

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 ASST. REG. OF DEEDS

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED: DEC 20, 2021 DATE DISTRICT ENGINEER

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

NOTE: SITE TRIANGLE TAKES PRECEDENT OVER ANY SIGN EASEMENT

NOTE: OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

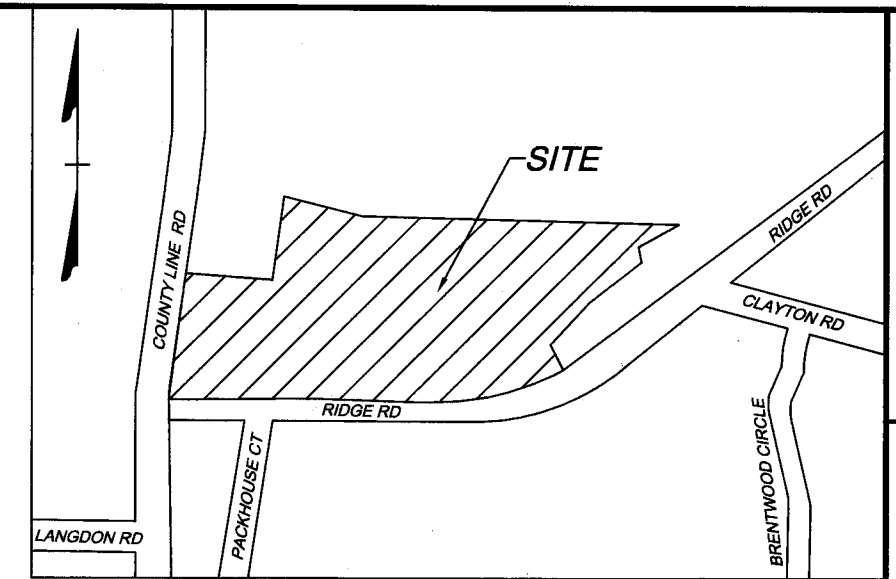
NOTE: ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY

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.
12-22-21 DATE REVIEW OFFICER

- REFERENCES
DB 665 PG 346
DB 929 PG 666
DB 2021 PG 530
DB 2559 PG 806
DB 2669 PG 844
DB 2763 PG 763
DB 2841 PG 319
DB 3202 PG 397
DB 3739 PG 425
DB 4661 PG 885
DB 4666 PG 62
DB 4920 PG 245
DB 5339 PG 421
DB 5509 PG 221
PB 45 PG 497
PB 65 PG 23
PB 65 PG 119
PB 66 PG 72



SITE DATA TABLE:

OWNER: TUPELO HONEY LAND DEVELOPMENT, LLC

SITE ADDRESS: RIDGE ROAD, JOHNSTON COUNTY (PER PLANS)

PIN: 160200-58-4762 AND 160200-48-4604

DEED BOOK 5636, PAGE 737

ZONING: AR
EXISTING USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
AREA IN LOTS: 1,128,017.87 SF / 25.89 AC
AREA IN ROW: 162,259 SF / 3.72 AC
OPEN SPACE
AREA: 123,854.42 SF / 2.84 AC

LOT SETBACKS TABLE:

FRONT 20'
SIDE 5'
REAR 5'
PERIMETER 20'

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.

12-22-2021 DATE SUBDIVISION ADMINISTRATOR

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, Wayne Baker, 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.

Dec 14, 2021 DATE DEVELOPER/OWNER

NOTE: ONLY 75% OF RECORDED LOTS WILL BE PERMITTED FOR CONSTRUCTION UNTIL THE ROADS ARE ACCEPTED BY NCDOT FOR STATE MAINTENANCE.
JOHNSTON COUNTY LAND DEVELOPMENT CODE SEC 14-226 (7) b.

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 1602

EFFECTIVE DATE: JUNE 20, 2018

12/13/2021 DATE SURVEYOR

CERTIFICATE OF PUBLIC UTILITIES (Major Subdivisions Only)

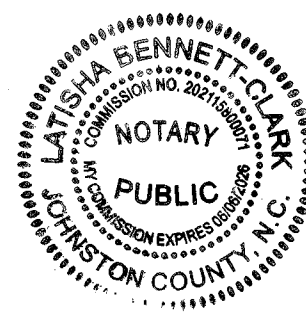
ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE Langdon Ridge SUBDIVISION, SECTION 15A LOTS 9-54 SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

12/14/21 DATE DIRECTOR OF INFRASTRUCTURE

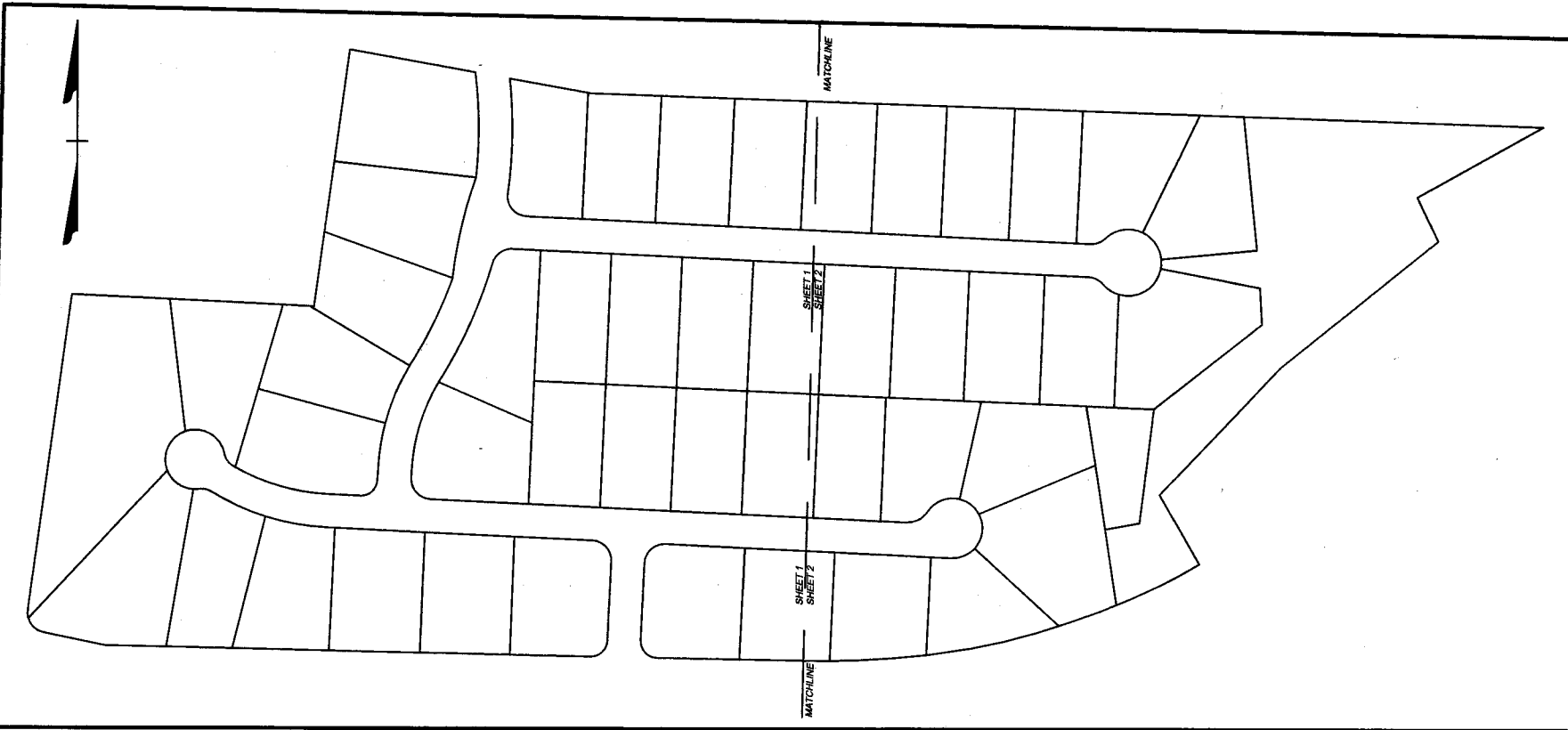
NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.

NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM

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



NOTARY PUBLIC CERTIFICATION
Latisha Bennett Clark, NOTARY PUBLIC.
I, Wayne Baker, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
14th DAY OF December
12-14-21 DATE MY COMMISSION EXPIRES



LANGDON RIDGE SUBDIVISION PHASE 2 KEY MAP NOT TO SCALE

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.

Dec 14, 2021 DATE OWNER

SURVEY CONTROL / GRID TIE NOTES

CLASS OF SURVEY: CLASS A
HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM
COMBINED FACTOR: 0.99987107
DATE OF GNSS SURVEY: 05/19/2020
POSITIONAL ACCURACY: H: 0.07
GNSS TECHNIQUE: REAL TIME KINEMATIC NETWORK (RTK)

SURVEY NOTES:

- 1. THIS SURVEY WAS PREPARED FOR TUPELO HONEY LAND DEVELOPMENT, LLC.
2. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83(2011) AS DETERMINED BY GNSS. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
3. NOT ALL IMPROVEMENTS LOCATED ON THE PROPERTY HAVE BEEN SHOWN.
4. AREA COMPUTATION IS BY THE COORDINATE METHOD.
5. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A TITLE SEARCH.
6. RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON.

SURVEYOR CERTIFICATION

I, CLEMM H. SHANKLE JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AS DESCRIBED IN DEEDS AND MAPS OF RECORD OR OTHER REFERENCE SOURCES, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+ THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

WITNESS MY HAND AND SEAL

THIS 13 DAY OF Dec, A.D., 2021

CLEMM H. SHANKLE JR., NCPLS No. L-4543



CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II JOHNSTON COUNTY SUBDIVISION REGULATIONS. FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLAN FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

12-14-21 DATE HEALTH REPRESENTATIVE

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.

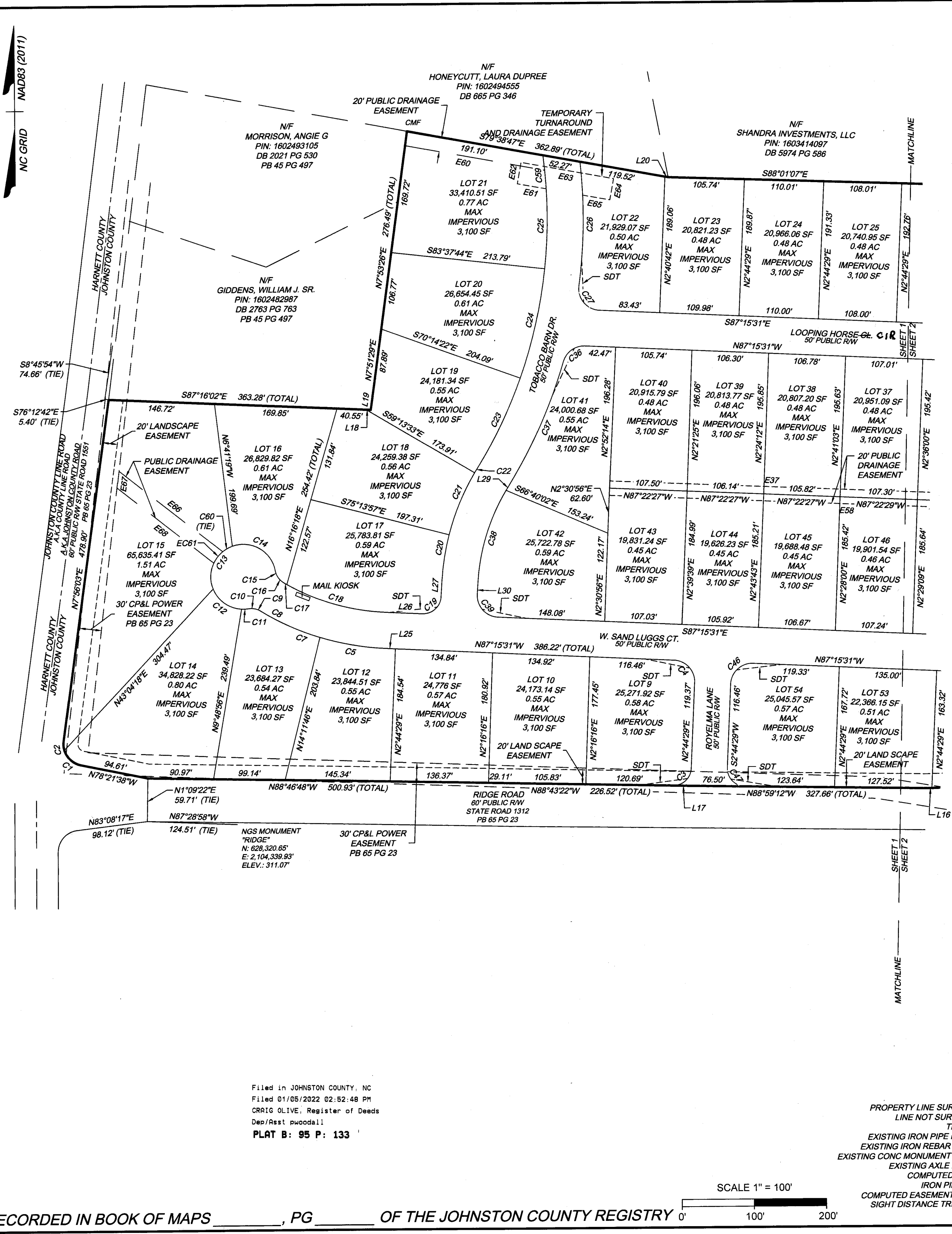
LANGDON RIDGE -PHASE 2 SUBDIVISION PLAT
JOHNSTON COUNTY, NC
OWNER: TUPELO HONEY LAND DEVELOPMENT, LLC
PIN: 160200-58-4762 AND 160200-48-4604

Table with 2 columns: TWP/County, Date/Scale, Sheet/Drawn By, Map Checked By.

