

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 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.

Kevin Nunn 8-8-2018
OWNER DATE

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

Kevin Nunn 8-8-2018
DEVELOPER/OWNER DATE

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE RIVER RIDGE SUBDIVISION, SECTION ONE, LOTS 1-30 AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

Chandra C. Fama 8/9/18
DIRECTOR OF INFRASTRUCTURE DATE

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN RIVER RIDGE-SECTION ONE 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.

Todd Ramsey 8-8-2018
HEALTH REPRESENTATIVE DATE

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.

THE OWNERS OF LOTS 12, 14, 15, 16, 30 & 21A AS SHOWN, AGREES TO GRANT TO LOTS 20, 21 & 29 AND ITS SUBSEQUENT OWNERS, THE SEPTIC EASEMENT AS DESIGNATED FOR THE SOLE PURPOSE OF UTILIZING THE AREA FOR THE INITIAL CONSTRUCTION OF AN APPROPRIATE OFF-SITE SEPTIC SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND THEREAFTER TO MAINTAIN THE SEPTIC FIELD TO PROVIDE A FUNCTIONING SEPTIC DISPOSAL SYSTEM IN ACCORDANCE WITH THE AFORESAID GOVERNMENTAL REQUIREMENTS. THIS SEPTIC EASEMENT ALLOWS THE RIGHT OF CONSTRUCTION, MAINTENANCE OPERATION AND INSPECTION BY THE OWNER OF THE SEPTIC SYSTEM.

THE OWNERS OF LOTS 12, 14, 15, 16, 30 & 21A AS SHOWN AGREE TO BEAR THE COST OF ANY DAMAGE TO THE AFORESAID SYSTEM AND RESTORE THE AREA TO ITS PRIOR CONDITION AFTER ANY CONSTRUCTION OR MAINTENANCE FOR ANY NEGLIGENT ACTION ON THEIR PART.

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.

Mr. J. Woodard 8/9/2018
SUBDIVISION ADMINISTRATOR DATE

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

Mr. J. Woodard 8/9/2018
REVIEW OFFICER DATE

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

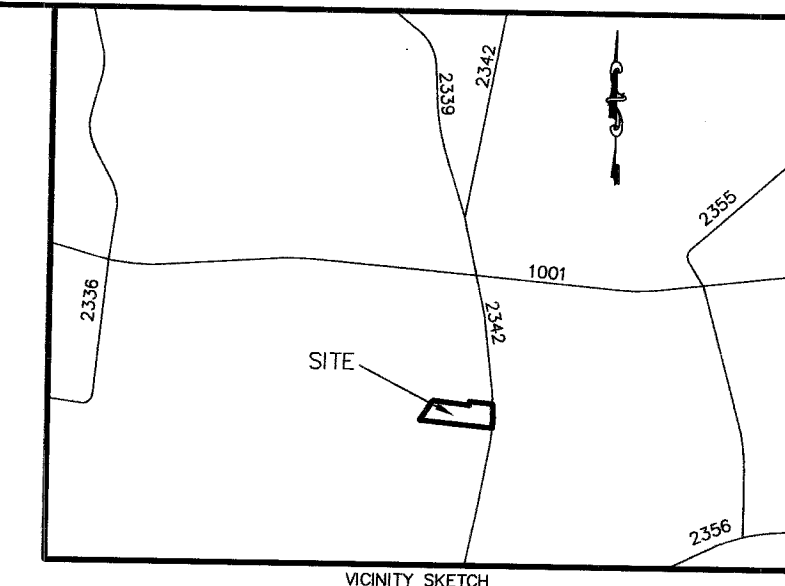
THE 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT

ALL LOT(S) SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

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 DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE

APPROVED: *Sam Leubner* 8/9/2018
DISTRICT ENGINEER DATE



DAVID WOODARD
DB 2903, PG 761

J&N DEVELOPERS LLC
DB 4847, PG 780

LINE	LENGTH	BEARING
L1	19.34	S05°02'07"W
L2	12.86	S83°17'25"E
L3	13.91	N13°11'44"E
L4	15.09	N03°03'49"W
L5	12.86	N83°17'25"W
L6	19.63	S05°01'47"W
L7	29.47	S07°11'32"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	DISTANCE
C1	22.06	25.00	11.80	50°32'57"	N30°18'35"E	21.35
C2	12.17	25.00	6.21	27°53'35"	N69°31'51"E	12.05
C3	5.77	25.00	2.90	13°13'57"	S89°54'23"E	5.76
C4	39.27	25.00	17.90	90°00'00"	S37°48'28"E	35.36
C5	27.55	35.00	14.53	45°05'57"	S29°44'30"W	26.84
C6	49.46	50.00	26.97	56°40'39"	N23°57'10"E	47.47
C7	53.20	50.00	29.43	60°57'51"	N34°52'05"W	50.73
C8	30.47	50.00	15.72	34°54'55"	N82°48'28"W	30.00
C9	63.31	50.00	36.69	72°32'33"	S43°27'48"W	59.16
C10	39.36	50.00	20.76	45°05'57"	S15°21'26"W	38.35
C11	27.55	35.00	14.53	45°05'57"	N15°21'26"W	26.84
C12	39.27	25.00	17.90	90°00'00"	N82°48'28"E	35.36
C13	211.82	285.00	111.07	42°34'59"	S81°30'59"E	206.97
C14	66.37	335.00	33.29	11°21'02"	S45°54'01"E	66.26
C15	100.38	335.00	50.57	17°10'03"	S60°09'33"E	100.00
C16	82.24	335.00	41.33	14°03'54"	S75°46'31"E	82.03
C17	39.27	25.00	17.90	90°00'00"	N37°48'28"W	35.36
C18	39.27	25.00	17.90	90°00'00"	S52°11'32"W	35.36
C19	4.31	25.00	2.16	09°52'41"	N78°21'05"W	4.30
C20	11.98	25.00	6.11	27°27'01"	N59°41'14"W	11.86
C21	22.25	25.00	11.92	50°59'30"	N20°27'58"W	21.52

SITE DATA - CLUSTER SUBDIVISION

TOTAL ACRES IN TRACT 25.42
NO. OF BUILDING LOTS 30
AVG. LOT SIZE 22,119 SF

NOTE: LOT SIZE INCLUDES EASEMENT AREA ALL OFFSITE LOTS ARE EASEMENTS LOTS TO BE SERVED BY A PUBLIC WATER SYSTEM LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS

ALL OPEN SPACE RESERVED FOR ACCESS & UTILITY EASEMENTS FOR THIS AND FUTURE DEVELOPMENT

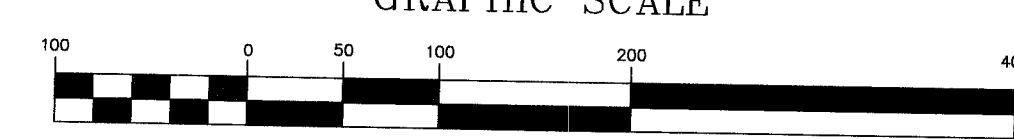
A 10' WIDE AREA IS RESERVED ALONG ALL RIGHT-OF-WAYS FOR A UTILITY EASEMENT AND ANY MAIL KIOSK

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

IMPERVIOUS AREA ON EACH LOT SHALL NOT EXCEED 3,860 SQUARE FEET

GODFREY FAMILY LLC
DB 2898, PG 532
PB 64, PG 427

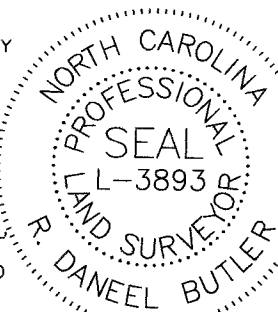
RIVER RIDGE
SECTION ONE
MAP 1 OF 2
BEULAH TOWNSHIP
JOHNSTON COUNTY, N.C.
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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.

R. Daniel Butler
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 4847, PAGE 780, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10000±; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK SEE PAGE MAP THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 7 DAY OF AUGUST, 2018.

R. Daniel Butler
R. DANIEL BUTLER, P.L.S. L-3893, LAGRANGE, N.C.
SURVEYOR DATE 08-07-2018

OWNERS
J & N DEVELOPERS, LLC
SOURCE OF TITLE
DEED BOOK 4847, PAGE 780
PLAT BOOK 65, PAGE 465

SURVEYED OCTOBER 24, 2017
R. DANIEL BUTLER, PLS
942 DYKE SMITH RD
LAGRANGE, N.C.
(919)747-7056

STATE OF NORTH CAROLINA JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 9 DAY OF August, 2018 AT 4:01:42 PM
RECORDED IN BOOK 87, PAGE 305.

