

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.

7/26/18 DATE
 [Signature] SUBDIVISION ADMINISTRATOR

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE Cliffview @ River Oaks SUBDIVISION, SECTION 1-14 & 24-125, AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSES OF RECORDING THE SUBDIVISION MAP.

[Signature] 7/26/18
 JOHNSTON COUNTY PUBLIC UTILITIES OFFICIAL

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720162800 L EFFECTIVE DATE: MARCH 31, 2015

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 3518 SQUARE FEET PER LOT

- 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 15' DRAINAGE AND UTILITY EASEMENT, 7.5' EACH SIDE OF ALL LOT LINES
 - 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE 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) GRID TIE BY GPS
 - 9) ZONING: IHI-SUD
 - 10) PIN NO. 163800-00-4071
 - 11) PARCEL NO. 06E02002
 - 12) PARENT TRACT DEED DB 1832 PG 333

- REFERENCES:
- DB 1832 PG 333
 - DB 4887 PG 226
 - PB 86 PG 178
 - PB 84 PG 71

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, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

7-5-18 DATE
 [Signature] OWNER

- THIS SURVEY:
- A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - C. IS ONE OF THE FOLLOWING:
 - 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3) IS A CONTROL SURVEY
 - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
 - D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 - E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

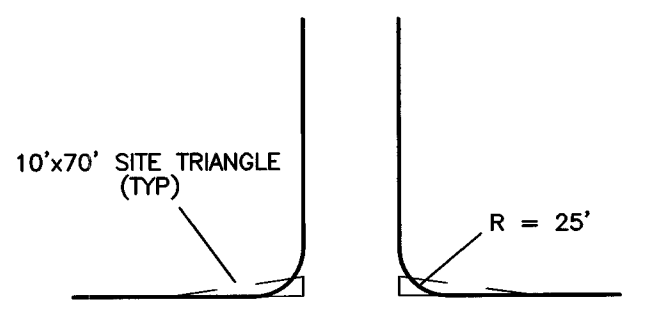
LINE	BEARING	DISTANCE
L1	N25°39'53"E	50.00'
L2	S64°20'07"E	33.49'
L3	S53°17'18"E	22.31'
L4	S28°40'30"E	80.42'
L5	S52°34'10"E	15.75'
L6	S52°34'10"E	54.59'
L7	S55°26'34"E	94.77'
L8	S55°26'34"E	75.54'
L9	S20°28'27"E	34.38'
L10	S37°44'16"E	32.56'
L11	S70°41'02"W	53.74'
L12	N05°04'01"W	1.28'
L13	S05°04'01"E	55.29'
L14	S37°00'47"W	15.81'
L15	S37°00'47"W	39.92'
L16	N64°20'07"W	37.68'
L17	N43°53'50"E	9.96'
L18	N43°53'50"E	45.00'
L19	S46°06'10"E	50.00'
L20	N80°41'32"W	88.08'
L21	N25°39'53"E	70.76'
L22	N03°12'10"W	7.73'
L23	S43°53'50"W	46.89'
L24	N81°20'39"E	37.25'
L25	S22°04'53"W	32.71'
L26	S22°04'53"W	35.42'
L27	S17°21'54"W	8.43'
L28	S17°21'54"W	39.25'
L29	S08°47'28"W	23.27'
L30	S08°47'28"W	13.13'
L31	S08°47'28"W	26.91'
L32	S09°57'45"W	46.78'
L33	S09°57'45"W	13.19'
L34	S09°57'45"W	3.37'
L35	S25°51'07"W	60.05'
L36	S45°01'10"W	8.15'
L37	S45°01'10"W	40.26'
L38	S45°01'10"W	7.92'
L39	S26°06'46"W	24.68'
L40	S14°46'43"W	23.09'
L41	S14°46'43"W	47.27'
L42	S14°46'43"W	16.25'
L43	S08°39'21"E	11.72'
L44	N81°21'24"E	97.84'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	205.00'	65.23'	64.96'	N55°13'08"W
C2	25.00'	31.31'	29.31'	N79°46'52"E
C3	25.00'	21.03'	20.41'	N19°48'08"E
C4	50.00'	46.20'	44.57'	N22°10'39"E
C5	50.00'	44.36'	42.92'	N74°03'46"E
C6	50.00'	44.00'	42.59'	S55°18'41"E
C7	50.00'	49.58'	47.58'	S01°41'32"E
C8	50.00'	57.05'	54.00'	S59°24'07"W
C9	25.00'	15.07'	14.84'	S74°49'09"W
C10	25.00'	5.96'	5.94'	S50°43'28"W
C11	25.00'	39.27'	35.36'	S01°06'10"E
C12	25.00'	39.27'	35.36'	N88°53'50"E
C13	25.00'	5.96'	5.94'	N37°04'11"E
C14	25.00'	15.07'	14.84'	N12°58'30"E
C15	50.00'	57.05'	54.00'	N28°23'32"E
C16	50.00'	46.38'	44.73'	N87°38'59"E
C17	50.00'	40.00'	38.94'	S42°51'34"E
C18	50.00'	40.00'	38.94'	S02°58'38"W
C19	50.00'	57.76'	54.60'	S58°59'28"W
C20	25.00'	15.07'	14.84'	S74°49'09"W
C21	25.00'	5.96'	5.94'	S50°43'28"W
C22	25.00'	38.28'	34.65'	N35°12'39"E
C23	205.00'	133.98'	131.61'	N27°22'46"W
C24	25.00'	36.36'	33.24'	S02°13'50"W
C25	255.00'	66.08'	65.89'	S32°00'44"E
C26	255.00'	70.91'	70.68'	S16°37'20"E
C27	25.00'	38.10'	34.52'	S52°18'37"E
C28	1040.00'	106.74'	106.69'	N86°58'31"E

