FOR ALL APPLICABLE BUILDING SETBACKS. STEPHENSON ROAD HAS A 50 FT. MINIMUM SETBACK. LANGDON ROAD HAS A 50 FT. MINIMUM SETBACK. ALL BUILDINGS SHALL BE LOCATED OUTSIDE OF ALL EASEMENTS.

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.

DATE: 10.29.2020 SUBDIVISION ADMINISTRATOR: *Blair*

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF JOHNSTON I, *Paul Smith*, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 10/30/2020 REVIEW OFFICER: *Paul Smith*

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING ON _____ DAY OF _____ 20____ AT _____ BY _____ REG. OF DEEDS ASST. REG. OF DEEDS

DATE: 9/22/2020 DEVELOPER/OWNER: *Robert P. Wellons*

TN EXPORT FROM RESIDENTIAL DEVELOPMENT - SOUTH SIDE

| (1) TYPE OF LAND COVER | (2) AREA (ACRES) | (3) TN EXPORT COEF. (LBS/AC/YR) | (4) TN EXPORT FROM USE (LBS/YR) | (5) TN EXPORT FROM SITE (LBS/AC/YR) |
|---|---------------------|---------------------------------------|---------------------------------------|---|
| PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UN-MOWN MEADOW) | 8.09 | 0.6 | 4.854 | |
| PERMANENTLY PROTECTED MANAGED OPEN SPACE (LAWN, GRASS, LANDSCAPING, ETC.) | 0.0 | 1.2 | 0.0 | |
| RIGHT-OF-WAY (READ TN EXPORT FROM GRAPH 1) | 1.09 | 8.0 | 8.72 | |
| LOTS (READ TN EXPORT FROM GRAPH 2) | 8.31 | 3.0 | 24.93 | |
| TOTALS | 17.49 | | 38.504 | |
| AVERAGE FOR SITE | | | | 2.201 |

NITROGEN EXPORT IS 2.201 LBS/AC/YR WHICH IS LESS THAN THE 3.6 LBS/AC/YR LIMIT. THEREFORE NO NITROGEN OFFSET PAYMENT OR WATER QUALITY BMPs WILL BE REQUIRED. PROJECT IS NOT LOCATED IN THE ENVIRONMENTALLY SENSITIVE OVERLAY DISTRICT. SITE IS LIMITED TO 15% IMPERVIOUS AREA.

IMPERVIOUS SURFACE CALCULATIONS - SOUTH SIDE

761973SF (17.49 AC.) IN SUBDIVISION
X 15.0%
114296SF (2.62 AC.) ALLOWABLE IMPERVIOUS SURFACE

22077SF (0.51 AC.) PROPOSED PAVEMENT
+ 90000SF (6000 SF IMPERVIOUS PER 15 LOTS) (1.93AC.)
112077SF TOTAL PROPOSED IMPERVIOUS BY DESIGN (2.57 AC)

2.57 AC./17.49 AC. = 14.7%

NOTES:

