

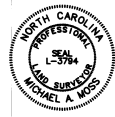
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-20 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 25<sup>TH</sup> DAY OF March, A.D. 2023.

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

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 LICENSE NUMBER L-3794



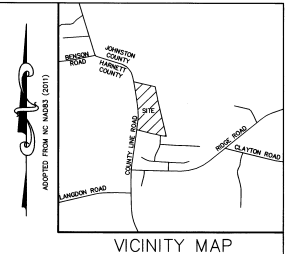
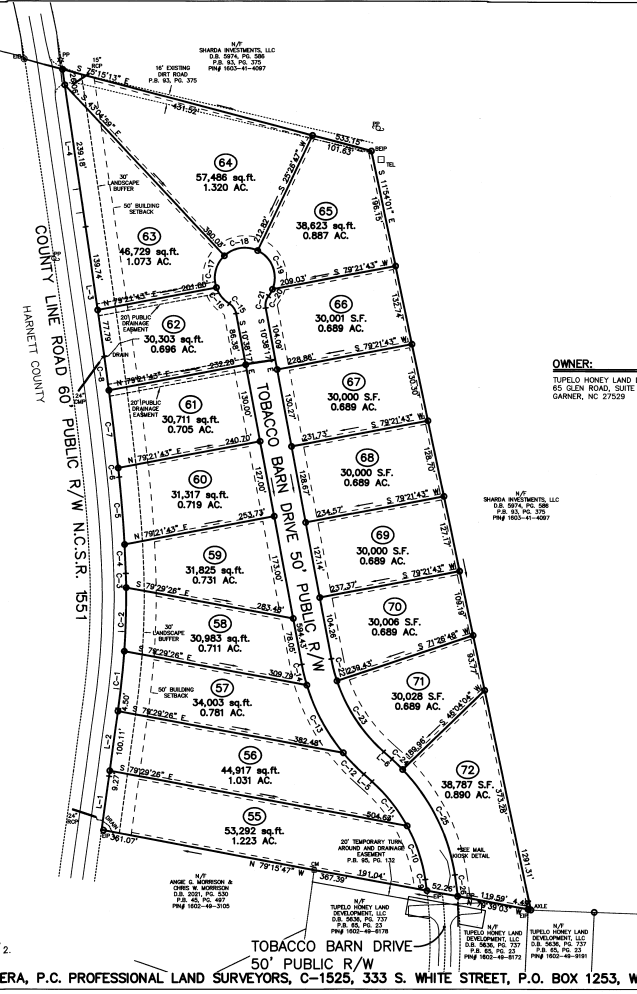
LINE	BEARING	DISTANCE
L-1	N 07°34'52" W	80.03'
L-2	N 07°49'00" W	100.00'
L-3	N 08°16'50" W	217.53'
L-4	N 08°22'00" W	255.52'
L-5	N 48°19'00" W	18.33'
L-6	S 48°19'00" E	18.33'

CURVE	ARC LENGTH	CHORD	CHORD BEARING
C-1	85.81'	1302.40'	N 06°59'40" E
C-2	106.30'	1503.02'	N 07°59'10" E
C-3	23.81'	303.02'	N 01°29'00" W
C-4	47.92'	220.82'	N 02°29'30" W
C-5	112.37'	2202.28'	N 04°24'30" W
C-6	15.32'	664.54'	N 06°19'12" W
C-7	130.29'	664.53'	N 06°33'54" W
C-8	57.35'	2284.08'	N 07°42'24" W
C-9	18.71'	255.00'	N 08°12'48" W
C-10	84.84'	275.00'	N 08°42'48" W
C-11	84.72'	275.00'	N 08°52'24" W
C-12	49.30'	220.00'	N 43°26'24" W
C-13	128.00'	305.00'	N 28°14'24" W
C-14	35.34'	220.00'	N 13°40'12" W
C-15	21.03'	25.00'	N 34°43'36" W
C-16	24.79'	50.00'	N 38°51'00" W
C-17	57.53'	50.00'	N 135°11'14" E
C-18	59.80'	50.00'	N 81°03'54" E
C-19	75.90'	50.00'	S 21°03'48" W
C-20	13.20'	50.00'	S 29°59'20" W
C-21	21.03'	50.00'	S 132°27'24" W
C-22	37.99'	275.00'	S 14°28'18" E
C-23	142.80'	575.00'	S 33°28'00" E
C-24	24.83'	225.00'	S 48°07'12" E
C-25	198.00'	325.00'	S 26°22'00" E
C-26	35.89'	715.00'	S 07°03'24" E

JOHNSTON COUNTY REGISTER OF DEEDS  
 STATE OF NORTH CAROLINA, JOHNSTON COUNTY  
 THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS \_\_\_\_ DAY OF \_\_\_\_ AT \_\_\_\_  
 BY \_\_\_\_\_ ASST. REG. OF DEEDS