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION

APPROVED [Signature]
 DISTRICT ENGINEER
 JULY 9 2018



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

NOTE: SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT

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.

THE 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.

ALL LOTS SHALL BE SERVED BY INTERNAL STREET SYSTEMS ONLY.

07-05-18 DATE
 [Signature] 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.

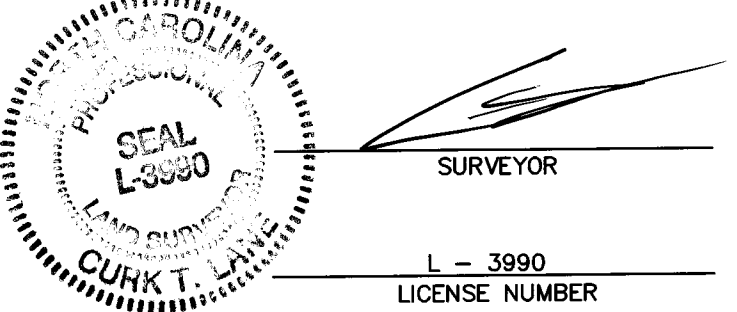
07-05-18 DATE
 [Signature] SURVEYOR

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 1832, PAGE 333, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 1832, PAGE 333; 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 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 -A. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 5th DAY OF July, A.D. 2018

REVIEW OFFICER'S CERTIFICATE
 [Signature] REVIEW OFFICER OF JOHNSTON COUNTY, NC
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 7/26/2018 DATE
 [Signature] REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
 THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 26 DAY OF July 2018 AT 9:04:05 A.M.

