

I, LINWOOD E. BYRD, Professional Land Surveyor certify 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.

Linwood E. Byrd
LINWOOD E. BYRD, PLS
L-1354

NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

NOTE: ALL CORNERS NOT LABELED ARE A 1/2" NIP SET 1" UNDERGROUND.

- LEGEND**
- LINES SURVEYED (SUBJECT PROPERTY)
 - OTHER LINES SURVEYED (EX.: TIE LINES)
 - LINES NOT SURVEYED
 - RIGHT-OF-WAY LINE
 - CENTERLINE OF ROAD
 - EXISTING IRON PIPE FOUND
 - NEW IRON PIPE SET FLUSH
 - CONTROL CORNER
 - EXISTING IRON STAKE FOUND
 - NEW IRON STAKE SET
 - EXISTING CONCRETE MONUMENT FOUND
 - EXISTING P.K. NAIL FOUND
 - RIGHT-OF-WAY
 - DEED BOOK
 - PAGE
 - EXISTING POWER POLE
 - EXISTING OVERHEAD ELECTRICAL LINE
 - COMPUTED POINT
 - EX. MAG
 - EXISTING MAG NAIL FOUND
 - MAG
 - NEW MAG NAIL SET
 - A.G.
 - ABOVE GROUND
 - UNDERGROUND
 - EX. RRS
 - EXISTING RAILROAD SPIKE FOUND
 - HYD
 - EXISTING FIRE HYDRANT
 - WV
 - EXISTING WATER VALVE
 - WM
 - EXISTING WATER METER
 - LP
 - EXISTING LIGHT POLE
 - MBSL
 - MINIMUM BUILDING SETBACK LINE
 - ELS
 - EXISTING LIGHTWOOD STAKE FOUND
 - EX. AM
 - EXISTING ALUMINUM MONUMENT FOUND
 - PKN
 - NEW P.K. NAIL SET
 - CM
 - NEW CONCRETE MONUMENT SET
 - RRS
 - NEW RAILROAD SPIKE SET
 - FIRE HYDRANT

NORTH CAROLINA
JOHNSTON COUNTY

I, LINWOOD E. BYRD, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed references are as shown on the face of this plat; that the boundaries not surveyed are clearly indicated as drawn from information as shown on the face of this plat; that the ratio of precision as calculated is 1:10,000+ for unadjusted field data; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 1st day of OCTOBER, A.D., 2019.

Linwood E. Byrd Professional Land Surveyor

License Number L-1354
SURVEYORS
SEAL



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

DATE *10/11/2019* REVIEW OFFICER *Paul H. Sanford*

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
Filed for Registration at *11:37:13 A.M.*
October 30 2019 in the Register of Deeds Office.

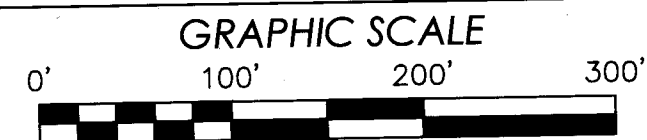
CRAIG OLIVE
Register of Deeds
By: *Marilyn J. Moore, Deputy*
This Plat Recorded in Plat Book *89*, Page *493*

SURVEY REFERENCES

DEED BK. 1273, PG. 644
DEED BK. 1828, PG. 839
DEED BK. 2154, PG. 636
DEED BK. 2694, PG. 836
DEED BK. 4863, PG. 525
DEED BK. 4964, PG. 1
DEED BK. 4964, PG. 81
PLAT BK. 57, PG. 423 (TR. 1)
PLAT BK. 83, PG. 492
PLAT BK. 86, PG. 279 & 280
PLAT BK. 89, PG. 7

THIS SUBDIVISION PLAT IS BEING RECORDED IN 2 SHEETS.
SEE SHEET 1 OF 2 FOR SUBDIVISION AND SHEET 2 OF 2 FOR ADDITIONAL NOTES, CERTIFICATES AND DATA.