Y:\1902145770-Langdon-Ridge\DWG\SUBDIVISION\45770-902V-LANGDON\_RIDGE\_PLAT-REV 1213132021.dwg | Plotted on 12/13/2021 2:49 PM | by Mike Mills

Vertical banner for TIMMONS GROUP with contact information and services: Technology, Infrastructure, Residential, Site Development.

Y:\902\45770-Langdon-Ridge\DWG\SUBDIVISION\45770-902V-LANGDON\_RIDGE\_PLAT-REV 12132021.dwg | Plotted on 12/13/2021 2:49 PM | by Mike Mills  
 NAD83 (2011)  
 NC GRID  
 FILED IN JOHNSTON COUNTY, NC  
 FILED 01/05/2022 02:52:48 PM  
 CRAIG OLIVE, Register of Deeds  
 Dep/Asst puoodall  
 PLAT B: 95 P: 133

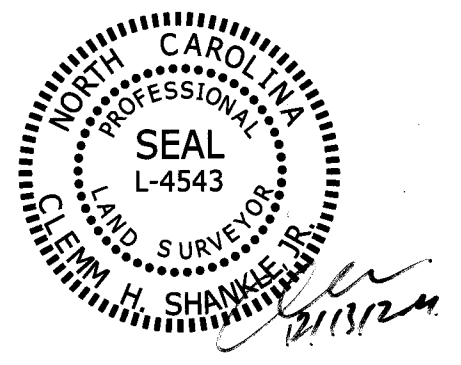


CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30.01'	32.42'	N47°24'57\"W	30.87'	C19	25.00'	38.82'	N48°15'30\"E	35.03'
C2	30.01'	12.63'	N4°24'55\"W	12.54'	C20	334.71'	62.91'	N9°23'00\"E	62.82'
C3	25.00'	38.63'	N47°00'34\"E	34.90'	C21	334.71'	93.51'	N22°46'15\"E	93.21'
C4	30.00'	47.12'	N42°15'31\"W	42.43'	C22	334.71'	10.40'	N31°39'52\"E	10.40'
C5	355.00'	90.16'	N79°58'59\"W	89.92'	C23	665.00'	138.26'	N25°37'50\"E	138.02'
C7	355.00'	47.34'	N68°53'12\"W	47.31'	C24	665.00'	155.40'	N13°03'57\"E	155.05'
C8	355.00'	42.93'	N61°36'05\"W	42.91'	C25	665.00'	111.14'	N1°34'59\"E	111.02'
C9	25.00'	8.02'	N87°19'31\"W	7.98'	C26	715.00'	172.71'	S0°57'19\"W	172.29'
C10	25.00'	9.68'	N87°37'11\"W	9.63'	C27	30.00'	49.81'	S39°41'30\"E	44.28'
C11	45.00'	9.44'	S87°17'13\"W	9.43'	C36	30.01'	39.94'	S54°38'00\"W	37.06'
C12	45.00'	51.11'	N54°09'48\"W	48.41'	C37	716.65'	187.71'	S23°58'16\"W	187.17'
C13	45.00'	72.59'	N24°34'59\"E	64.97'	C38	285.00'	140.04'	S16°54'50\"W	138.63'
C14	45.00'	77.74'	S59°42'51\"E	68.43'	C39	30.00'	47.67'	S41°44'30\"E	42.81'
C15	25.00'	7.96'	S19°20'36\"E	7.93'	C46	30.00'	47.12'	S47°44'29\"W	42.43'
C16	25.00'	13.52'	S43°57'25\"E	13.35'	C47	25.00'	40.02'	S43°07'22\"E	38.88'
C17	305.00'	4.77'	S59°53'46\"E	4.77'	C59	665.00'	46.72'	N5°13'03\"W	46.71'
C18	305.00'	143.27'	S73°48'05\"E	141.96'	C60	45.00'	15.37'	N61°00'37\"E	15.29'

LINE TABLE		
LINE	BEARING	LENGTH
E37	N87°28'50\"W	930.92'
E58	N87°28'54\"W	940.34'
E60	S79°38'47\"E	167.28'
E61	N79°39'13\"W	40.49'
E62	N10°20'47\"E	30.00'
E63	S79°39'13\"E	130.00'
E64	S10°20'47\"W	30.00'
E65	N79°39'13\"W	38.18'
E66	N51°36'40\"W	182.01'
E67	S7°41'57\"W	23.26'
E68	S51°36'40\"E	170.14'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
EC61	45.00'	20.17'	N38°23'20\"E	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S88°30'29\"W	7.56'
L17	S88°43'22\"E	23.66'
L18	S87°16'02\"E	6.16'
L19	N8°00'19\"E	24.98'
L20	S79°38'47\"E	4.49'
L25	N87°15'31\"W	15.61'
L26	S87°15'31\"E	50.89'
L27	N3°46'32\"E	24.16'
L28	S87°15'31\"E	20.67'
L29	S31°52'05\"W	8.73'
L30	S3°46'32\"W	11.11'



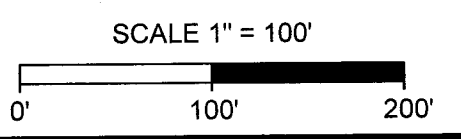
**LANGDON RIDGE -PHASE 2**  
**SUBDIVISION PLAT**  
 JOHNSTON COUNTY, NC  
 OWNER: TUPELO HONEY LAND DEVELOPMENT, LLC  
 PIN: 160200-58-4762 AND 160200-48-4604

PLEASANT GROVE TWP	JOHNSTON COUNTY, NC
DATE: DEC. 13, 2021	SCALE: 1"= 100'
SHEET 2 OF 3	J.N.: 45770
DRAWN BY: F.ARROYO	CHECK BY: C.SHANKLE
MAP CHECKED BY: C.SHANKLE	

**LEGEND**

- PROPERTY LINE SURVEYED
- LINE NOT SURVEYED
- TIE LINE
- EXISTING IRON PIPE FOUND
- EXISTING IRON REBAR FOUND
- EXISTING CONC MONUMENT FOUND
- EXISTING AXLE FOUND
- COMPUTED POINT
- IRON PIPE SET
- COMPUTED EASEMENT POINT
- SIGHT DISTANCE TRIANGLE

