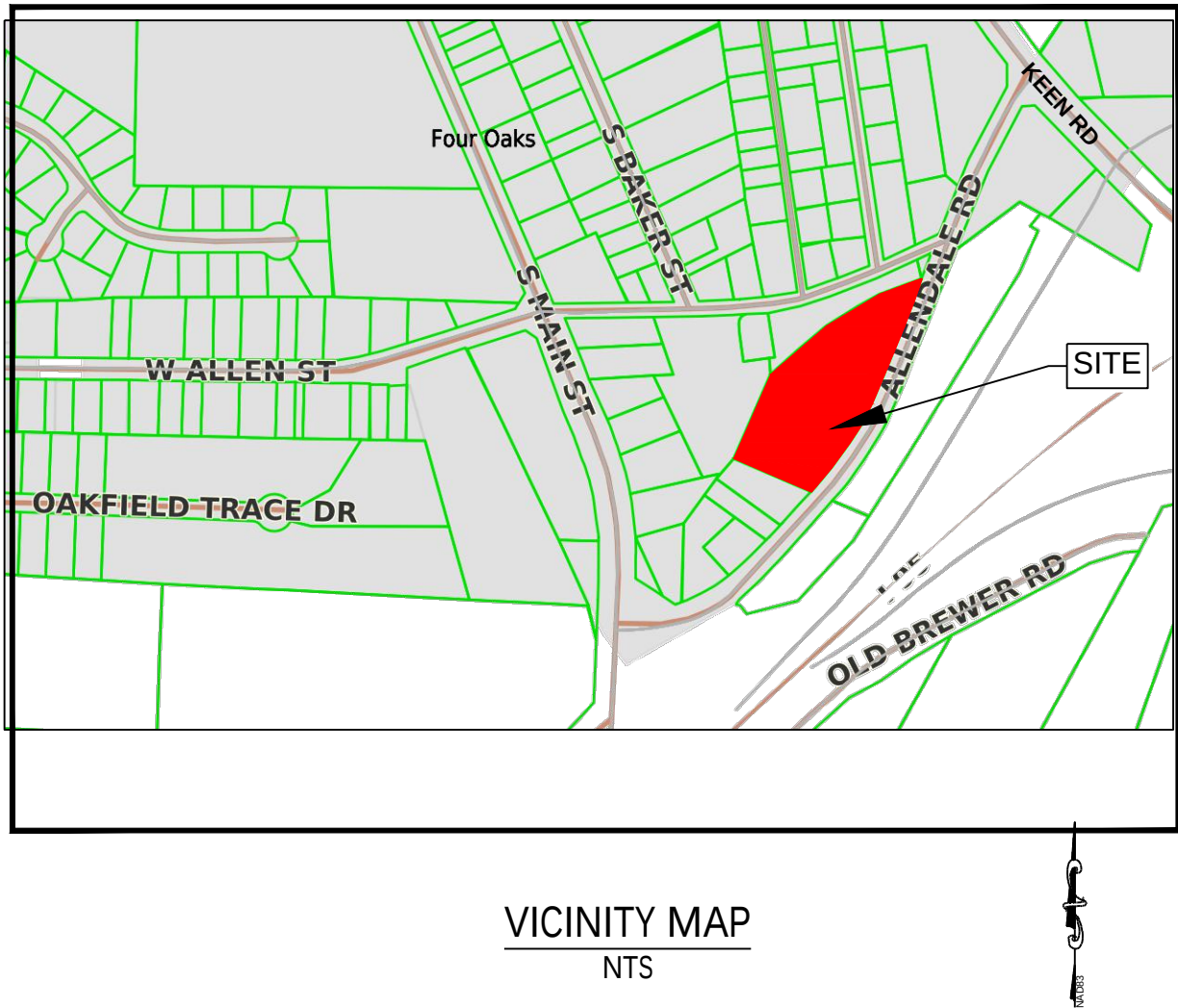




MAJOR SUBDIVISION PLAN

FOR

ALLENDALE ROAD TOWNHOMES

IN

TOWN OF FOUR OAKS, JOHNSTON COUNTY, NORTH CAROLINA

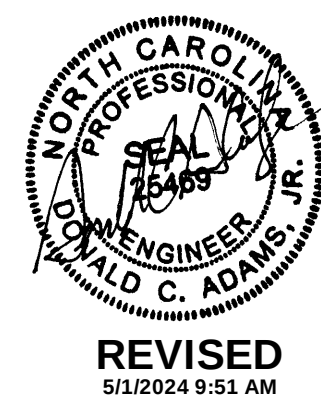
SHEET INDEX

<u>SHEET TITLE</u>	<u>SHEET No.</u>
SEALED BOUNDARY	C1.00
EXISTING CONDITIONS.....	C1.01
SITE PLAN & PRELIMINARY PLAT	C2.01
PRELIMINARY UTILITY PLAN.....	C3.01