ACREAGE COMPUTED BY COORDINATE METHOD
NOTE: ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
IN US SURVEY FEET UNLESS OTHERWISE NOTED



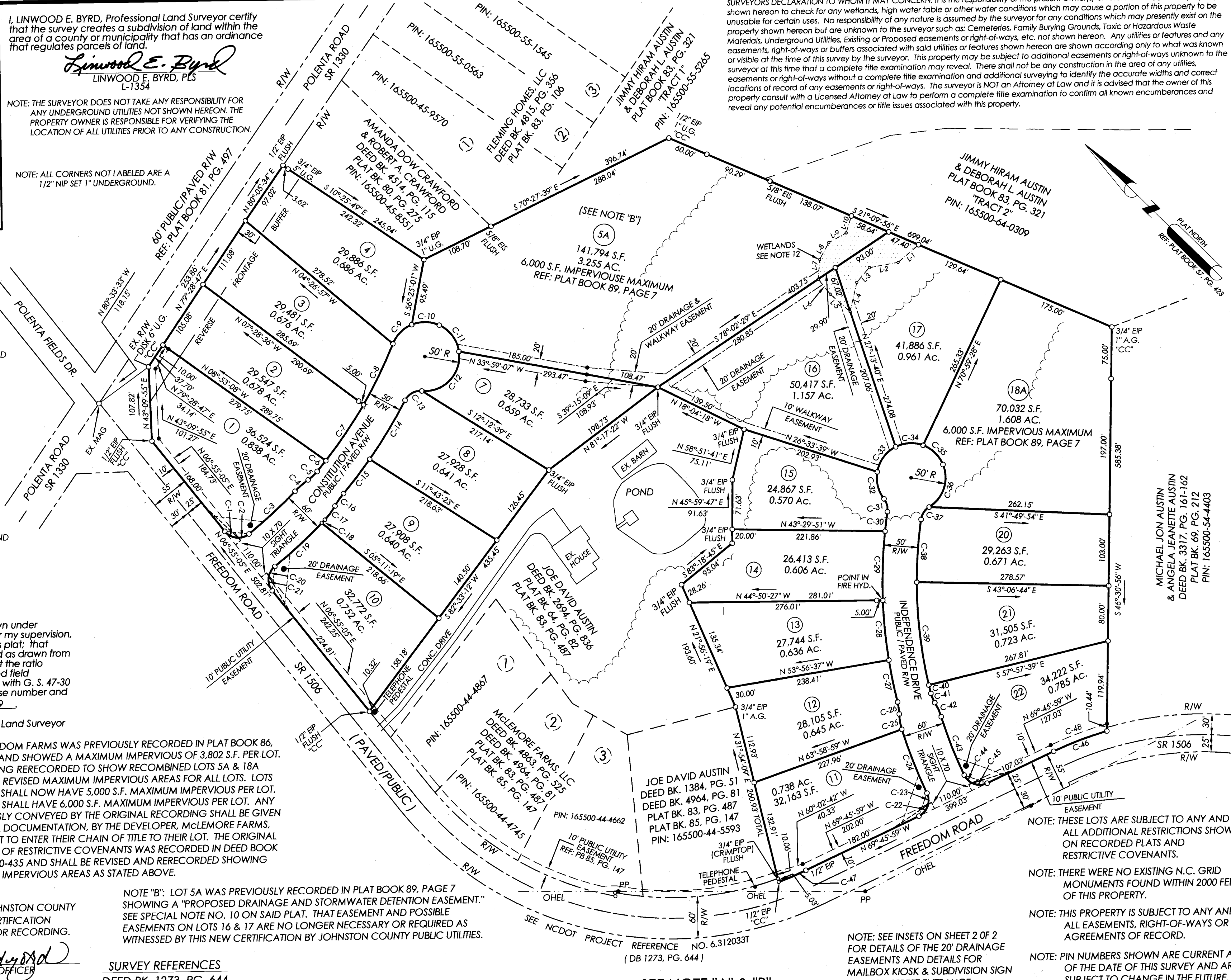
RERECORDING OF "FREEDOM FARMS"
SURVEYED FOR
McLEMORE FARMS, LLC

TOWNSHIP: CLEVELAND
COUNTY: JOHNSTON
CITY OR TOWN:
STATE: NORTH CAROLINA
ZONE: AR
PIN: ---

BYRD SURVEYING, P.A.
PROFESSIONAL LAND SURVEYORS
112 E. JOHNSTON ST.
SMITHFIELD, N.C. 27577
PHONE: 919-989-9300
www.byrdsurvey.com
C-0719 © 2016