IPF  
 IRF  
 CMF  
 AXF  
 CP  
 IPS  
 SDT

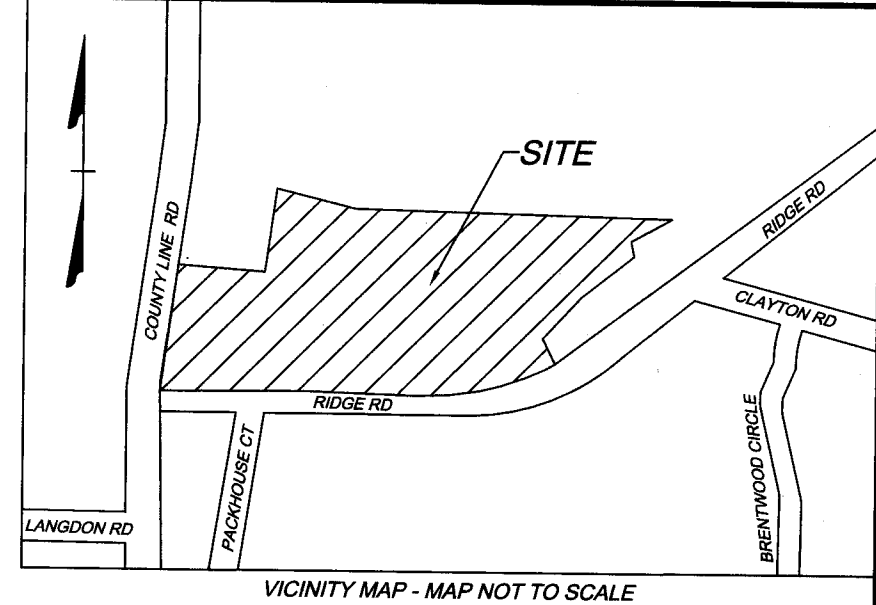
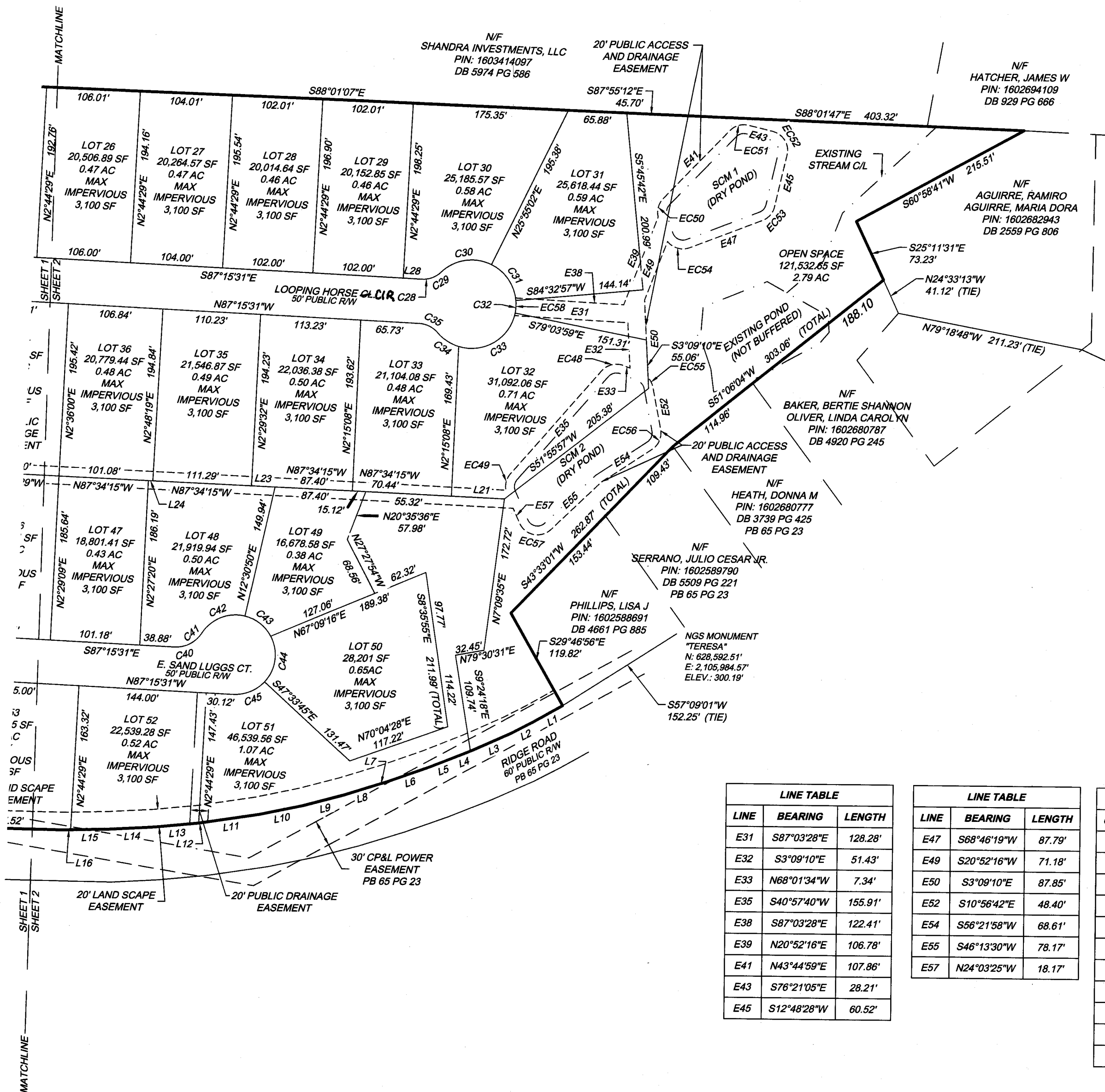


RECORDED IN BOOK OF MAPS \_\_\_\_\_ PG \_\_\_\_\_ OF THE JOHNSTON COUNTY REGISTRY

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
 5410 TRINITY ROAD, Suite 102 | RALEIGH, NC 27607  
 TEL 919.866.4951 FAX 919.859.5663 www.timmons.com  
 NORTH CAROLINA LICENSE NUMBER C-1652

**TIMMONS GROUP**  
 Technology  
 Infrastructure  
 Residential  
 Site Development

NC GRID  
NAD83 (2011)



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S60°14'00"W	37.26'	L11	S81°14'26"W	66.42'
L2	S62°17'30"W	28.98'	L12	S84°22'37"W	2.02'
L3	S65°39'54"W	50.05'	L13	S84°22'37"W	49.53'
L4	S67°57'04"W	22.15'	L14	S86°40'50"W	51.44'
L5	S67°57'04"W	27.84'	L15	S88°30'29"W	43.97'
L6	S70°06'29"W	51.35'	L21	N87°34'15"W	59.87'
L7	S72°24'03"W	12.25'	L23	N87°34'15"W	26.64'
L8	S72°24'03"W	37.27'	L24	N87°34'15"W	5.06'
L9	S74°56'56"W	48.53'	L28	S87°15'31"E	20.67'
L10	S78°15'15"W	50.35'			

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C28	30.00'	11.16'	N82°05'17"E	11.09'
C29	30.00'	13.23'	N58°48'15"E	13.12'
C30	50.00'	60.86'	N81°02'44"E	57.17'
C31	50.00'	51.17'	S34°46'00"E	48.96'
C32	50.00'	14.30'	S2°44'29"W	14.25'
C33	50.00'	83.36'	S58°41'33"W	74.03'
C34	50.00'	28.67'	N57°07'11"W	28.28'
C35	30.00'	24.38'	N63°58'30"W	23.72'
C40	35.00'	17.83'	N78°08'46"E	17.64'
C41	35.00'	18.82'	N48°08'46"E	18.59'
C42	45.00'	55.62'	N68°08'51"E	52.14'
C43	45.00'	37.78'	S62°23'53"E	36.68'
C44	45.00'	55.60'	S7°02'38"W	52.13'
C45	45.00'	39.51'	S67°35'22"W	38.25'

