4. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

5. NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.

6. SITE TRIANGLE TAKES PRECEDENT OVER ANY SIGN EASEMENT.

7. ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT—OF—WAY.

8. 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.

9. HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER (AND SEWER, WHERE AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPAL STRUCTURE.

10. THIS SITE IS LOCATED WITHIN THE NEUSE RIVER BASIN.

11. THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE STATE PLANE COORDINATES ESTABLISHED BY NCGS FOR MONUMENT "ELLIS" WITH NAD 83/NSRS 1986 STATE PLANE GRID COORDINATES OF NORTHING: 692,432.00(FT) EASTING: 2,188,716.03(FT). THE AVERAGE COMBINED GRID FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS 0.99988996. THE HORIZONTAL DISTANCE FROM "ELLIS" TO "CONTROL CORNER" (SEE MAP) IS S 34°05'12" W 4,221.81'(GROUND), 4,221.34'(GRID).

12. WETLANDS DELINEATION PERFORMED BY STV INCORPORATED (PREVIOUSLY KNOWN AS RALPH WHITEHEAD AND ASSOC.) AS DEPICTED ON A SURVEY BY BRENNAN LAND SURVEYING TITLED BOUNDARY SURVEY FOR 42 EAST LLC. DATED MAY 10, 2006.

13. TOTAL MAXIMUM IMPERVIOUS SURFACE AREA IS 3,400 SQ. FT. PER LOT.

SITE DATA

OWNER: 42 EAST LLC THE VINEYARDS AT TUSCANY PHASE 3A

TOTAL LOTS: 23

AVERAGE LOT SIZE: 8,294 SQ FT

TOTAL LOT ACREAGE: 4.379 ACRES

TOTAL R/W DEDICATED: 0.779 ACRES

TOTAL OPEN SPACE: 2.027 ACRES

PHASE 3A TOTAL: 7.185 ACRES

CONSERVATION AREA: TOTAL: 1.898 ACRES

ZONING: AR—SUD
5' SIDE AND REAR SETBACK
20' FRONT SETBACK
70' FRONT SETBACK TO
ARTERIAL/COLLECTOR

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES:

THE DIRECTOR OF PUBLIC UTILITIES FOR COUNTY OF JOHNSTON, NORTH CAROLINA, HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE JOHNSTON COUNTY ORDINANCES. UPON RECORDATION OF THIS PLAT, JOHNSTON COUNTY ACCEPTS THE OWNER'S OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS-OF-WAY SHOWN AND DELINEATED ON THIS PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. NO STRUCTURES OR FENCES SHALL BE PLACED WITHIN THE PUBLIC UITLITY EASEMENTS. ACCESS TO THE DEDICATED AREAS SHALL NOT BE BLOCKED OR OBSTRUCTED BY ANY FENCE OR STRUCTURES. THE COUNTY SHALL HAVE THE RIGHT TO CLEAR AND/OR REMOVE ANY VEGETATION WITHIN THE PUBLIC UTILITY EASEMENTS. FURTHERMORE, THE COUNTY WILL NOT REPLACE ANY LANDSCAPING (OTHER THAN GRASS, WHICH WILL BE REPLACED WITH SEED) WITHIN THE PUBLIC UTILITY EASEMENT AREA DISTURBED FOR MAINTENANCE OF THE UTILITIES.

