

LEGEND	
---	LINES SURVEYED (SUBJECT PROPERTY)
---	OTHER LINES SURVEYED (TIE-LINES)
---	LINES NOT SURVEYED
---	RIGHT-OF-WAY LINE
---	CENTERLINE OF ROAD
CC	CONTROL CORNER
EIP	EXIST. IRON PIPE FOUND
NIP	NEW IRON PIPE SET
EIS	EXIST. IRON STAKE FOUND
NIS	NEW IRON STAKE SET
EPKN	EXIST. P.K. NAIL FOUND
PKN	NEW P.K. NAIL SET
EX. MAG	EXIST. MAG NAIL FOUND
MAG	NEW MAG NAIL SET
EX. RRS	EXIST. RAILROAD SPIKE FOUND
RRS	NEW RAILROAD SPIKE SET
ECM	EXIST. CONC. MONUMENT FOUND
ECS	EXIST. COTTON SPINDLE FOUND
CSS	NEW COTTON SPINDLE SET
CP	COMPUTED POINT
A.G.	ABOVE GROUND
U.G.	UNDERGROUND
R/W	RIGHT-OF-WAY
DB	DEED BOOK
PG	PAGE
PP	EXIST. POWER POLE
OH-E	EXIST. OVERHEAD ELECTRICAL LINE
LP	EXIST. LIGHT POLE
HYD	EXIST. FIRE HYDRANT
WV	EXIST. WATER VALVE
WM	EXIST. WATER METER
CO	EXIST. CLEANOUT
PE	EXIST. UTILITY PEDESTAL
SVC	EXIST. UTILITY SERVICE
B/C	EXIST. BACK OF CURB
E/P	EXIST. EDGE OF PAVEMENT
C	CENTER LINE

SURVEYORS DECLARATION TO WHOM IT MAY CONCERN: It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any physical conditions (i.e., utilities, hazardous wastes, cemeteries or family burial plots, wetlands, buffers, high water table, poor soils, etc.) OR any legal encumbrances (i.e., easements, rights-of-way, claims, etc.) which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property, but are unknown to the surveyor. Surveyor has only made reference to current, and sometimes historic, public records as necessary to complete the purpose of the survey, and has not performed a complete historic search of the chain of title. This property may be subject to additional easements or right-of-ways unknown to the surveyor at this time that a complete title examination may reveal. It is advised that the owner of this property consult with a Licensed Attorney at Law to perform a complete title examination to confirm all known encumbrances and reveal any potential encumbrances or title issues associated with this property.

GENERAL NOTES FOR RECOMBINATION SURVEY:

1. THERE ARE NO CHANGES TO CURRENT PROPERTY BOUNDARIES/LINES BY THIS SURVEY. THIS DOCUMENT MAY NOT ENTER INTO THE CHAIN OF TITLE UNTIL PROPER DEEDS OR OTHER LEGAL DOCUMENTS ARE FILED WITH THE APPROPRIATE COUNTY REGISTER OF DEEDS OFFICE, AND REFERENCE IS MADE TO THIS PLAT.
2. PORTIONS OF THIS PARCEL OF LAND MAY CONTAIN WETLANDS. THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL REGULATIONS BY US ARMY CORPS OF ENGINEERS (USACE) AND NC DEPARTMENT OF ENVIRONMENTAL QUALITY (NCEQ), AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE. SEE SPECIAL NOTE 7 HEREON.
3. THIS PARCEL OF LAND IS LOCATED IN A BASIN THAT MAY BE SUBJECT TO RIPARIAN STREAM BUFFERS. FORMAL OR FINAL STREAM BUFFER DETERMINATIONS HAVE NOT BEEN MADE BY NCEQ OR A LOCAL DELEGATED AUTHORITY UNLESS OTHERWISE CERTIFIED OR NOTATED HEREON. SURVEYOR HAS MADE EFFORTS TO CHECK FOR STATE-DEFINED RIPARIAN BUFFERS (BASED ON USGS & SOILS REFERENCE MAPS); HOWEVER, RULES VARY FROM BASIN TO BASIN AND OWNER SHOULD CONSULT NCEQ OR A LOCAL DELEGATED AUTHORITY FOR A FINAL DETERMINATION REGARDING BUFFER LOCATION OR EXISTENCE, AND ANY CONSTRUCTION THAT MAY IMPACT THE BUFFER. BUFFER LOCATION ON THE GROUND IS TYPICALLY MEASURED FROM TOP OF BANK AND MAY BE SCALED OR APPROXIMATE HEREON UNLESS INDICATED OTHERWISE. OWNER SHOULD VERIFY WITH NCEQ OR LOCAL DELEGATED AUTHORITY WHETHER ANY DITCHES, STREAMS, CANALS, PONDS, ETC., THAT EXIST ON THE PROPERTY ARE BUFFERED, PRIOR TO ANY CONSTRUCTION. SEE SPECIAL NOTE 7 HEREON.
4. THE SURVEYOR DOES NOT TAKE RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR DOES NOT AFFIRM THAT ALL ABOVE GROUND UTILITIES ARE SHOWN, UNLESS SPECIFICALLY INSTRUCTED TO DO SO AND SUCH UTILITIES ARE CLEARLY MARKED IN THE FIELD PRIOR TO SURVEYING. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. SEE SPECIAL NOTE 3 HEREON.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD. CONSULT AN ATTORNEY AT LAW REGARDING A FULL TITLE SEARCH AND ANY POTENTIAL ENCUMBRANCES IN THE CHAIN OF TITLE.
6. PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.
7. ANY NAMES OR NOTICES RELAYING OWNERSHIP ON THIS PLAT ARE TAKEN FROM CURRENT PUBLIC RECORDS. CONSULT AN ATTORNEY AT LAW REGARDING ACTUAL LEGAL OWNERSHIP AND TITLE.
8. SEE FLOOD CERTIFICATION OR SPECIAL NOTES HEREON FOR INFORMATION REGARDING ANY POTENTIAL FLOODPLAIN IMPACTS ON SUBJECT PROPERTY.
9. ROAD/STREET RIGHTS-OF-WAY: ROAD/STREET R/W ON THIS PLAT WAS TAKEN FROM SURVEYOR'S PLAT REFERENCES AS CURRENTLY AND READILY AVAILABLE FROM PUBLIC RECORD, OR ANY RECOVERED FIELD INFORMATION AS INDICATED HEREON. STREET R/W IS SUBJECT TO ALL PLANS, SURVEYS & OTHER LEGAL INSTRUMENTS WHICH MAY BE ARCHIVED WITH NCDOT OR THE LOCAL MUNICIPALITY, AND MAY SUPERSEDE CERTAIN PLATS OF RECORD. STREET R/W MAY ALSO BE RESERVED OR DEDICATED BY PREVIOUS OWNERS IN HISTORICAL RECORDS AND NOT EVIDENT IN CURRENT RECORDS. SEE SPECIAL NOTE 2 HEREON.

SPECIAL NOTES:

1. PURPOSE: THE PURPOSE OF THIS PLAT IS TO DEPICT EXISTING PARCELS OF LAND ACCORDING TO A GROUND SURVEY ON THE SUBJECT TRACT(S). NO CHANGES TO PROPERTY BOUNDARIES OR LINES ARE PROPOSED. NO REVIEW OR CERTIFICATION IS REQUIRED FROM LOCAL PLANNING/ZONING OR HEALTH DEPARTMENTS.
2. STREET/ROAD RIGHTS-OF-WAY: RIGHT OF WAY INFORMATION HEREON IS TAKEN FROM RECENT & HISTORICAL MAPS OF RECORD AND HAS NOT BEEN VERIFIED. ROAD R/W ON HARTLEY DRIVE AND ADAMS STREET IS SHOWN AS 60' WIDE AS TAKEN FROM PLAT BOOK 100, PAGE 211. NO MONUMENTS OR OTHER R/W EVIDENCE WAS RECOVERED IN THE FIELD; THEREFORE, R/W HAS BEEN RE-ESTABLISHED AS BEST AS POSSIBLE ACCORDING TO EXISTING CENTERLINES IN THE FIELD and/or PROPERTY CORNERS IN THE FIELD. ROAD R/W ON M. DURWOOD STEPHENSON PARKWAY IS SHOWN AS 200' WIDE AS TAKEN FROM HIGHWAY BOOK 2, PAGES 19-21. R/W MONUMENTS WERE RECOVERED IN THE FIELD; AND R/W HAS BEEN RE-ESTABLISHED AS BEST AS POSSIBLE ACCORDING TO THESE MONUMENTS AS SURVEYED IN THE FIELD. OWNER SHOULD VERIFY ANY AND ALL RIGHTS-OF-WAY WITH NCDOT OR LOCAL MUNICIPALITY, AND VERIFY ANY LOCAL SETBACKS FROM RIGHT-OF-WAY WITH THE LOCAL PLANNING & ZONING DEPARTMENT.
3. UTILITIES: UTILITIES HAVE BEEN LOCATED BY FIELD OBSERVATION ONLY AS BEST AS POSSIBLE. NO SPECIAL UTILITY LOCATIONS OR MARKINGS (EITHER ABOVE-GROUND OR UNDERGROUND) WERE CONDUCTED PRIOR TO SURVEYING.
4. PLAT FOR RECORDING: THIS PLAT HAS BEEN PREPARED FOR RECORDING AT THE LOCAL REGISTER OF DEEDS OFFICE, IN ACCORDANCE WITH NCGS 47-30. IT IS ONLY FOR THE PURPOSES AS STATED ABOVE. NO N.C.G.S. GRID MONUMENTS WERE FOUND WITHIN 2000 FEET OF THIS PROPERTY; HOWEVER, GRID REFERENCE WAS ESTABLISHED USING GPS-SURVEYED CONTROL POINTS WITH COORDINATES TRANSPORTED TO PROPERTY CORNERS AS INDICATED HEREON, IN ACCORDANCE WITH 21 NCAC 56.1602(g) and NCGS 47-30(e)(9).
5. 100-YR FLOODPLAIN: THIS PROPERTY DOES NOT GRAPHICALLY APPEAR TO BE IN AN AREA OF SPECIAL FLOOD HAZARD OR 100-YR FLOODPLAIN AS DETERMINED BY FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY). REFERENCE FIRM MAP NO: 3720168400K Effective Date: JUNE 20, 2018 AND NO: 3720168500K Effective Date: JUNE 20, 2018. FLOOD CERTIFICATION IS SUBJECT TO FUTURE CHANGES BY FEMA.
6. AGENCY ENVIRONMENTAL DETERMINATIONS: WETLAND DELINEATIONS & JURISDICTIONAL STREAM DETERMINATIONS WERE PERFORMED BY BROWN'S ENVIRONMENTAL GROUP OF SELMA, NC. NO WETLANDS OR JURISDICTIONAL STREAMS WERE DETERMINED TO BE PRESENT ON PARCELS INDICATED AS "FORMER TRACTS 7 & 9" HEREON (THE PARCEL INDICATED AS "FORMER PORTION OF TRACT 11" HEREON WAS NOT EVALUATED AT THIS TIME). THE US ARMY CORP OF ENGINEERS CONFIRMED THIS DETERMINATION BY "ACTION ID #SAW-2023-01201" DATED 8/23/23. ADDITIONALLY, A STREAM FEATURE WAS INDICATED ON THE COUNTY SOILS MAP ALONG THE ENTIRE WESTERN BOUNDARY HEREON. HOWEVER, IN COORDINATION WITH BROWN'S ENVIRONMENTAL GROUP AND NCEQ-NCDWR, THIS FEATURE WAS DETERMINED NOT TO BE A RIPARIAN BUFFERED STREAM AND NO OTHER RIPARIAN STREAMS WERE PRESENT ON "FORMER TRACTS 7 & 9" HEREON (THE PARCEL INDICATED AS "FORMER PORTION OF TRACT 11" WAS NOT EVALUATED AT THIS TIME AND REMAINS BUFFERED). NC DIVISION OF WATER RESOURCES CONFIRMED THIS DETERMINATION ON "FORMER TRACTS 7 & 9" BY "DWR PROJECT 23-307" DATED 9/19/23.
7. NEW 30' PUBLIC UTILITY/SEWER EASEMENT: AN EXISTING 20' SEWER EASEMENT ALONG THE EXISTING SEWER LINE AS SHOWN HEREON IS HEREBY WIDENED TO 30' AND DEDICATED BY THE CURRENT OWNERS. THIS WIDENED SEWER EASEMENT WAS REQUIRED AS A CONDITION OF ZONING APPROVAL ACCORDING TO TOWN SPECIAL USE PERMIT "SUP-24-01" AND THIS CONDITION IS HEREBY SATISFIED WITH THIS NEW EASEMENT DEDICATION.