LINE TABLE		
LINE	BEARING	LENGTH
E31	S87°03'28"E	128.28'
E32	S3°09'10"E	51.43'
E33	N68°01'34"W	7.34'
E35	S40°57'40"W	155.91'
E38	S87°03'28"E	122.41'
E39	N20°52'16"E	106.78'
E41	N43°44'59"E	107.86'
E43	S76°21'05"E	28.21'
E45	S12°48'28"W	60.52'

LINE TABLE		
LINE	BEARING	LENGTH
E47	S68°46'19"W	87.79'
E49	S20°52'16"W	71.18'
E50	S3°09'10"E	87.85'
E52	S10°56'42"E	48.40'
E54	S66°21'58"W	68.61'
E55	S46°13'30"W	78.17'
E57	N24°03'25"W	18.17'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
EC48	22.00'	27.27'	S76°28'03"W	25.55'
EC49	22.00'	19.94'	S14°59'23"W	19.27'
EC50	22.00'	22.39'	N14°35'57"E	21.43'
EC51	22.00'	23.00'	N73°41'57"E	21.97'
EC52	22.00'	34.23'	S31°46'18"E	30.88'
EC53	22.00'	21.49'	S40°47'24"W	20.64'
EC54	22.00'	27.91'	N74°52'58"W	26.08'
EC55	22.00'	12.32'	S26°59'12"E	12.16'
EC56	22.00'	25.85'	S22°42'38"W	24.38'
EC57	22.00'	42.13'	N78°54'58"W	35.98'
EC58	50.00'	20.14'	N2°44'14"E	20.00'



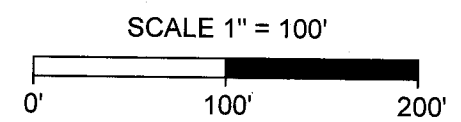
**LANGDON RIDGE - PHASE 2  
SUBDIVISION PLAT**  
JOHNSTON COUNTY, NC  
OWNER: TUPELO HONEY LAND  
DEVELOPMENT, LLC  
PIN: 160200-58-4762 AND 160200-48-4604

PLEASANT GROVE TWP	JOHNSTON COUNTY, NC
DATE: DEC. 13, 2021	SCALE: 1" = 100'
SHEET 3 OF 3	J.N.: 45770
DRAWN BY: F. ARROYO	CHECK BY: C. SHANKLE
MAP CHECKED BY: C. SHANKLE	

Y:\190245770-Langdon-Ridge\DWG\SUBDIVISION\45770-902V-LANGDON\_RIDGE\_PLAT-REV 12132021.dwg | Plotted on 12/13/2021 2:49 PM | by Mike Mills

Filed in JOHNSTON COUNTY, NC  
Filed 01/05/2022 02:52:48 PM  
CRAIG OLIVE, Register of Deeds  
Dep/Asst pwoodall  
PLAT B: 95 P: 134

RECORDED IN BOOK OF MAPS \_\_\_\_\_, PG \_\_\_\_\_ OF THE JOHNSTON COUNTY REGISTRY



**LEGEND**

- PROPERTY LINE SURVEYED
- LINE NOT SURVEYED
- TIE LINE
- EXISTING IRON PIPE FOUND
- EXISTING IRON REBAR FOUND
- EXISTING CONC MONUMENT FOUND
- EXISTING AXLE FOUND
- COMPUTED POINT
- IRON PIPE SET
- COMPUTED EASEMENT POINT
- SIGHT DISTANCE TRIANGLE

(Symbol) IPF  
 (Symbol) IRF  
 (Symbol) CMF  
 (Symbol) AXF  
 (Symbol) CP  
 (Symbol) IPS  
 (Symbol) SDT

THIS DRAWING PREPARED AT THE  
 SURVEYING OFFICE  
 6410 TRINITY ROAD, SUITE 102 | FAYLEIGH, NC 27607  
 TEL: 919.864.4541 | FAX: 919.864.4542  
 NORTH CAROLINA LICENSE NUMBER C-1852

**TIMMONS GROUP**  
 Infrastructure Technology  
 Site Development Residential

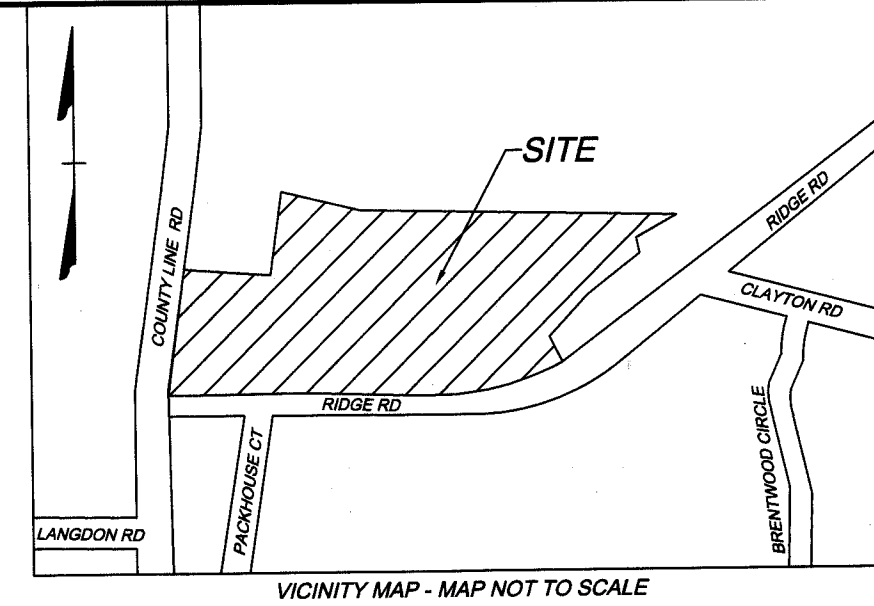
JOHNSTON COUNTY REGISTER OF DEEDS  
 STATE OF NORTH CAROLINA, JOHNSTON COUNTY  
 THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ BY \_\_\_\_\_ REG. OF DEEDS ASST. REG. OF DEEDS

Filed in JOHNSTON COUNTY, NC  
 Filed 02/08/2022 02:43:17 PM  
 ORIG OLIVE, Register of Deeds  
 Dep/Asst ekopp  
**PLAT B: 95 P: 239**

**SITE DATA TABLE:**  
 OWNER: TUPELO HONEY LAND DEVELOPMENT, LLC  
 SITE ADDRESS: RIDGE ROAD, JOHNSTON COUNTY (PER PLANS)  
 PIN: (ORIGINAL) 180200-58-4762 AND 180200-48-4804  
 DEED BOOK 5636, PAGE 737  
 ZONING: AR  
 EXISTING USE: AGRICULTURAL  
 PROPOSED USE: RESIDENCIAL  
 AREA IN LOTS: 1,128,017.87 SF / 25.89 AC  
 AREA IN ROW: 162,258 SF / 3.72 AC  
 OPEN SPACE AREA: 123,854.42 SF / 2.84 AC

