

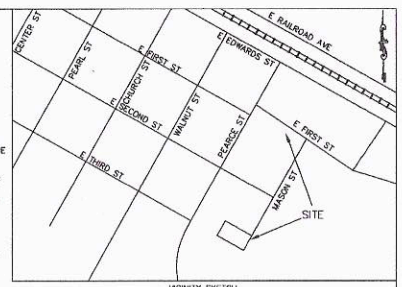
Revised 1/26/25

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE PINECROFT SUBDIVISION, PHASE ONE, LOTS 1-18, 46-47, AS SET FORTH BY TOWN OF PRINCETON PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

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

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I HEREBY ADAPT 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

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
ONLY N.C. DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY



CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN PINECROFT PHASE ONE SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX H 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.

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

I, J & N DEVELOPERS, LLC 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

THE 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT

THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE CENTERLINE OF ANY DESIGNED ROADSIDE DITCH A MINIMUM OF 12 FEET FROM THE EXISTING OR PROPOSED EDGE OF THE PAVEMENT ALONG ALL ROAD FRONT LOTS.

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE

APPROVED: _____ DATE _____
DISTRICT ENGINEER

HEALTH REPRESENTATIVE _____ DATE _____

TOWN ADMINISTRATION _____ DATE _____

DEVELOPER/OWNER _____ DATE _____

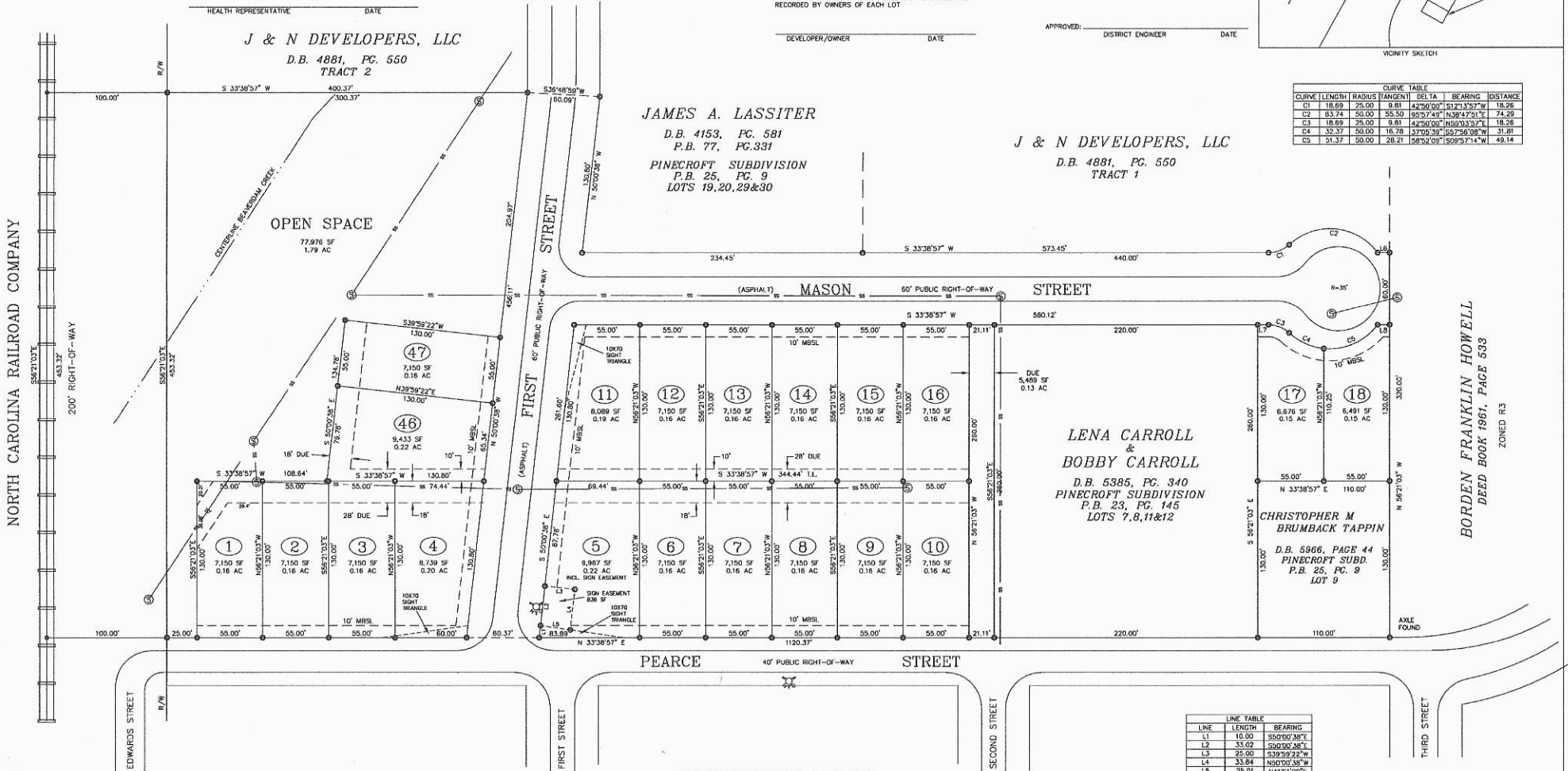
APPROVED: _____ DATE _____
DISTRICT ENGINEER