DATE: 10-1-19
SCALE: 1" = 100'
CHECKED & CLOSURE BY: LEB, JWL
SURVEYED BY: LEBJ
DRAWN BY: LEB, JWL
DRAWING NO. 19-001
SHEET 1 OF 2

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 wetlands, high water table or other water conditions 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 shown hereon but are unknown to the surveyor such as: Cemeteries, Family Burying Grounds, Toxic or Hazardous Waste Materials, Underground Utilities, Existing or Proposed easements or right-of-ways, etc. not shown hereon. Any utilities or features and any easements, right-of-ways or buffers associated with said utilities or features shown hereon are shown according only to what was known or visible at the time of this survey by the surveyor. 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. There shall not be any construction in the area of any utilities, easements or right-of-ways without a complete title examination and additional surveying to identify the accurate widths and correct locations of record of any easements or right-of-ways. The surveyor is NOT an Attorney at Law and 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.



SEE NOTE "A" & "B"

NOTE: SEE INSETS ON SHEET 2 OF 2 FOR DETAILS OF THE 20' DRAINAGE EASEMENTS AND DETAILS FOR MAILBOX KIOSK & SUBDIVISION SIGN AT EACH STREET ENTRANCE.

NOTE: THESE LOTS ARE SUBJECT TO ANY AND ALL ADDITIONAL RESTRICTIONS SHOWN ON RECORDED PLATS AND RESTRICTIVE COVENANTS.

NOTE: THERE WERE NO EXISTING N.C. GRID MONUMENTS FOUND WITHIN 2000 FEET OF THIS PROPERTY.

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD.

NOTE: PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.

NOTE: THERE MAY BE SOME FLOOD HAZARD SOILS OUTSIDE THE DELINEATED WETLANDS. THEY ARE SUBJECT TO ANY LOCAL, STATE, OR FEDERAL GOVERNMENT REGULATIONS OR RULES.

NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

NOTE: PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.

NOTE: 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENTS.

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 THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *[Signature]*
DATE Oct 7, 2019

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

ALL LOTS MUST BE SERVED BY THE INTERNAL STREET SYSTEM ONLY.

FLOOD CERTIFICATION

THIS PROPERTY GRAPHICALLY DOES NOT APPEAR TO BE IN AN AREA DESIGNATED AS HAVING 100 YEAR SPECIAL FLOOD HAZARDS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FLOOD INSURANCE RATE MAP NUMBER: 3720165500K
EFFECTIVE DATE: JUNE 20, 2018

[Signature]
LINWOOD E. BYRD, PLS
L-1354

NOTE: FLOOD CERTIFICATION IS SUBJECT TO FUTURE CHANGES BY FEMA.

CERTIFICATE OF PUBLIC UTILITIES

"All obligations and requirements for the utilities to serve FREEDOM FARMS Lots 1-5A, 5-18A, 20-22, as set forth by the Johnston County Public Utilities Department, have been met and are satisfactory for the purpose of recording the subdivision map.

[Signature] 10/8/19
Johnston County Department of Utilities

[Signature] REVIEW OFFICER OF JOHNSTON COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

10/11/2019 *[Signature]*
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
Filed for Registration at 11:37:13 A.M.
October 30 2019 in the Register of Deeds Office.