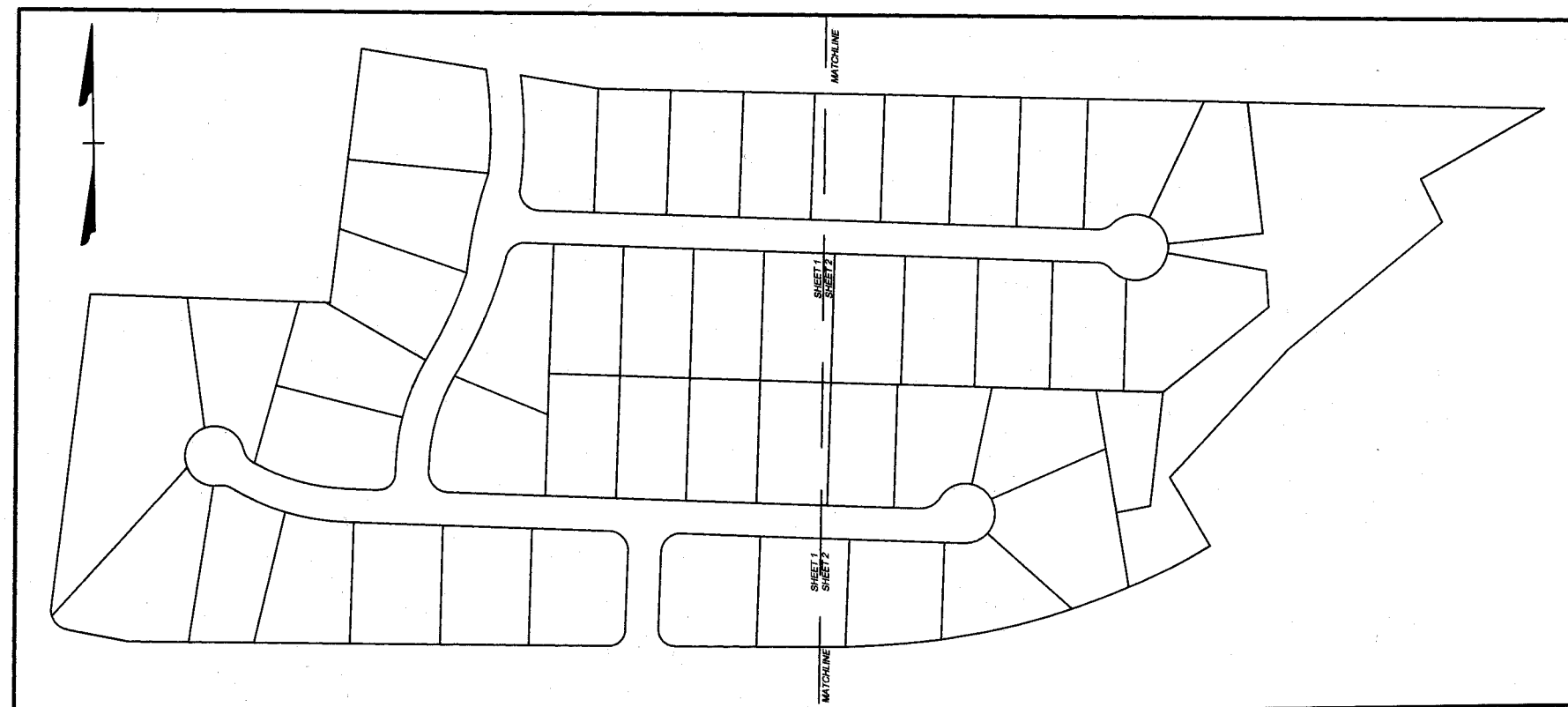
**REVIEW OFFICER'S CERTIFICATE**  
 STATE OF NORTH CAROLINA  
 COUNTY OF JOHNSTON  
 I, Carolyn Allen REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
2-8-22 Carolyn Allen  
 DATE REVIEW OFFICER

- REFERENCES**  
 DB 665 PG 346  
 DB 929 PG 666  
 DB 2021 PG 530  
 DB 2559 PG 806  
 DB 2669 PG 944  
 DB 2763 PG 763  
 DB 2841 PG 319  
 DB 3202 PG 397  
 DB 3739 PG 425  
 DB 4661 PG 885  
 DB 4666 PG 62  
 DB 4920 PG 245  
 DB 5339 PG 421  
 DB 5509 PG 221  
 PB 45 PG 497  
 PB 65 PG 23  
 PB 65 PG 119  
 PB 66 PG 72  
 PB 95 PG 132-134



**LANGDON RIDGE IMPERVIOUS REALLOCATION CHART**

LOT	EX. SF	REV. SF
9	3100	2856
10	3100	3413
11	3100	2307
12	3100	3108
13	3100	3413
14	3100	2307
15	3100	2856
16	3100	2307
17	3100	2856
18	3100	3413
19	3100	2307
20	3100	3108
21	3100	3413
22	3100	3108
23	3100	3413
24	3100	2856
25	3100	3413
26	3100	2307
27	3100	3108
28	3100	3413
29	3100	2307
30	3100	3108
31	3100	2856
32	3100	3750
33	3100	3413
34	3100	2307
35	3100	3108
36	3100	2856
37	3100	3413
38	3100	2307
39	3100	3108
40	3100	2856
41	3100	3100
42	3100	3108
43	3100	3413
44	3100	2856
45	3100	2307
46	3100	2856
47	3100	2307
48	3100	3108
49	3100	3750
50	3100	3750
51	3100	3750
52	3100	3413
53	3100	2856
54	3100	3413



LANGDON RIDGE SUBDIVISION PHASE 2  
 KEY MAP NOT TO SCALE

**CERTIFICATE OF FLOODWAY INFORMATION**  
 PROPERTY SHOWN HEREON IS X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.  
 FLOOD HAZARD PANEL NO. 1802  
 EFFECTIVE DATE: JUNE 20, 2018  
2-2-2022 C. Shankle  
 DATE SURVEYOR

EXEMPT FROM SUBDIVISION REGULATION WITHIN THE JOHNSTON COUNTY PLANNING COMMISSION  
2-8-2022 [Signature]  
 DATE PLANNER

**CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS**

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II JOHNSTON COUNTY SUBDIVISION REGULATIONS. FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLAN FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

2-4-22 [Signature]  
 DATE HEALTH REPRESENTATIVE

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.

**SURVEY CONTROL / GRID TIE NOTES**

CLASS OF SURVEY: CLASS A  
 HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM  
 COMBINED FACTOR: 0.99987107  
 DATE OF GNSS SURVEY: 05/19/2020  
 POSITIONAL ACCURACY: H: 0.07  
 GNSS TECHNIQUE: REAL TIME KINEMATIC NETWORK (VRS)

**SURVEY NOTES:**

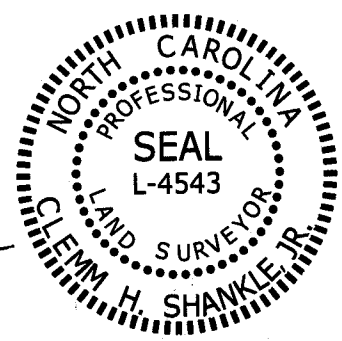
- THIS SURVEY WAS PREPARED FOR TUPELO HONEY LAND DEVELOPMENT, LLC.
- HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83(2011) AS DETERMINED BY GNSS. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- NOT ALL IMPROVEMENTS LOCATED ON THE PROPERTY HAVE BEEN SHOWN.
- AREA COMPUTATION IS BY THE COORDINATE METHOD.
- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A TITLE SEARCH.
- RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON.
- THIS PLAT WAS ORIGINALLY RECORDED IN PB 95 PG 132-134.
- THE SOLE PURPOSE OF THIS PLAT IS TO REALLOCATE IMPERVIOUS SURFACE AREAS WITHIN THE SUBDIVISION. THERE ARE NO CHANGES TO LOT LINES OR LOT AREAS.