CRAIG OLIVE BY [Signature] Deputy
 REGISTER OF DEEDS
 RECORDED IN PB 87 PG 260



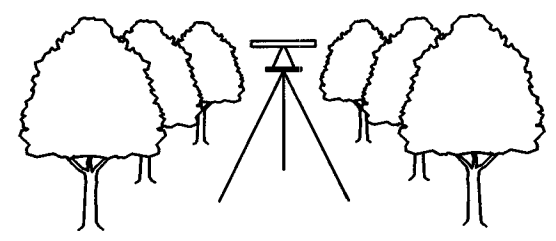
LEGEND

- IPF IRON PIPE FOUND
- IFS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSS COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 15S LOT HAS OFFSITE SEWER
- 15SL OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- [] STREET ADDRESS
- [] LINES NOT SURVEYED

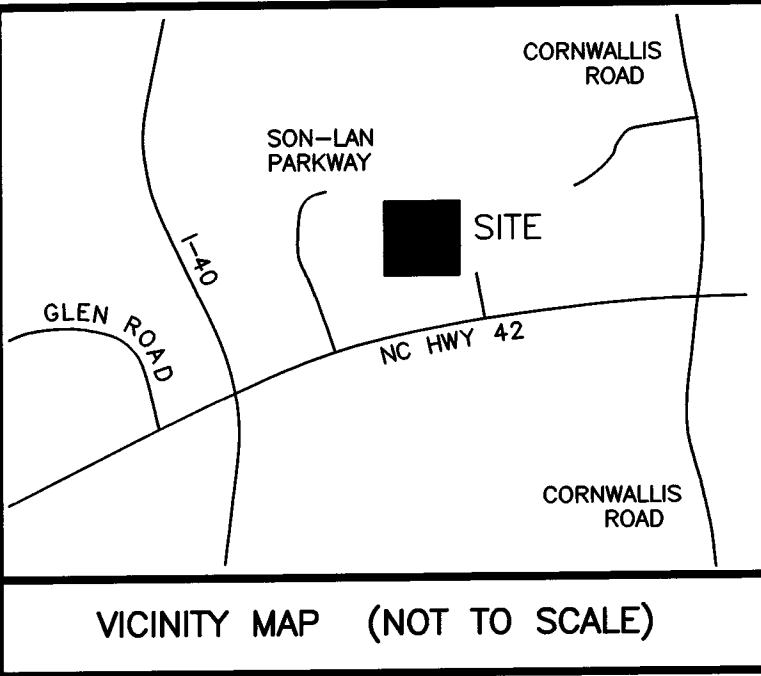
OWNER: SON-LAN CLASSIC DEVELOPMENT
 2701 POLENTA ROAD
 CLAYTON, N.C. 27520

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	CLIFFVIEW SHT1
SURVEY DATE:	5-15-18
JOB NO.	122.072

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
 CLAYTON, N.C. 27520
 TELEPHONE: (919) 359-0427
 FAX: (919) 359-0428
 www.truelinesurveying.com



SUBDIVISION PLAT
OF
**CLIFFVIEW
RIVER OAKS**
AT
FOR
SON-LAN CLASSIC DEV.
CLEVELAND TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JUNE 11, 2018
SHEET 2 OF 3

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND
RECORDING THIS 26 DAY OF July
20 18 AT 9:04:05 A.M.
CRAIG OLIVE By Marilyn J. Moore, Deputy
REGISTER OF DEEDS Asst. Reg. of Deeds
RECORDED IN PB 87 PG 261

N/F
SON-LAN CLASSIC
DEVELOPMENT
PORTION OF DB 1832 PG 333
PN 06E02002
RESERVED FOR
FUTURE DEVELOPMENT

N/F
SON-LAN CLASSIC
DEVELOPMENT
PORTION OF DB 1832 PG 333
PN 06E02002
RESERVED FOR
FUTURE DEVELOPMENT

OWNER: SON-LAN CLASSIC DEVELOPMENT
2701 POLENTA ROAD
CLAYTON, N.C. 27520

NOTE: L1-L2 ARE RIGHT-OF-WAY
TIE LINES ONLY

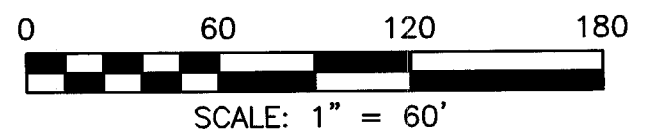
NC GRID COORDINATES
N 679884.6336
D 2130092.5498