- ALL INTERIOR LOTS SHALL HAVE A 10' DRAINAGE, SLOPE, AND UTILITY EASEMENT 5' EACH SIDE OF ALL LOT LINES.
- A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE ALL EXTERIOR BOUNDARY LINES.
- A 10' WIDE GRADING, SLOPE, DRAINAGE, AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- NO DRIVEWAY SHALL BE LOCATED WITHIN 50 FEET OF A STREET INTERSECTION.
- ALL HOUSE AND DRIVEWAY LOCATIONS SHALL BE COORDINATED WITH THE JOHNSTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT TO ASSURE RESERVING PROPER AREAS FOR SEPTIC SYSTEMS.
- NEW 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ALL LOTS SHALL BE SERVED BY PUBLIC WATER PROVIDED BY JOHNSTON COUNTY AND INDIVIDUAL SEPTIC SYSTEMS AND SHALL MEET ALL APPLICABLE REGULATIONS.
- ALL LOTS SHALL MEET APPLICABLE MINIMUM SETBACK REQUIREMENTS
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, OR AGREEMENTS OF RECORD.
- NORTH SIDE: EACH LOT IS LIMITED TO 8,000 SF OF IMPERVIOUS AREA OR A TOTAL OF 84,000 SF TOTAL FOR THE 14 LOTS IN THIS SUBDIVISION. IMPERVIOUS AREA INCLUDES ALL BUILDINGS, SHEDS, SIDEWALKS, COVERED PORCHES, DRIVEWAYS AND SURFACES SUCH AS GRAVEL, CONCRETE, ASPHALT, BRICK, SLATE OR STONE THAT IMPEDE THE INFILTRATION OF WATER INTO THE SOIL. THE MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT SHOULD INCLUDE ANY IMPERVIOUS AREA PROPOSED WITHIN THE PORTION OF THE RIGHT-OF-WAY BETWEEN THE EDGE OF ROADWAY PAVEMENT AND THE FRONT LOT LINE.
- SOUTH SIDE: EACH LOT IS LIMITED TO 8,000 SF OF IMPERVIOUS AREA OR A TOTAL OF 90,000 SF TOTAL FOR THE 15 LOTS IN THIS SUBDIVISION. IMPERVIOUS AREA INCLUDES ALL BUILDINGS, SHEDS, SIDEWALKS, COVERED PORCHES, DRIVEWAYS AND SURFACES SUCH AS GRAVEL, CONCRETE, ASPHALT, BRICK, SLATE OR STONE THAT IMPEDE THE INFILTRATION OF WATER INTO THE SOIL. THE MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT SHOULD INCLUDE ANY IMPERVIOUS AREA PROPOSED WITHIN THE PORTION OF THE RIGHT-OF-WAY BETWEEN THE EDGE OF ROADWAY PAVEMENT AND THE FRONT LOT LINE.

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

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.

CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN SPRING BRANCH 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

DATE: 10-8-2020 HEALTH REPRESENTATIVE: *John*

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.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, *Robert P. Wellons*, AM RESPONSIBLE FOR THE CONSTRUCTION MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL a) APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS, OR b) APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR c) PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT

DATE: 9/22/2020 DEVELOPER/OWNER: *Robert P. Wellons*

Line Table

| Line # | Length | Direction |
|--------|---------|---------------|
| L1 | 59.13' | N 41°07'31" W |
| L2 | 49.12' | N 07°36'51" E |
| L3 | 49.12' | N 07°36'51" E |
| L4 | 59.13' | N 41°07'31" W |
| L5 | 63.19' | N 18°37'13" W |
| L6 | 52.78' | N 18°37'13" W |
| L11 | 33.49' | N 41°14'09" E |
| L12 | 33.49' | N 41°14'09" E |
| L13 | 30.50' | N 88°46'26" W |
| L14 | 36.04' | N 88°46'26" W |
| L15 | 20.17' | N 71°40'38" E |
| L16 | 19.32' | N 44°48'43" E |
| L17 | 119.70' | N 78°43'18" E |
| L18 | 121.02' | N 78°43'18" E |