**SURVEYOR CERTIFICATION**

I, CLEMM H. SHANKLE, JR., PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AS DESCRIBED IN DEEDS AND MAPS OF RECORD OR OTHER REFERENCE SOURCES; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1: 10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Clem H. Shankle, Jr. 2-2-2022  
 CLEMM H. SHANKLE, JR., NCPLS NO. L-4543 DATE



**LANGDON RIDGE -PHASE 2 PLAT OF CORRECTION IMPERVIOUS SURFACE REALLOCATION PLAT JOHNSTON COUNTY, NC**  
 OWNER: TUPELO HONEY LAND DEVELOPMENT, LLC  
 PREVIOUSLY RECORDED PB 95 PGS 132-134

PLEASANT GROVE TWP	JOHNSTON COUNTY, NC
DATE: JAN. 24, 2022	SCALE: NS
SHEET 1 OF 3	J.N.: 45770
DRAWN BY: F.ARROYO	CHECK BY: C.SHANKLE
MAP CHECKED BY: C.SHANKLE	

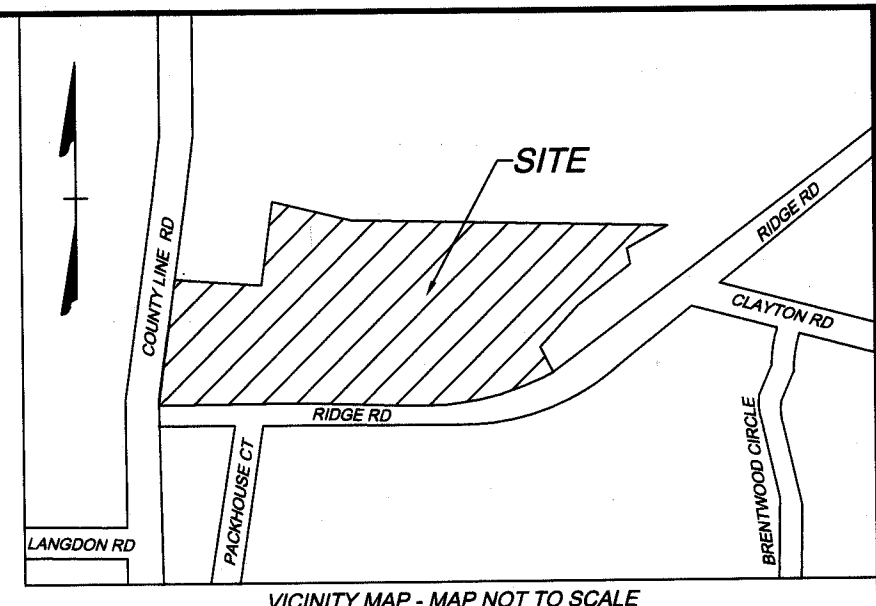
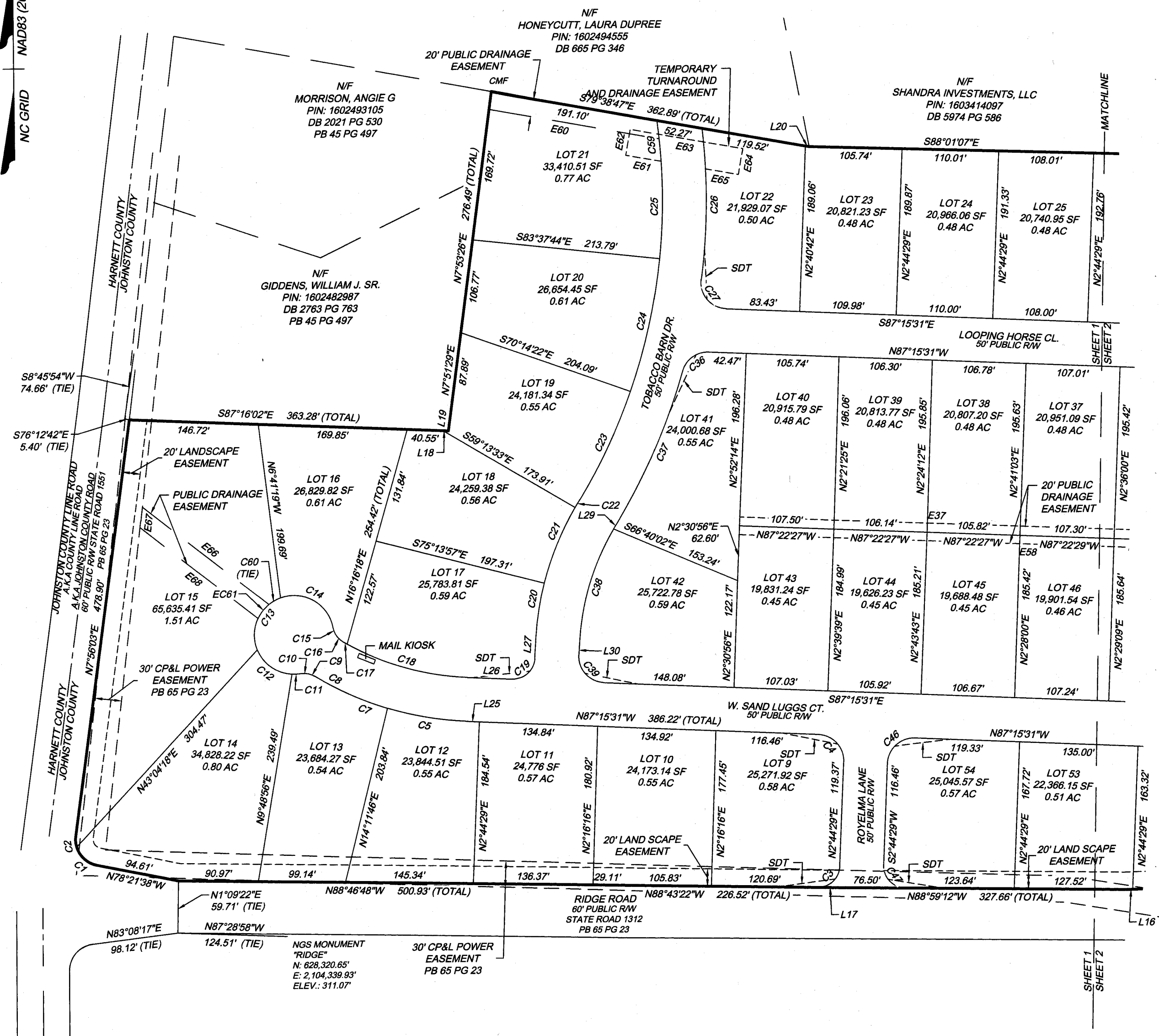
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NC GRID  
NAD83 (2011)