CRAIG OLIVE
Register of Deeds

By: *[Signature]* Deputy
This Plat Recorded in Plat Book 89, Page 494

NOTES:

- All interior lots shall have a 10' Drainage, Slope and Utility Easement; 5' each side of all lot lines.
- A 10' Drainage And Utility Easement shall lie inside all Exterior Boundary Lines.
- A 10' wide Grading, Slope, Drainage and Utility Easement is reserved on the lot side of and adjacent to all street right-of-ways.
- No driveway shall be located within 50 feet of a street intersection.
- All house and driveway locations shall be coordinated with the Johnston County Environmental Health Department to assure reserving proper areas for septic systems.
- New 1/2" iron pipe set flush at all corners unless otherwise noted.
- All lots shall be served by public water and individual septic system and shall meet all requirements of the Johnston County Environmental Health Department.
- All lots shall meet all applicable minimum setback requirements.
- This property is subject to any and all easements, right-of-ways or agreements of record.
- All Easements proposed or shown hereon are hereby dedicated as "PUBLIC".
- This property is not located within 2000' of an existing N.C. Grid Monument.
- The wetlands shown on Lots 6, 16 & 17 were field delineated by Wyatt Brown, Licensed Soil Scientist and approved by the U.S. Army Corps of Engineers. All points are computed points.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY AND THAT THIS PLAT IS HEREBY APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY, PROVIDED THAT THIS PLAT BE RECORDED WITHIN 60 DAYS OF FINAL APPROVAL: APPROVED BY THE PLANNING DIRECTOR.

10-9-19 *[Signature]*
DATE SUBDIVISION ADMINISTRATOR

Impervious surfaces: No more than 5,000 Sq. Ft. of any lot, except for Lots 5A & 18A, shall be covered by impervious materials including asphalt, concrete block, stone, slate, wood deck, concrete or other hardened material. This covenant is intended to insure continued compliance with the stormwater management plan approved by the Johnston County Stormwater Program. The covenant cannot be changed or deleted without the consent of the Johnston County Stormwater Program. Lots 5A & 18A shall have 6,000 Sq. Ft. impervious maximum each.

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 JOHNSTON COUNTY AND THAT I(WE) HEREBY, ADOPT THIS SUBDIVISION/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.

10/2/2019 *[Signature]* MCLEMORE FARMS, LLC
DATE OWNER
10/2/2019 *[Signature]*
DATE BY: DENTON F. LEE, JR. MANAGER

NOTE: THE CHANGES TO NEW OR EXISTING PARCELS SHOWN HEREON ARE PROPOSED CHANGES. THE CHANGES SHOWN DO NOT TAKE EFFECT UNTIL THE PROPER APPROVALS HAVE BEEN OBTAINED AND THE PROPER DEEDS OR OTHER LEGAL DOCUMENTS ARE FILED WITH THE APPROPRIATE COUNTY REGISTER OF DEEDS OFFICE.

MINIMUM BUILDING SETBACK REQUIREMENTS
SUBJECT TO JOHNSTON COUNTY MINIMUM BUILDING SETBACK REQUIREMENTS. CONSULT WITH JOHNSTON COUNTY PLANNING AND INSPECTION DEPARTMENTS BEFORE PLACING BUILDINGS ON ANY LOTS TO MAKE SURE ALL REQUIRED SETBACKS ARE MET.