NC GRID COORDINATES
N 680215.5864
E 2130288.7300

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 1832, PAGE 333,
ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION FOUND IN
BOOK 1832, PAGE 333; 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 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 A. WITNESS MY ORIGINAL SIGNATURE AND SEAL
THIS 5th DAY OF July, A.D. 2018

N/F
ASPEN POINT, LLC.
DB 4887 PG 226
PN 06E02065

MATCH TO SHEET 3 OF 3

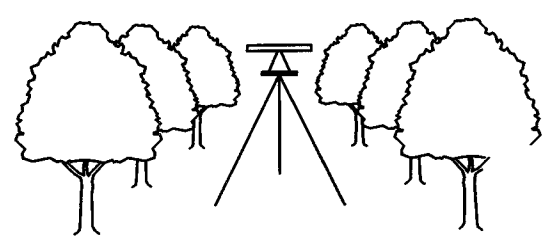


NOTE: L19-L20 ARE
TIE LINES ONLY

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT
EXCEED 3518 SQUARE FEET PER LOT

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	CLIFFVIEW SH2
SURVEY DATE:	5-15-18
JOB NO.	122.072

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

SURVEYOR
L - 3990
LICENSE NUMBER

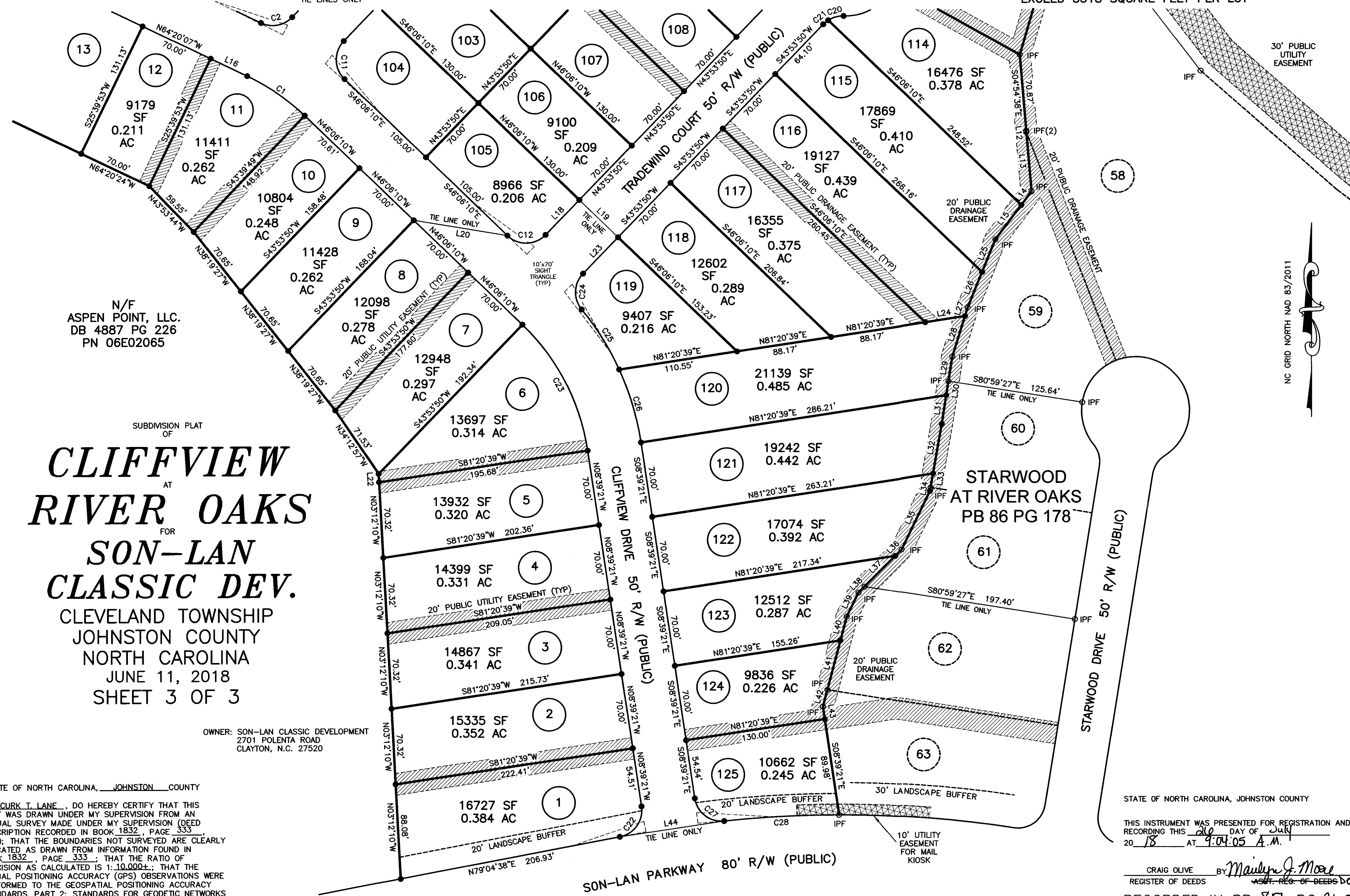
NC GRID NORTH NAD 83/2011

NOTE: L19-L20 ARE TIE LINES ONLY

MATCH TO SHEET 2 OF 3

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 3518 SQUARE FEET PER LOT

30' PUBLIC UTILITY EASEMENT



N/F
ASPEN POINT, LLC.
DB 4887 PG 226
PN 06E02065