TOWN OF SMITHFIELD RECOMBINATION CERTIFICATE

I hereby certify that the Recombination Plat shown hereon does not involve the creation of new public streets or improvements to existing public streets, or extension of public water or sewer facilities, and that the recombination is in all respects in compliance with the subdivision regulations of the Town of Smithfield. By my signature, this plat is hereby approved for recording in the Office of the Johnston County Registry of Deeds.

1/29/2025 *Steph Wynn*
DATE PLANNING DIRECTOR

NOTICE TO OWNER

IT IS THE SOLE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SHOWN HEREON TO SUBJECT THIS PROPERTY TO ANY AND ALL RESTRICTIONS THEY DEEM NECESSARY OR APPLICABLE. IT IS FURTHER THE SOLE RESPONSIBILITY OF THE SAID OWNER(S) TO MAKE SURE SAID RESTRICTIONS ARE RECORDED AND EFFECTIVE.

CERTIFICATE OF OWNERSHIP AND DEDICATION:
(I/WE) HEREBY CERTIFY THAT (I/WE) AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF SMITHFIELD AND THAT (I/WE) HEREBY, ADOPT THIS RECOMBINATION PLAN WITH MY/OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

1-20-25 *Chris B. Heavner*
DATE AGENT FOR BRIGHTLEAF # 2004-II, LLC

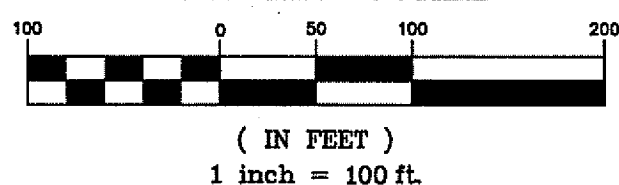
1/30/25 *Daniel L. Heavner*
DATE AGENT FOR FOUR HEAVNERS, LLC

Jodie R. H. Gay, REVIEW OFFICER OF JOHNSTON COUNTY,
NC CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

01-30-2025 *Jodie R. H. Gay*
DATE REVIEW OFFICER

ACREAGES COMPUTED BY COORDINATE METHOD
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S.
SURVEY FEET UNLESS OTHERWISE NOTED

GRAPHIC SCALE



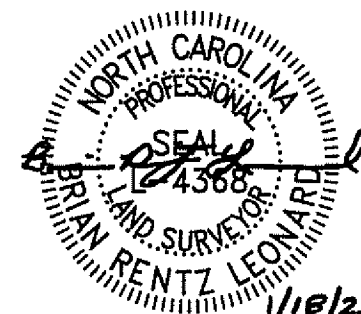
Submitted electronically by "BRL ENGINEERING & SURVEYING"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Johnston County Register of Deeds.

"RECOMBINATION & EASEMENT SURVEY"

OF THE PROPERTY OWNED BY: BRIGHTLEAF # 2004-II, LLC & FOUR HEAVNERS, LLC

PROPERTY/SITE INFORMATION
TOWNSHIP, COUNTY & STATE: SMITHFIELD, JOHNSTON CO., NC
CITY OR TOWN LIMIT/ETJ: TOWN OF SMITHFIELD
NC PIN #(s): 168408-99-6887; 168408-99-7311
& 168408-98-2872
ZONING: R-8

CURRENT PROPERTY OWNER INFORMATION
OWNER NAME(S): BRIGHTLEAF # 2004-II, LLC & FOUR HEAVNERS, LLC
REF: DEED BOOK 6038, PAGE 287 (TRACT 7 & TRACT 9)
& DEED BOOK 6149, PAGE 603 (TRACT 11)
OTHER INFO (PLAT/SUBDIVISION/LOT): AS REFERENCED HEREON
SURVEYED FOR: DAN HEAVNER