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



**MINIMUM BUILDING SETBACKS**

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

**OWNER:**  
 TRUPEL MONEY LAND DEVELOPMENT, LLC  
 85 GLEN ROAD, SUITE 122  
 GARDNER, NC 27529

**DEVELOPER:**  
 BRADLEY BUILT, INC  
 406 STANCO ROAD  
 ANDER, NC 27501

- NOTES:**
- 1) AREA COMPUTED BY COORDINATE METHOD.
  - 2) THERE IS NO NOISE MONITORING WITHIN 200' OF THIS PROPERTY.
  - 3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES-CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-797-4200).
  - 4) NO BUILDING IS PERMITTED WITHIN 20' OF A WATER SUPPLY 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 "F" THE BUILDER MUST 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**

(Symbol)	PROPERTY LINE - LINE SURVEYED
(Symbol)	RIGHT-OF-WAY - LINE NOT SURVEYED
(Symbol)	ADJOINING LINE - LINE NOT SURVEYED
(Symbol)	OVERSEAS LINE
(Symbol)	EXISTING/PROPOSED EASEMENT
(Symbol)	BOUNDARY
(Symbol)	WATERSHED
(Symbol)	FLOOD HAZARD SOILS

FINAL PLAT FOR  
**LANGDON RIDGE SUBDIVISION  
 PHASE 3**  
 REF: D.B. 665, PAGE 348  
 PLEASANT GROVE TOWNSHIP  
 JOHNSTON COUNTY, NORTH CAROLINA

100 50 0 100 200  
**SCALE 1"=100'**  
 MARCH 3, 2022  
 ZONED AR  
 PIN# 1602-49-4555  
 SHEET 1 OF 2

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REPERENCES 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 19<sup>th</sup> DAY OF August A.D. 2023.

Michael A. Moss  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3784

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 LICENSE NUMBER L-3784

CERTIFICATE OF FLOODING INFORMATION  
PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.  
FLOOD HAZARD PANEL NO. 1602  
EFFECTIVE DATE: JUNE 20, 2018  
DATE: 8-1-23  
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.  
DATE: 8/1/2023  
OWNER: Bradley Built, Inc.

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 RECORDS OF DEEDS OF JOHNSTON COUNTY.  
DATE: 9/12/2023  
SUBDIVISION ADMINISTRATOR: Chanda C. Farmer

JOHNSTON COUNTY REGISTER OF DEEDS  
STATE OF NORTH CAROLINA, JOHNSTON COUNTY  
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 20 DAY OF August AT 10:00 AM.

REG. OF DEEDS ASST. REG. OF DEEDS  
Filed in JOHNSTON, NC  
Filed 08/12/2023 01:27:13 PM  
ORAL BLUE: Registrar of Deeds  
Dee/Net/Sec/Sec  
PLAT # 89 P: 196

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.  
DATE: 9/12/23  
REVIEW OFFICER: Carolyn Allen



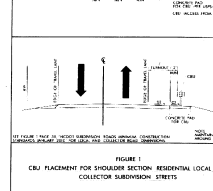
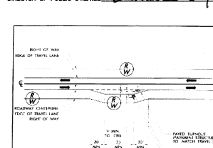
CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND WATER DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN LANGDON RIDGE SUBDIVISION MEET THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE. REGULATIONS FINAL APPROVAL FOR INDIVIDUAL LOTS WITH NO SUPERSEDES WILL BE REQUIRED ON DETAIL LOTS EVALUATION UPON APPLICATION AND SUBMISSION OF PLANS FOR PROPOSED USE. THE PRELIMINARY CONSENT IS GUARANTEED.  
EACH LOT WITHIN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEM, FILL SYSTEM, SEWAGE TREATMENT, OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAND AND PLANNING FOR SEWAGE TREATMENT AND DISPOSAL REGULATIONS, SECTION 1900, THE ACTUAL SYSTEM TYPE DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF RECORDING THE SUBDIVISION MAP.  
DATE: 8-8-2023  
COUNTY OR AUTHORIZED REP.: Jodi Parson

ALL OBLIGATIONS AND REQUIREMENT FOR THE UTILITY TO SERVE LANGDON RIDGE PHASE 3 SUBDIVISION LOTS 20-72 AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITY DEPARTMENT HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.  
Chanda C. Farmer  
DIRECTOR OF INFRASTRUCTURE & ENGINEERING