ACREAGE COMPUTED BY COORDINATE METHOD
NOTE: ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED

GRAPHIC SCALE



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C-1	53°-07'-49"	25.00'	23.18'	S 19°-38'-50" E	22.36'
C-2	36°-52'-11"	25.00'	16.09'	S 64°-38'-50" E	15.81'
C-3	07°-40'-33"	680.00'	91.10'	S 86°-55'-12" E	91.03'
C-4	11°-09'-31"	130.00'	25.32'	S 85°-10'-43" E	25.28'
C-5	14°-46'-01"	70.00'	18.04'	S 86°-58'-58" E	17.99'
C-6	01°-40'-35"	685.00'	20.04'	N 84°-47'-45" E	20.04'
C-7	08°-11'-48"	685.00'	98.00'	N 79°-51'-33" E	97.91'
C-8	08°-12'-05"	685.00'	98.05'	N 71°-39'-37" E	97.97'
C-9	45°-50'-12"	50.00'	40.00'	S 89°-31'-20" E	38.94'
C-10	47°-09'-23"	50.00'	41.15'	S 43°-01'-33" E	40.00'
C-11	57°-08'-33"	50.00'	49.87'	S 09°-07'-25" W	47.82'
C-12	103°-07'-38"	50.00'	90.00'	S 89°-15'-31" W	78.33'
C-13	67°-50'-24"	25.00'	29.60'	N 73°-05'-52" W	27.90'
C-14	07°-47'-04"	735.00'	99.86'	S 76°-52'-28" W	99.78'
C-15	04°-52'-02"	735.00'	62.44'	S 83°-12'-01" W	62.42'
C-16	10°-35'-09"	119.25'	22.03'	S 80°-20'-29" W	22.00'
C-17	14°-11'-38"	100.00'	24.77'	S 82°-08'-43" W	24.71'
C-18	00°-30'-18"	740.00'	6.52'	S 89°-29'-41" W	6.52'
C-19	07°-10'-15"	740.00'	92.61'	N 86°-40'-03" W	92.55'
C-20	36°-52'-11"	25.00'	16.09'	S 78°-28'-59" W	15.81'
C-21	53°-07'-49"	25.00'	23.18'	S 33°-28'-59" W	22.36'
C-22	53°-07'-49"	25.00'	23.18'	N 83°-40'-07" E	22.36'
C-23	36°-52'-11"	25.00'	16.09'	N 38°-40'-07" E	15.81'
C-24	08°-00'-54"	710.00'	99.32'	N 24°-14'-28" E	99.24'
C-25	16°-09'-47"	80.00'	22.57'	N 36°-19'-49" E	22.49'
C-26	12°-56'-54"	77.65'	17.55'	N 37°-56'-15" E	17.51'
C-27	05°-02'-36"	705.00'	62.05'	N 33°-59'-05" E	62.03'
C-28	07°-04'-32"	705.00'	87.06'	N 40°-02'-39" E	87.01'
C-29	08°-07'-59"	705.00'	100.07'	N 47°-38'-55" E	99.99'
C-30	02°-17'-58"	705.00'	28.29'	N 52°-51'-53" E	28.29'
C-31	45°-57'-23"	25.00'	20.05'	N 31°-02'-10" E	19.52'
C-32	47°-29'-36"	50.00'	41.45'	N 31°-48'-17" E	40.27'
C-33	53°-29'-14"	50.00'	46.68'	N 82°-17'-42" E	45.00'
C-34	47°-09'-23"	50.00'	41.15'	S 47°-22'-59" E	40.00'
C-35	47°-09'-23"	50.00'	41.15'	S 00°-13'-36" E	40.00'
C-36	80°-59'-57"	50.00'	70.69'	S 63°-51'-03" W	64.94'
C-37	50°-41'-02"	25.00'	22.12'	S 79°-00'-31" W	21.40'
C-38	07°-57'-10"	655.00'	90.91'	S 49°-41'-25" W	90.84'
C-39	13°-09'-00"	655.00'	150.33'	S 39°-08'-20" W	150.00'
C-40	01°-06'-03"	655.00'	12.59'	S 32°-00'-49" W	12.58'
C-41	16°-48'-34"	49.45'	14.51'	S 23°-03'-31" W	14.46'
C-42	13°-35'-42"	95.00'	22.54'	S 21°-27'-04" W	22.49'
C-43	08°-00'-54"	650.00'	90.93'	S 24°-14'-28" W	90.86'
C-44	36°-52'-11"	25.00'	16.09'	S 01°-47'-55" W	15.81'
C-45	53°-07'-49"	25.00'	23.18'	S 43°-12'-05" E	22.36'
C-46	09°-26'-59"	502.46'	82.87'	N 65°-02'-30" W	82.78'
C-47	05°-25'-40"	452.46'	42.86'	N 67°-03'-09" W	42.85'
C-48	09°-47'-15"	512.46'	87.54'	N 64°-52'-21" W	87.44'