DEVELOPER/APPLICANT:

S&B REAL ESTATE VENTURE,LLC
106 PARKER STREET
FOUR OAKS, NC 27524

CONTACT: NICK BYRD
nickbyrd79@gmail.com



PRELIMINARY



ADAMS & HODGE
ENGINEERING, P C
314 EAST MAIN STREET
CLAYTON, NC 27520
919-243-1332 info@adamsandhodge.com
FIRM # C-4187

24109 - ALLENDALE ROAD
TOWNHOMES
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

MAY 1, 2024

- SOURCES OF INFORMATION:
1. EXISTING SURVEY OF SITE PROVIDED BY ON THE LEVEL LAND SURVEYING, PLLC., 1646 DENNING ROAD, BENSON, NC 27504, DATED 02/29/2024
 2. EXISTING LIDAR CONTOURS OUTSIDE OF SITE FROM NC SPATIAL DATA DOWNLOAD DATED 2024.
 3. PARCEL INFORMATION OUTSIDE OF SURVEYED BOUNDARY FROM JOHNSTON COUNTY GIS DATED 2024.
 4. EXISTING WATER LINE & SANITARY SEWER PROVIDED BY TOWN OF FOUR OAKS PUBLIC WORKS, DATED 4/30/24.
 5. PRELIMINARY WETLAND INFORMATION PROVIDED BY BROWN'S ENVIRONMENTAL GROUP, INC., 242 BATTEN FARM RD SELMA, NC 27576, DATED 12/17/2023.

LEGEND

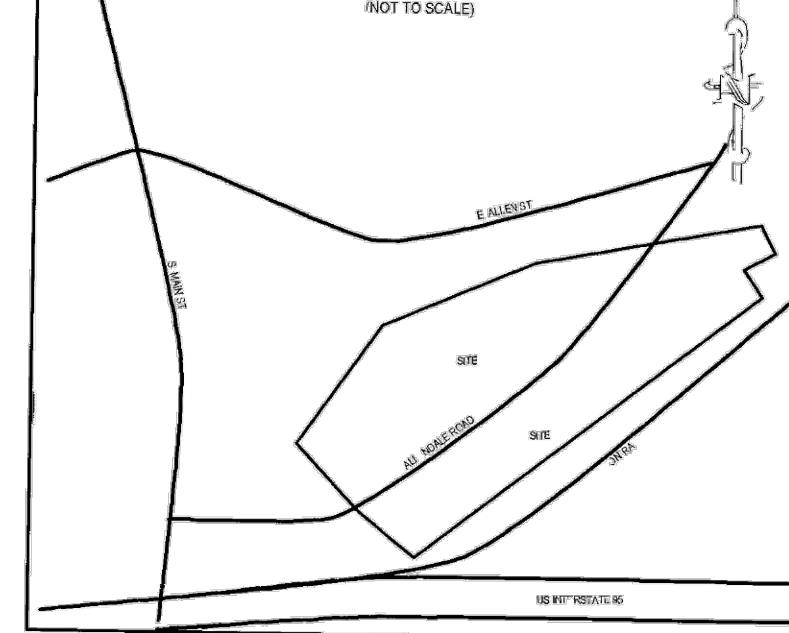
POB Point of Beginning
 (●) New Iron Set
 (●) Iron Pin Found
 (●) Wooden Bollard
 (■) Found Stone
 (▲) Found Stake and Stone
 (●) Cotton Spindle Set
 (□) NCDOT MONUMENT
 --- Property Lines
 --- Fence Line
 --- Centerline of Road
 --- Edge of Asphalt
 --- Woodline
 --- Edge of Concrete
 --- Overhead Electric

CERTIFICATE OF OWNERSHIP and DEDICATION I (we) certify that I am (we are) the owner (owners) or agent of the property shown and described hereon, that I (we) adopt this subdivision plan with my (our) free consent, establish the minimum building setbacks, and dedicate streets, alleys, walks, parks, and other sites and easements to public or private use as noted

Date James Lonnie Peacock
 Owner / Owners / Agents

SITE DATA
 AREAS INCLUDES RW
 NC PID# 08021001
 TOTAL AREA= 6.63 ACRES
 LOT 1 AREA= 3.81 ACRES
 LOT 2 AREA= 3.12 ACRES
 PLAT BK 41, PG 103