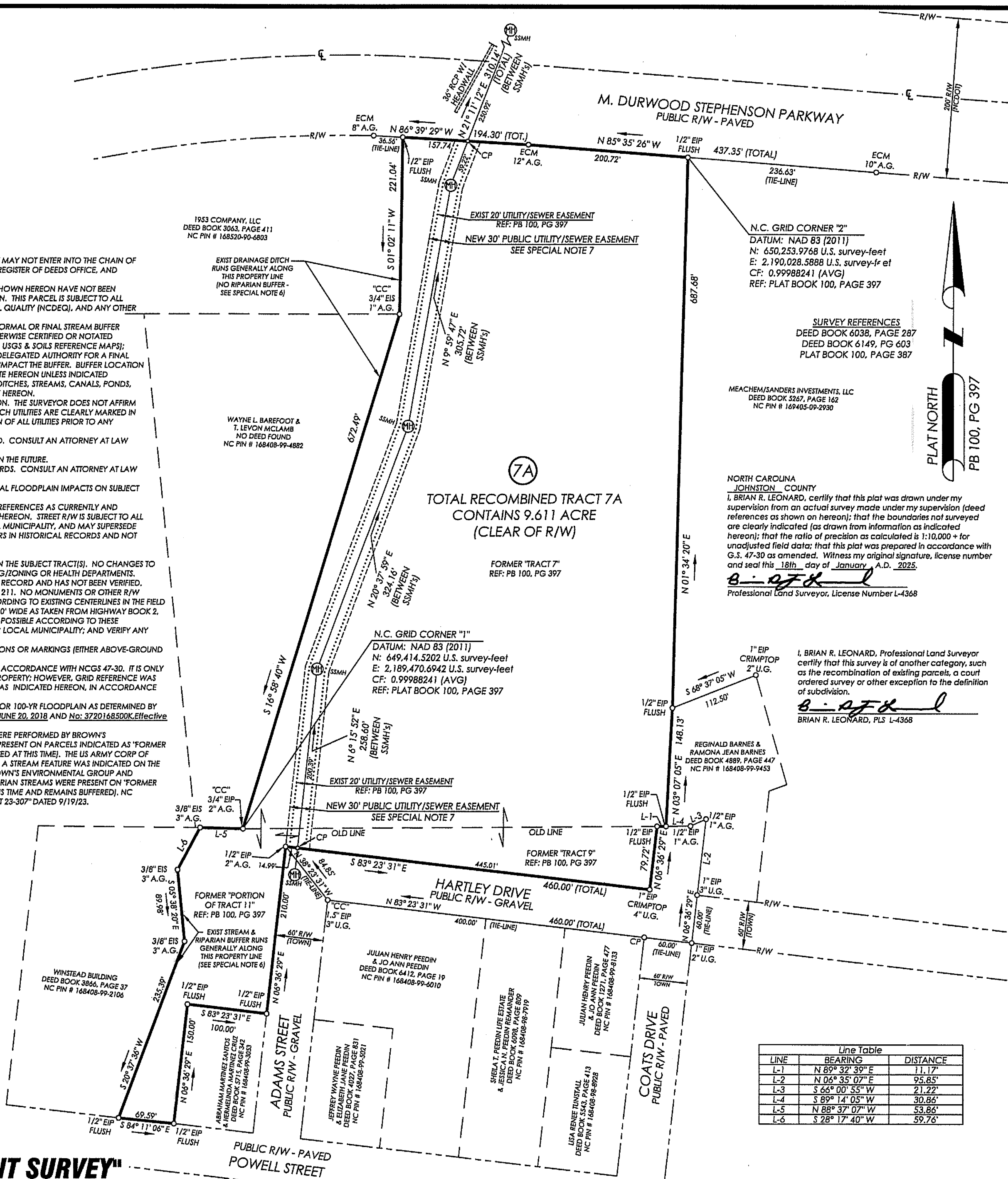


DATE: 1/18/2025
SCALE: 1" = 100'
SURVEYED BY: SRR/CDC
DRAWN BY: SRR/BRL
CHECKED BY: BRL
PROJECT No: S123063.00
DRAWING: RecomPlat-Icad



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& SURVEYING**
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brlengineering@earthlink.net
NCBELS Firm No: P-0323

Line Table		
LINE	BEARING	DISTANCE
L-1	N 89° 37' 39" E	11.17'
L-2	N 06° 35' 07" E	95.85'
L-3	S 66° 00' 55" W	21.22'
L-4	S 89° 14' 05" W	30.86'
L-5	N 88° 37' 07" W	53.86'
L-6	S 28° 17' 40" W	59.76'



I, BRIAN R. LEONARD, Professional Land Surveyor
certify that this survey is of another category, such
as the recombination of existing parcels, a court
ordered survey or other exception to the definition
of subdivision.
B. Leonard
BRIAN R. LEONARD, PLS L-4368