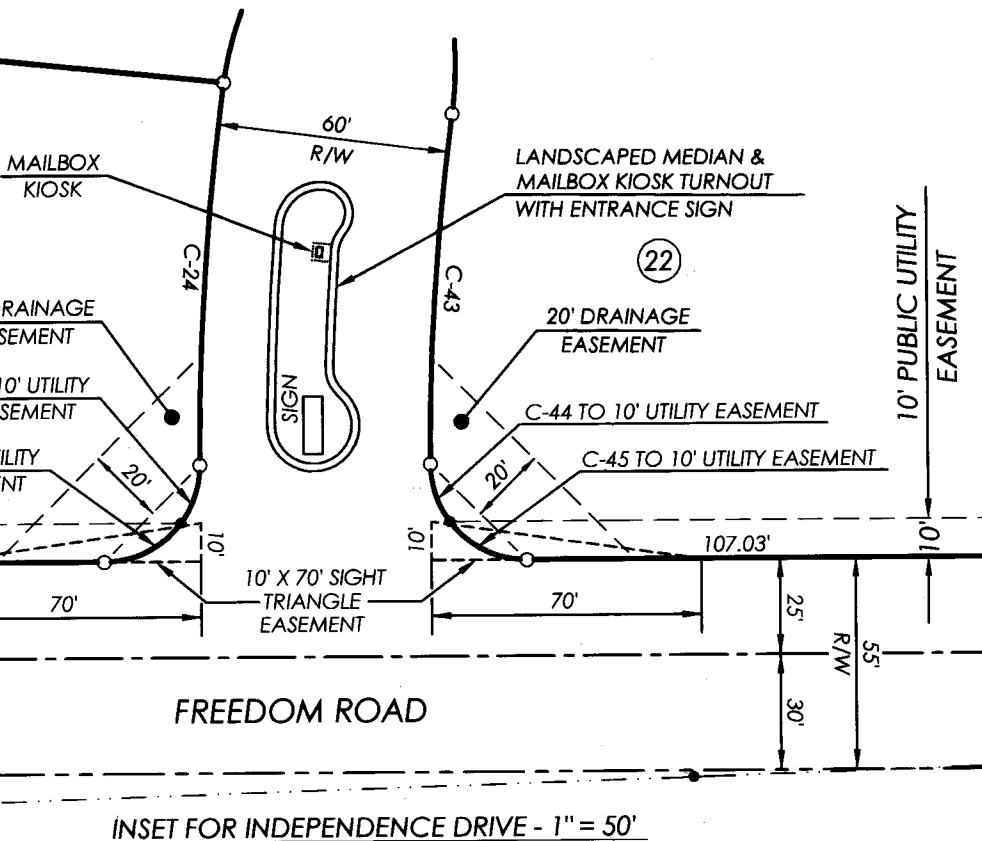
RESTRICTIVE COVENANTS RECORDED IN
DEED BOOK 5457, PAGE 654-670

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SEE SHEET 1 OF 2 FOR SUBDIVISION AND SHEET 2 OF 2
FOR ADDITIONAL NOTES, CERTIFICATES AND DATA.