SUBDIVISION PLAT
OF

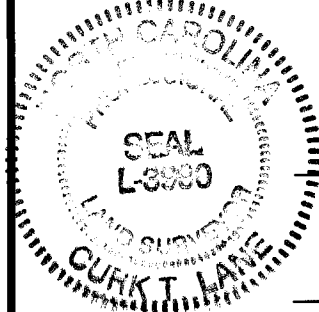
CLIFFVIEW AT RIVER OAKS FOR SON-LAN CLASSIC DEV.

CLEVELAND TOWNSHIP
JOHNSTON COUNTY
NORTH CAROLINA
JUNE 11, 2018
SHEET 3 OF 3

OWNER: SON-LAN CLASSIC DEVELOPMENT
2701 POLENTA ROAD
CLAYTON, N.C. 27520

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 1832, PAGE 333, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 1832, PAGE 333; 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 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. I, CURK T. LANE, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 5th DAY OF July, A.D. 2018



SURVEYOR

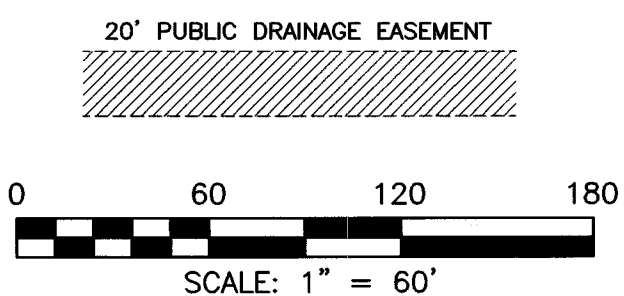
L - 3990
LICENSE NUMBER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 20th DAY OF July 2018 AT 9:04:05 A.M.

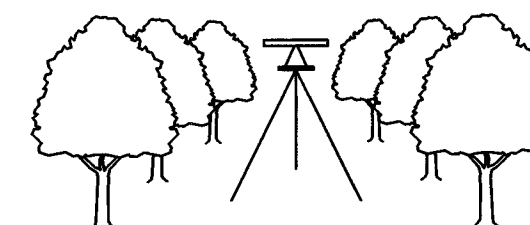
CRAIG OLIVE BY *Marilyn J. Moore*
REGISTER OF DEEDS ASST. REG. OF DEEDS Deputy

RECORDED IN PB 87 PG 262



SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	CLIFFVIEW SH3
SURVEY DATE:	5-15-18
JOB NO.	122.072

TRUE LINE SURVEYING, P.C.



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C-1859