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT. THE TOTAL ALLOWABLE IMPERVIOUS AREA PER LOT IS 4222 SQUARE FEET PER LOT. IMPERVIOUS AREA IS DEFINED AS ASPHALT, CONCRETE, BLOCK, STONE, SLATE OR OTHER HANDED 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 OWNER TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE PROPER DRAINAGE. OWNER, DEVELOPER, OR CONTRACTOR SHALL BE THE CENTRAL POINT OF CONTACT FOR ROADWAY UTILITY BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING FINISHED GROUND OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES  
THE DIRECTOR OF PUBLIC UTILITIES FOR THE COUNTY OF JOHNSTON, NORTH CAROLINA, HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES. THE SUBDIVISION OF THIS PLAT, JOHNSTON COUNTY APPROVES THE OWNER'S OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES. ALL EASEMENTS, COMMON AREA AND/OR RIGHTS-OF-WAY SHOWN HEREON SHALL BE MAINTAINED AS PUBLIC UTILITY EASEMENTS. ACCESS TO THE DEDICATED AREAS SHALL NOT BE BLOCKED OR OBSTRUCTED BY ANY TYPE OF 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, FURNISHING THE COUNTY SHALL NOT REPLACE ANY LANDSCAPING OTHER THAN GRASS, WHICH WILL BE REPLACED WITH SEEDS WITHIN THE PUBLIC UTILITY EASEMENT AREA FOR THE MAINTENANCE OF THE UTILITIES.  
THIS IS THE 19<sup>th</sup> DAY OF Sept, 2023  
COUNTY OF JOHNSTON  
DIRECTOR OF PUBLIC UTILITIES: Chanda C. Farmer



ROAD MAINTENANCE STATEMENT OF UNDERSTANDING  
I, Bradley Built, Inc. 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  
MAINTENANCE, OR  
APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR  
PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNER OF EACH LOT.  
DATE: 8/1/2023  
DEVELOPER/OWNER: Bradley Built, Inc.

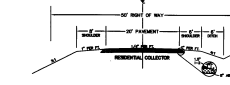
MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	5'
SIDE	5'

ALL OBLIGATIONS AND REQUIREMENT FOR THE UTILITY TO SERVE LANGDON RIDGE SUBDIVISION PHASE 3 LOTS 20-72 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

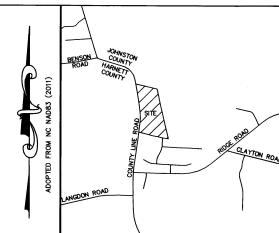
NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.  
THE TOTAL ALLOWABLE IMPERVIOUS AREA PER LOT IS 4222 SQUARE FEET PER LOT. IMPERVIOUS AREA IS DEFINED AS ASPHALT, CONCRETE, BLOCK, STONE, SLATE, CONCRETE, OR OTHER HANDED MATERIAL.

OWNER: TUPELO HONEY LAND DEVELOPMENT, LLC  
65 GLEN ROAD, SUITE 122  
GARNER, NC 27529  
DEVELOPER: BRADLEY BUILT, INC  
408 STANCOL ROAD  
ANDER, NC 27501



DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION  
DATE: 8/1/2023  
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 THE RESPONSIBILITY OF THE DEVELOPER TO BRING THESE ROADS UP 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 TRANSPORTATION'S MAINTAINED ROADS SYSTEM.



VICINITY MAP

LEGEND:

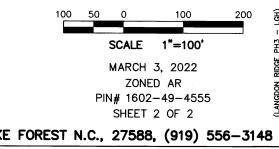
- EB - EXISTING IRON PIPE
- SB - SEWER IRON PIPE
- WB - WATER IRON PIPE
- CB - CONCRETE MONUMENT
- EB - EXISTING FIRE ALARM
- SP - SET FOR MAIL
- CB - NEW IRON PIPE SET
- WB - RIGHT OF WAY
- CB - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PRESTAL
- WB - POWER POLE
- OK - OVERHEAD LINE
- LF - LIGHT POLE
- WB - WATER METER
- WB - WATER VALVE
- CB - SEWER CLEAN-OUT
- CB - CONCRETE
- CB - EXISTING MANHOLE
- WB - MANHOLE
- FB - FIRE HYDRANT

- NOTES:
- 1) AREA COMPUTED BY COORDINATE METHOD.
  - 2) THERE IS NO MOSS WETLAND WITHIN 2000' OF THIS PROPERTY.
  - 3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER PARASITIC BUFFER REGULATIONS, N.C. DIVISION OF WATER QUALITY TO VERIFY (019-791-4200).
  - 4) NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSHED WATERSHED BUFFER.
  - 5) THERE SHALL BE NO FILLING OR THE DESTRUCTION OF FOREMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOLES OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OF FEMA.
  - 6) BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY 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
- BOUNDARY LINE - LINE NOT SURVEYED
- DEPARTMENTAL LINE
- DEPARTMENTAL LINE
- DEPARTMENTAL LINE
- DEPARTMENTAL LINE
- DEPARTMENTAL LINE
- FLOOD HAZARD SOLES

FINAL PLAT FOR  
LANGDON RIDGE SUBDIVISION  
PHASE 3  
REF: D.B. 665, PAGE 346  
PLEASANT GROVE TOWNSHIP  
JOHNSTON COUNTY, NORTH CAROLINA



LANGDON RIDGE PHASE 3 - U01