Curve Table

| Curve # | Length | Radius | Chord Bearing | Chord Length |
|---------|---------|---------|---------------|--------------|
| C1 | 39.27' | 25.00' | S 52°30'36" E | 35.36' |
| C2 | 70.38' | 255.00' | N 15°24'39" W | 70.15' |
| C3 | 79.26' | 255.00' | N 32°13'17" W | 78.94' |
| C4 | 290.40' | 205.00' | S 00°39'11" W | 266.72' |
| C5 | 70.38' | 255.00' | N 18°02'41" E | 70.16' |
| C6 | 11.23' | 255.00' | N 08°52'33" E | 11.23' |
| C7 | 21.03' | 25.00' | S 31°42'33" W | 20.41' |
| C8 | 37.63' | 50.00' | N 34°14'38" E | 36.75' |
| C9 | 65.76' | 50.00' | N 24°59'40" W | 61.12' |
| C10 | 57.69' | 50.00' | S 84°16'15" W | 54.55' |
| C11 | 41.15' | 50.00' | S 27°38'11" W | 40.00' |
| C12 | 38.95' | 50.00' | S 18°15'31" E | 37.97' |
| C13 | 21.03' | 25.00' | N 16°28'50" W | 20.41' |
| C14 | 65.61' | 205.00' | N 16°46'59" E | 65.33' |
| C15 | 132.29' | 255.00' | S 26°22'27" W | 130.81' |
| C16 | 35.32' | 255.00' | S 13°01'43" E | 35.29' |
| C17 | 107.39' | 255.00' | S 29°03'39" E | 106.60' |
| C18 | 120.29' | 205.00' | N 24°18'53" W | 118.57' |
| C19 | 39.27' | 25.00' | N 37°29'25" E | 35.35' |
| C20 | 38.87' | 25.00' | N 52°58'18" W | 35.07' |
| C21 | 45.36' | 255.00' | S 13°31'27" E | 45.30' |
| C22 | 32.16' | 25.00' | N 18°14'13" E | 29.99' |
| C36 | 21.03' | 25.00' | N 73°24'34" W | 20.41' |
| C37 | 58.44' | 50.00' | S 82°47'58" E | 55.17' |
| C38 | 55.38' | 50.00' | N 31°59'14" E | 52.59' |
| C39 | 48.40' | 50.00' | N 50°32'49" W | 46.53' |
| C40 | 58.83' | 50.00' | S 68°00'50" W | 55.50' |
| C41 | 21.03' | 25.00' | N 58°24'03" E | 20.41' |
| C42 | 37.35' | 25.00' | S 61°25'13" E | 33.97' |
| C43 | 34.65' | 205.00' | S 13°46'41" E | 34.61' |
| C44 | 39.89' | 25.00' | S 36°46'28" W | 35.79' |
| C46 | 54.68' | 205.00' | N 33°35'38" E | 54.52' |
| C47 | 60.66' | 255.00' | N 32°45'59" E | 60.51' |
| C48 | 7.37' | 255.00' | N 40°24'30" E | 7.37' |
| C49 | 20.14' | 50.00' | N 11°16'42" W | 20.00' |
| C50 | 34.78' | 25.00' | N 51°22'10" E | 32.04' |
| C51 | 34.78' | 25.00' | N 48°55'02" W | 32.04' |
| C52 | 59.75' | 255.00' | S 48°22'56" W | 59.61' |
| C53 | 69.32' | 255.00' | S 33°52'56" W | 69.11' |
| C54 | 53.70' | 255.00' | S 20°03'43" W | 53.60' |
| C55 | 21.90' | 25.00' | N 39°07'10" E | 21.20' |
| C56 | 62.07' | 50.00' | S 28°38'55" W | 58.16' |
| C57 | 41.15' | 50.00' | S 30°29'26" E | 40.00' |
| C58 | 41.15' | 50.00' | S 77°38'49" E | 40.00' |
| C59 | 41.15' | 50.00' | N 55°11'48" E | 40.00' |
| C60 | 55.58' | 50.00' | N 00°13'30" W | 52.76' |
| C61 | 19.62' | 25.00' | S 09°35'13" E | 19.12' |
| C62 | 14.97' | 205.00' | S 14°59'10" W | 14.97' |
| C63 | 113.16' | 205.00' | S 32°53'30" W | 111.73' |
| C64 | 32.44' | 198.00' | S 58°46'50" W | 32.40' |
| C65 | 49.73' | 205.00' | S 75°32'45" W | 49.61' |
| C66 | 29.89' | 255.00' | S 79°08'15" W | 29.87' |

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

APPROVED: *Oct 6, 2020* *Jim Luba*
DATE DISTRICT ENGINEER

CERTIFICATE OF PUBLIC UTILITIES (Major Subdivisions Only)

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE SPRING BRANCH SUBDIVISION, LOTS 1-29, AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

DATE: 10/20/2020 CHANDRA C. JAMES
DIRECTOR OF INFRASTRUCTURE
NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.



09.22.2020

Filed in JOHNSTON COUNTY, NC
Filed 10/30/2020 11:08:04 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst Inea
PLAT B: 92 P: 105

Enoch Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
NC Firm License #C-2061

PLAN INFORMATION:

| | |
|---------------------|--------------------------|
| DESIGNED BY: EE, PA | HORIZONTAL SCALE: 2 |
| DRAWN BY: EE, PA | VERTICAL SCALE: 2 |
| CHECKED BY: JEG | DATE CREATED: 09-22-2020 |
| SURVEY INFORMATION: | |

LOCATION:
STEPHENSON RD.
ELEVATION TOWNSHIP
JOHNSTON COUNTY
NORTH CAROLINA
PROPERTY DEVELOPER(S):
P.O. WELLS LAND AND DEVELOPMENT
P.O. BOX 730
DUNN, NC 28535

SUBDIVISION MAP
FOR
SPRING BRANCH

EE PROJECT: 4962

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SHEET 2 OF 2