VICINITY MAP



NOTES

- 1 All EIS and EIPs are "Control Corners"
- 2 No NCGS Monuments found within 2000' of the Property
- 3 All bearings are referenced to Deed Bk 3212, Pg 490, all distances are horizontal
- 4 Deed references as noted on map

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF FOUR OAKS, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF FOUR OAKS FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY

DATE N/A
 SUBDIVISION ADMINISTRATOR

DATE N/A
 FOUR OAKS MAYOR

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
 COUNTY OF JOHNSTON

I, _____ REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

DATE _____ REVIEW OFFICER

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS _____ DAY OF _____, 20____
 AT _____

BY _____
 REG. OF DEEDS ASST. REG. OF DEEDS

ALLEN FAMILY PARTNERSHIP
 NCPID 08021001
 DB 3212, PG 490
 PB 41, PG 103
 6.63 ACRES INCL. R/W

CIRINO ARELLANO NAVARRO
 NCPID 08022015
 DB 4961 PG 491

LYNN WARWICK LLC
 NCPID 08111054
 DB 3959 PG 891

Filed in JOHNSTON, NC
 Filed 03/04/2024 03:54:57 PM
 CRRIG OLIVE, Register of Deeds
 Dep/Asst mrodriguez
PLRT B 100 P 266

CERTIFICATE OF SURVEY AND ACCURACY

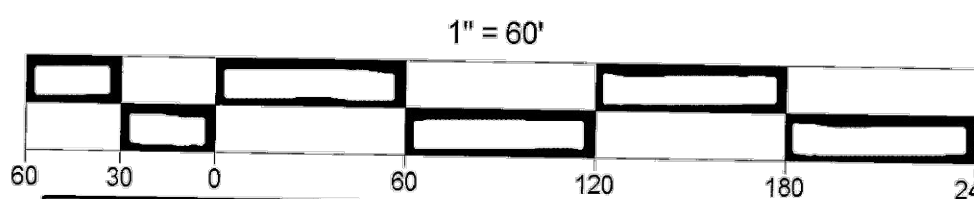
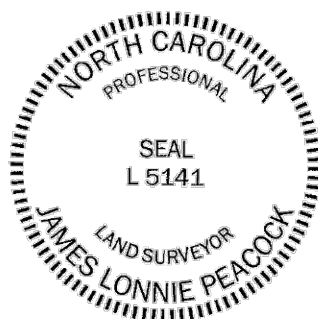
I, JAMES LONNIE PEACOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A (DEED DESCRIPTION RECORDED IN BOOK 3212, PAGE 490, PLAT RECORDED IN BOOK 41, PAGE 103, OR OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED PLAT BOOK 41, PAGE 103. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:100,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28 DAY OF FEBRUARY, A.D. 2024.

James Lonnie Peacock
 SURVEYOR

L 5141
 LICENSE NUMBER

I, JAMES LONNIE PEACOCK, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE SURVEY 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.

James Lonnie Peacock
 JAMES LONNIE PEACOCK, PLS L 5141



SURVEY OF		BOUNDARY SURVEY FOR S & B REALESTATE VENTURES, LLC	
TOWNSHIP INGRAMS		STATE NORTH CAROLINA	
COUNTY JOHNSTON		DATE FEBRUARY 29 2024	
CITY OR TOWN LIMITED TO TOWN OF FOUR OAKS		NCPID # 08021001	
OWNER S&B REAL ESTATE VENTURE, LLC		P.O. BOX 760	
FOUR OAKS, NC 27524			
ON THE LEVEL . LAND SURVEYING, PLLC.			
JAMES LONNIE PEACOCK, PLS			
NC Reg. Land Surveyor No. L-5141			
1646 DENNING RD. BENSON, NC 27504			
TELEPHONE 919-422-3580			
SCALE 1" = 60' FEET			

CERTIFICATE OF FLOODWAY INFORMATION
 PROPERTY SHOWN HEREON AND _____ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE

FLOOD HAZARD PANEL NO. 3720166000K

EFFECTIVE DATE 08/20/2018

DATE James Lonnie Peacock
 SURVEYOR

REVISIONS

314 EAST MAIN STREET
 CLAYTON, NC 27520
 info@adams-hodge.com
 919-243-1327
 FIRM # C-4187

ADAMS & HODGE
 ENGINEERING, PC



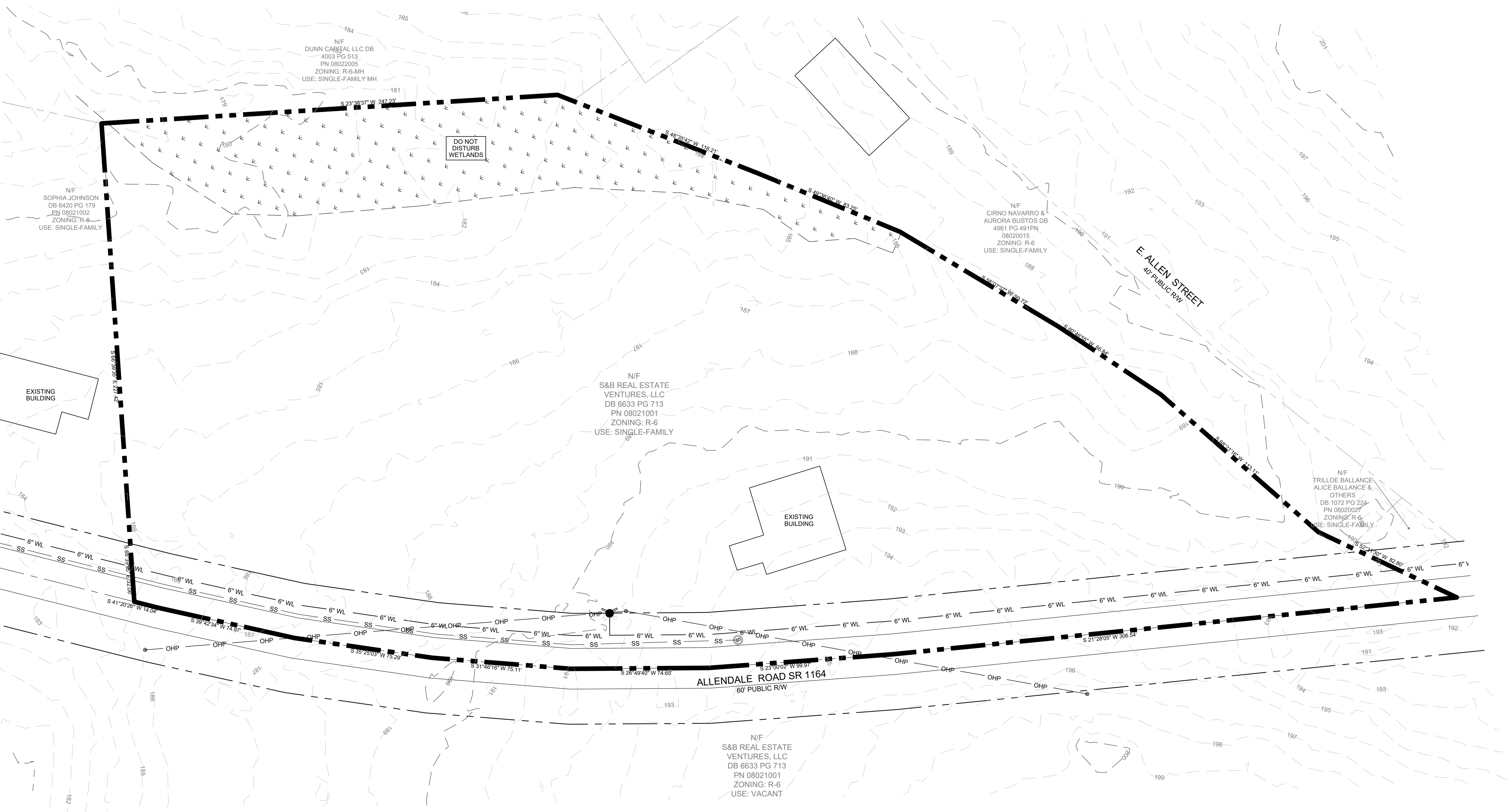
ALLENDALE ROAD
 TOWNHOMES

TOWN OF FOUR OAKS, JOHNSTON COUNTY, NORTH CAROLINA

SEALED BOUNDARY

DESIGN DCA/ADS/BTA
 DRAWN ADS
 CHECKED DCA
 HORIZONTAL SCALE SEE GRAPHIC SCALE
 VERTICAL SCALE N/A
 DATE 05/01/2024
 JOB NO. 24109
 SHEET