CRAIG OLIVE BY *Patricia P. Woodard*
REG. OF DEEDS ASST. REG. OF DEEDS

LEGEND

ISF	- IRON STAKE FOUND
IF	- IRON STAKES SET ON ALL CORNERS UNLESS OTHERWISE NOTED
PKNF	- P.K. NAIL FOUND
MNF	- MAG NAIL FOUND
RRSF	- RAILROAD SPIKE FOUND
CMF	- CONCRETE MONUMENT FOUND
AUE	- ACCESS & UTILITY EASEMENT
ALA	- AUE FOR LOT NUMBER
RLA	- RESERVED AUE FOR LOT NUMBER
W	- WETLANDS

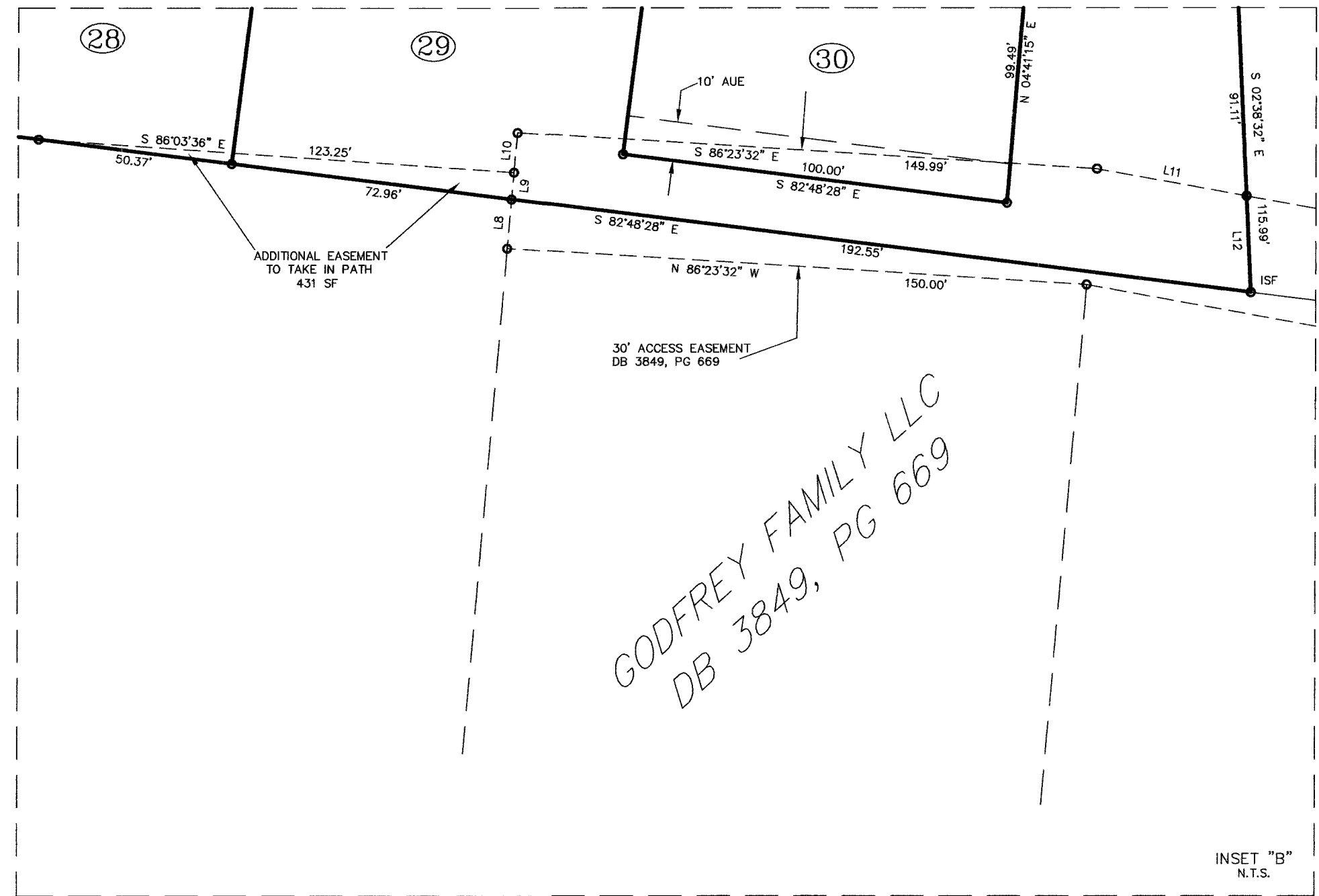
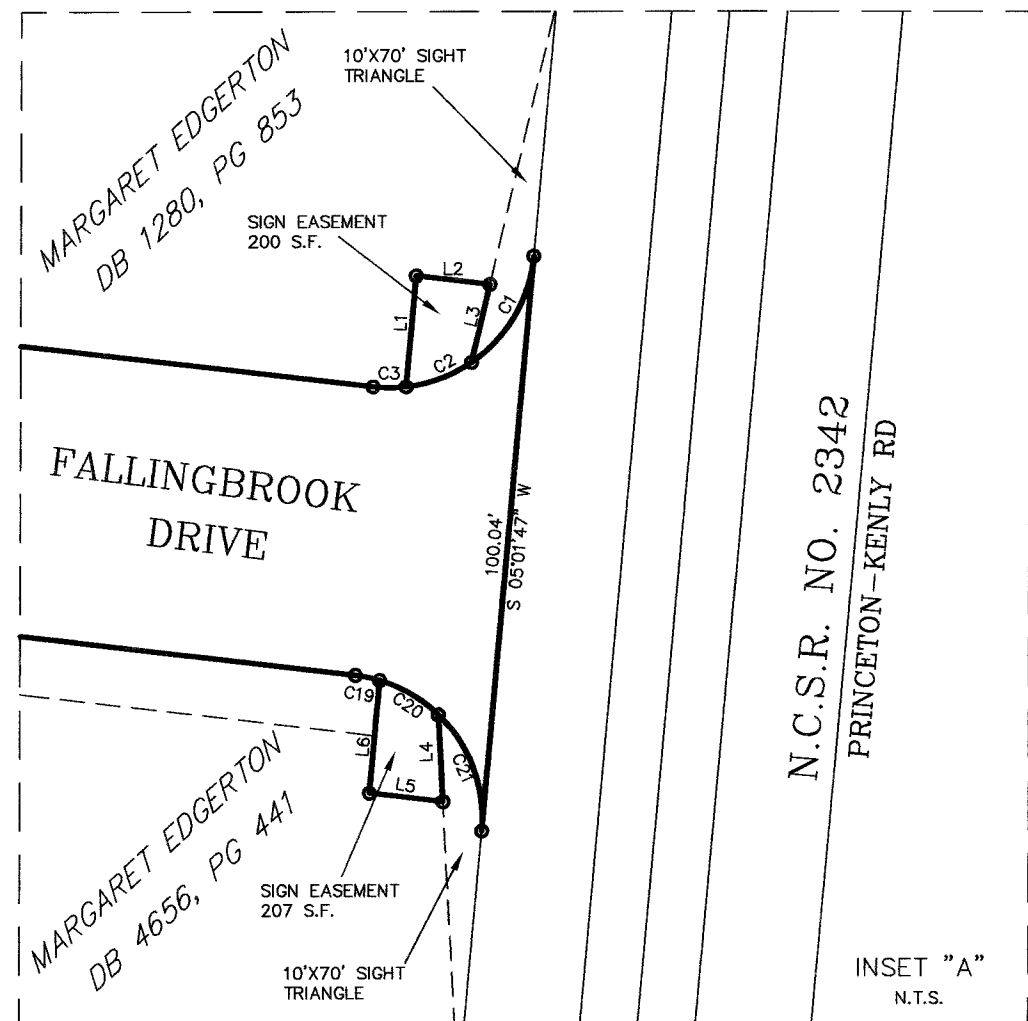
MINIMUM BUILDING SETBACKS	
FRONT	20'
SIDE	5'
REAR	5'

AREA CALCULATED BY DMD
ALL BEARINGS ARE MAGNETIC
ALL DISTANCES ARE HORIZONTAL GROUND
NO GEODETIC CONTROL WITHIN 2000'



CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	DISTANCE
C1	22.06	25.00	11.80	50°32'57"	N30°18'36"E	21.35
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L9	7.00	N04°55'45"E
L10	10.29	N04°55'45"E
L11	39.34	S79°42'10"E
L12	24.88	S02°38'32"E



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RIVER RIDGE
SECTION ONE
MAP 2 OF 2
BEULAH TOWNSHIP
JOHNSTON COUNTY, N.C.
GRAPHIC SCALE



(IN FEET)
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CRAIG OLIVE BY Pat O. Woodall Asst.
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