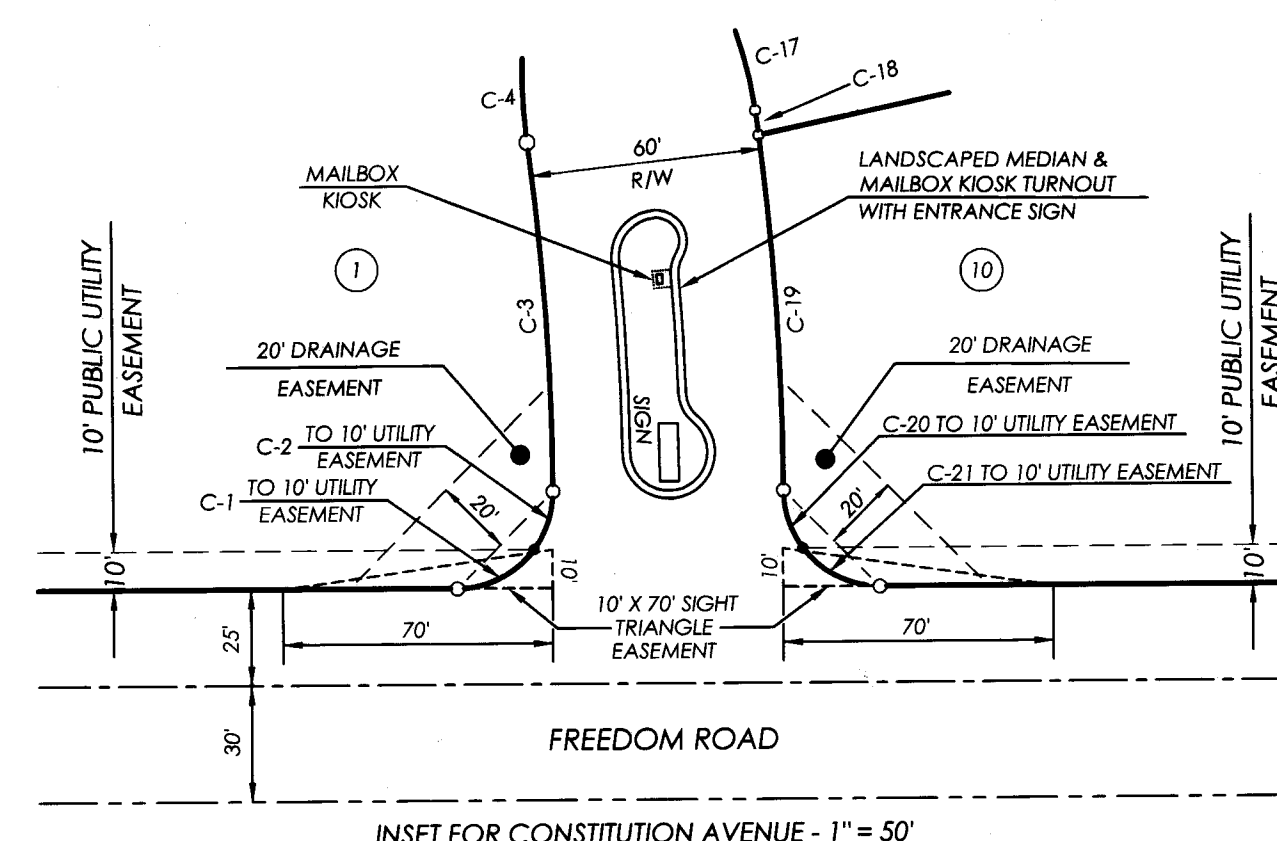
ADDITIONAL NOTES, CERTIFICATES, AND DATA

RERECORDING OF "FREEDOM FARMS"
SURVEYED FOR
MCLEMORE FARMS, LLC

TOWNSHIP: CLEVELAND COUNTY: JOHNSTON
CITY OR TOWN: STATE: NORTH CAROLINA
ZONE: AR PIN: -----



INSET FOR INDEPENDENCE DRIVE - 1" = 50'



INSET FOR CONSTITUTION AVENUE - 1" = 50'

CERTIFICATION OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN FREEDOM FARMS - LOTS 1-5A, 7-18A & 20-22 SUBDIVISION MEETS PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX 11 JOHNSTON COUNTY SUBDIVISION REGULATIONS. FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLANS FOR PROPOSED USE IN ACCORDANCE WITH REGULATIONS IN FORCE AT THE TIME OF PERMITTING. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

10-9-2019 *[Signature]*
DATE COUNTY HEALTH OFFICER OR AUTHORIZED REP.

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. NOTE THAT ALL LOTS PERMITTED FOR LOW PRESSURE PIPE DISTRIBUTION HAVE BEEN MANDATED TO HAVE A MANAGEMENT AGREEMENT WITH A CERTIFIED OPERATOR IN PLACE PRIOR TO THE ISSUANCE OF THE OPERATION PERMIT.

BYRD
SURVEYING, P.A.
PROFESSIONAL LAND SURVEYORS
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SMITHFIELD, N.C. 27577
PHONE: 919-989-9300
www.byrdsurvey.com
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