J & N DEVELOPERS, LLC
D.B. 4881, PG. 550
TRACT 2

JAMES A. LASSITER
D.B. 4153, PG. 581
P.B. 77, PG. 331
PINECROFT SUBDIVISION
P.B. 25, PG. 9
LOTS 19, 20, 29 & 30

J & N DEVELOPERS, LLC
D.B. 4881, PG. 550
TRACT 1

CURVE LENGTH	RADIUS	CURVE TABLE		DISTANCE
		DELTA	BEARING	
C1 18.69	25.00	9.81	42°30'00"	17.26
C2 53.74	50.00	35.50	190°24'45"	74.29
C3 18.69	25.00	9.81	42°30'00"	17.26
C4 32.37	30.00	16.78	37°00'30"	31.81
C5 51.37	50.00	28.81	58°50'00"	49.14



LINE	LENGTH	BEARING
L1	10.00	S50°00'00"E
L2	33.02	S0°00'00"E
L3	25.00	S39°59'22"W
L4	33.64	N50°00'00"E
L5	28.01	N41°31'28"E
L6	10.00	S33°38'57"W
L7	8.01	S33°38'57"W
L8	10.00	S33°38'57"W

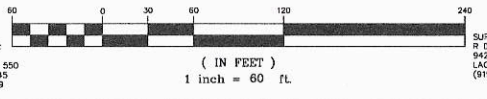
SITE DATA - CLUSTER SUBDIVISION
TOTAL ACRES IN TRACT 5.37
NO. OF BUILDING LOTS 20
AVG. LOT SIZE 7,531 S.F.

LEGEND
IRON STAKES FOUND OR SET ON ALL CORNERS UNLESS OTHERWISE NOTED
P.N.T. - P.N. NAIL FOUND
M.N.F. - M.N. NAIL FOUND
R.S.P. - RAILROAD SPIKE FOUND
C.M.P. - CONCRETE MONUMENT FOUND
DUE - DRAINAGE & UTILITY EASEMENT
S - SANITARY SEWER MANHOLE
X - EXISTING FIRE HYDRANT

MINIMUM BUILDING SETBACKS
FRONT 10'
SIDE 1'
REAR 11'

AREA CALCULATED BY DMD
ALL BEARINGS ARE N.C. GRID
ALL DISTANCES ARE HORIZONTAL
NO GEODETIC CONTROL WITHIN 2000'

RESUBDIVISION SURVEY
PINECROFT
PHASE ONE
TOWN OF PRINCETON
BOON HILL TOWNSHIP
JOHNSTON COUNTY, N.C.
GRAPHIC SCALE



I, R. DANIEL BUTLER, PROFESSIONAL SURVEYOR NO. L-3893, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, R. DANIEL BUTLER, PROFESSIONAL LAND SURVEYOR L-3893

I, R. DANIEL BUTLER, CERTIFY THAT THIS PLAT WAS DRAWN BY ME, FROM AN ACTUAL SURVEY MADE BY ME. DEED DESCRIPTION RECORDED IN DEED BOOK 4881, PAGE 550, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/20000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK USE, PAGE 548; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY OF _____, 2025.

PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO 372026A100K
EFFECTIVE DATE 12-02-2003.

R. DANIEL BUTLER, P.L.S. L-3893, LAGRANGE, N.C. SURVEYOR DATE _____



STATE OF NORTH CAROLINA
JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF _____, 20____
AT _____
RECORDED IN BOOK _____, PAGE _____

SURVEYED 12-14-2024
R. DANIEL BUTLER, P.L.S.
942 DYKE SMITH RD
LAGRANGE, N.C.
(919)822-3368

CRAG OLIVE BY
REC. OF DEEDS ASST. REC. OF DEEDS