C1.00



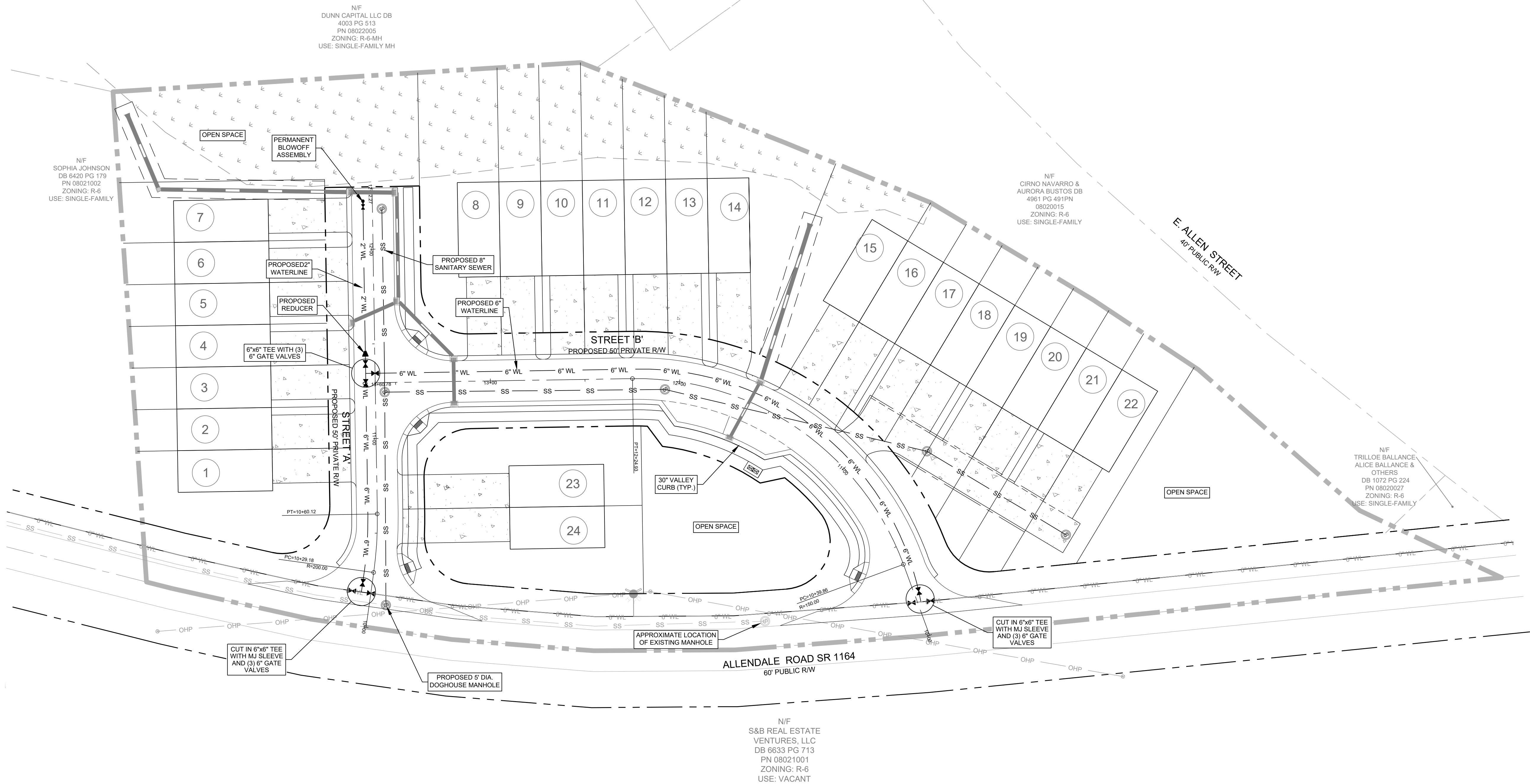
LEGEND	
EXISTING	
PROJECT BOUNDARY	---
ROW	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
WATERLINE	WL
HYDRANT	SS
SEWER PIPE	SS
MANHOLE	⊙
STORM PIPE	---
OVERHEAD POWERLINE	OHP
POWER POLE	⊙
WETLANDS	⬇

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REVISED
5/1/2024 9:52 AM

PRELIMINARY

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



LEGEND	
EXISTING	PROPOSED
PROJECT BOUNDARY	PROJECT BOUNDARY
ROW	ROW
EASEMENTS	EASEMENTS
LOT LINE	LOT LINE
6" WL	6" WL
2" WATERLINE	2" WL
HYDRANT	HYDRANT
VALVE	VALVE
REDUCER	REDUCER
BLOWOFF	BLOWOFF
SEWER PIPE	SS
MANHOLE	MANHOLE
STORM PIPE	STORM PIPE
WETLANDS	N/A