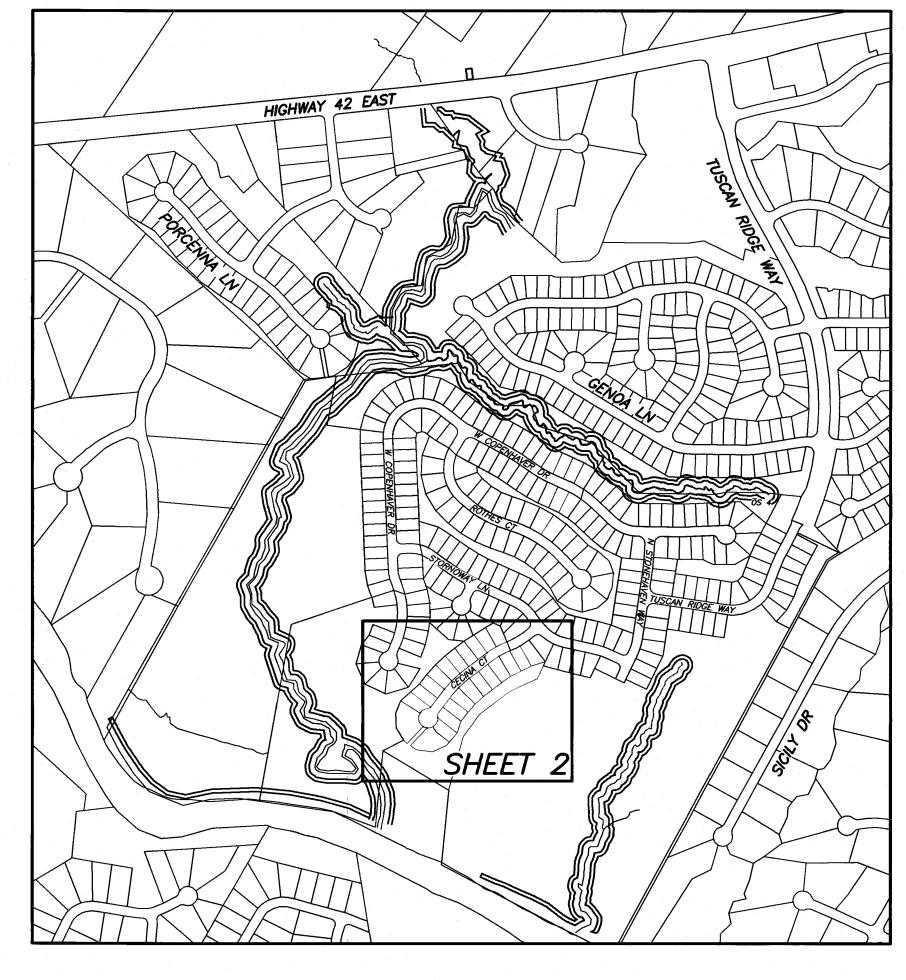
THIS THE 19th DAY OF March, 2020.

COUNTY OF JOHNSTON

BY: Chandra C. James

THE VINEYARDS AT TUSCANY

PHASE 3A (LOTS 104-126, OPEN SPACE 11)



SURVEY CERTIFICATE

RUDOLF A. VANDERVELDE JR L-5146

I, RUDOLF A VANDERVELDE JR, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK (SEE), PAGE (MAP); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (SEE), PAGE (MAP); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47—30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF MARCH, 2020.

I ALSO CERTIFY TO THIS MAP TO BE ONE OF THE FOLLOWING AS CHECKED BELOW;

A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

CERTIFICATE OF FLOODWAY INFORMATION

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A FEMA DESIGNATED FLOOD ZONE ACCORDING TO: FEMA FLOOD MAP #3720168800K FLOOD HAZARD PANEL NO. 1688 EFFECTIVE DATE: JUNE 20, 2018

SURVEYOR J. Just Willy. 3.9-20



REVISIONS: DATE: 3-9-20 SUBDIVISION PLAT OF THE VINEYARDS AT TUSCANY - PHASE 3A SURVEYED BY: RW **42 EAST LLC** DRAWN BY: RAV CHECK & CLOSURE BY: RAV COUNTY: JOHNSTON TOWNSHIP: WILDERS STATE: NORTH CAROLINA CAD FILE: VINEYARDS PH 3A.dwg ZONE: AR-SUD P.I.N. 168800-68-5422 SHEET 1 OF 2 PROJECT NO: 2140521.00



115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF JOHNSTON

I, O.L. T. THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS) FOR RECORDING.

BADADO OU. The REVIEW OFFICER)

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 REGISTER OF DEEDS OF JOHNSTON COUNTY.

DATE SUBDIVISION ADMINISTRATOR

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, <u>DEVELOPER/OWNER</u> 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.

1320 J.J. JOHN

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS

CERTIFICATION

DISTRICT ENGINEER

CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE THE <u>VINEYARDS AT TUSCANY PHASE 3A</u>

<u>SUBDIVISION. LOTS 104—126. OPEN SPACE 11</u>, AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES

DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

3/19/20 Chandra 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 MACL 2020 AT 1: 04: 54 PM

Craig Olive

ASST. REG. OF L

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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.

3-13-20 J.J. Z

OWNED