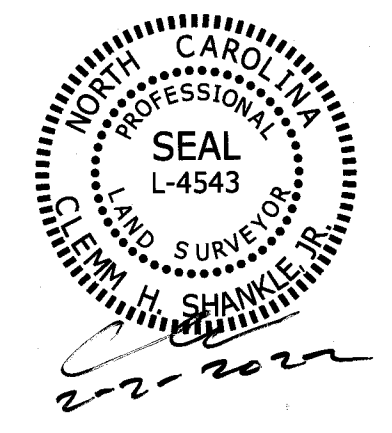


CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30.01'	32.42'	N47°24'57"W	30.87'	C19	25.00'	38.82'	N48°15'30"E	35.03'
C2	30.01'	12.63'	N4°24'55"W	12.54'	C20	334.71'	62.91'	N9°23'00"E	62.82'
C3	25.00'	38.63'	N47°00'34"E	34.90'	C21	334.71'	93.51'	N22°46'15"E	93.21'
C4	30.00'	47.12'	N42°15'31"W	42.43'	C22	334.71'	10.40'	N31°39'52"E	10.40'
C5	355.00'	90.16'	N79°58'59"W	89.92'	C23	665.00'	136.26'	N25°37'50"E	136.02'
C7	355.00'	47.34'	N68°53'12"W	47.31'	C24	665.00'	155.40'	N13°03'57"E	155.05'
C8	355.00'	42.93'	N61°36'05"W	42.91'	C25	665.00'	111.14'	N1°34'59"E	111.02'
C9	25.00'	8.02'	N67°19'31"W	7.98'	C26	715.00'	172.71'	S0°57'19"W	172.29'
C10	25.00'	9.69'	N87°37'11"W	9.63'	C27	30.00'	49.81'	S39°41'30"E	44.28'
C11	45.00'	9.44'	S87°17'13"W	9.43'	C36	30.01'	39.94'	S54°36'00"W	37.06'
C12	45.00'	51.11'	N54°09'48"W	48.41'	C37	716.65'	187.71'	S23°58'16"W	187.17'
C13	45.00'	72.59'	N24°34'59"E	64.97'	C38	285.00'	140.04'	S16°54'50"W	138.63'
C14	45.00'	77.74'	S59°42'51"E	68.43'	C39	30.00'	47.67'	S41°44'30"E	42.81'
C15	25.00'	7.96'	S19°20'36"E	7.93'	C46	30.00'	47.12'	S47°44'29"W	42.43'
C16	25.00'	13.52'	S43°57'25"E	13.35'	C47	25.00'	40.02'	S43°07'22"E	35.88'
C17	305.00'	4.77'	S59°53'46"E	4.77'	C59	665.00'	46.72'	N5°13'03"W	46.71'
C18	305.00'	143.27'	S73°48'05"E	141.96'	C60	45.00'	15.37'	N61°00'37"E	15.29'

LINE TABLE		
LINE	BEARING	LENGTH
E37	N87°28'50"W	930.92'
E58	N87°28'54"W	940.34'
E60	S79°38'47"E	167.28'
E61	N79°39'13"W	40.49'
E62	N10°20'47"E	30.00'
E63	S79°39'13"E	130.00'
E64	S10°20'47"W	30.00'
E65	N79°39'13"W	38.18'
E66	N51°36'40"W	182.01'
E67	S7°41'57"W	23.26'
E68	S51°36'40"E	170.14'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
EC61	45.00'	20.17'	N38°23'20"E	20.00'

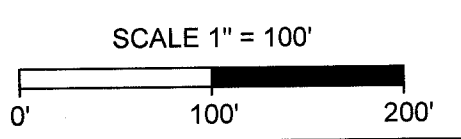
LINE TABLE		
LINE	BEARING	LENGTH
L16	S88°30'29"W	7.56'
L17	S88°43'22"E	23.66'
L18	S87°16'02"E	6.16'
L19	N8°00'19"E	24.98'
L20	S79°38'47"E	4.49'
L25	N87°15'31"W	15.61'
L26	S87°15'31"E	50.89'
L27	N3°46'32"E	24.16'
L28	S87°15'31"E	20.67'
L29	S31°52'05"W	8.73'
L30	S3°46'32"W	11.11'



**LANGDON RIDGE - PHASE 2  
PLAT OF CORRECTION**  
IMPERVIOUS SURFACE REALLOCATION PLAT  
JOHNSTON COUNTY, NC  
OWNER: TUPELO HONEY LAND  
DEVELOPMENT, LLC  
PREVIOUSLY RECORDED PB 95 PGS 132-134

PLEASANT GROVE TWP	JOHNSTON COUNTY, NC
DATE: JAN. 24, 2022	SCALE: 1" = 100'
SHEET 2 OF 3	J.N.: 45770
DRAWN BY: F.ARROYO	CHECK BY: C.SHANKLE
MAP CHECKED BY: C.SHANKLE	

- LEGEND**
- PROPERTY LINE SURVEYED
  - LINE NOT SURVEYED
  - TIE LINE
  - EXISTING IRON PIPE FOUND
  - EXISTING IRON REBAR FOUND
  - EXISTING CONC MONUMENT FOUND
  - EXISTING AXLE FOUND
  - COMPUTED POINT
  - IRON PIPE SET
  - COMPUTED EASEMENT POINT
  - SIGHT DISTANCE TRIANGLE

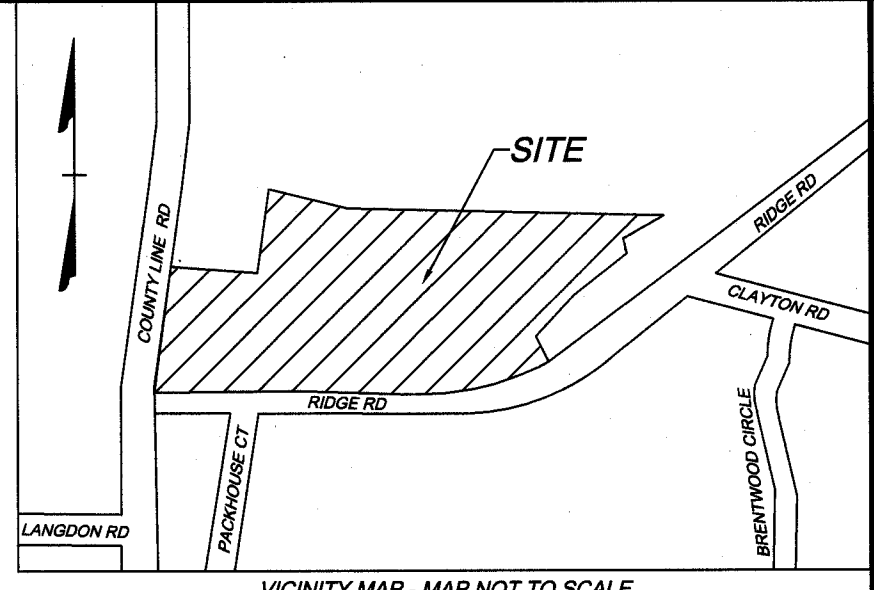
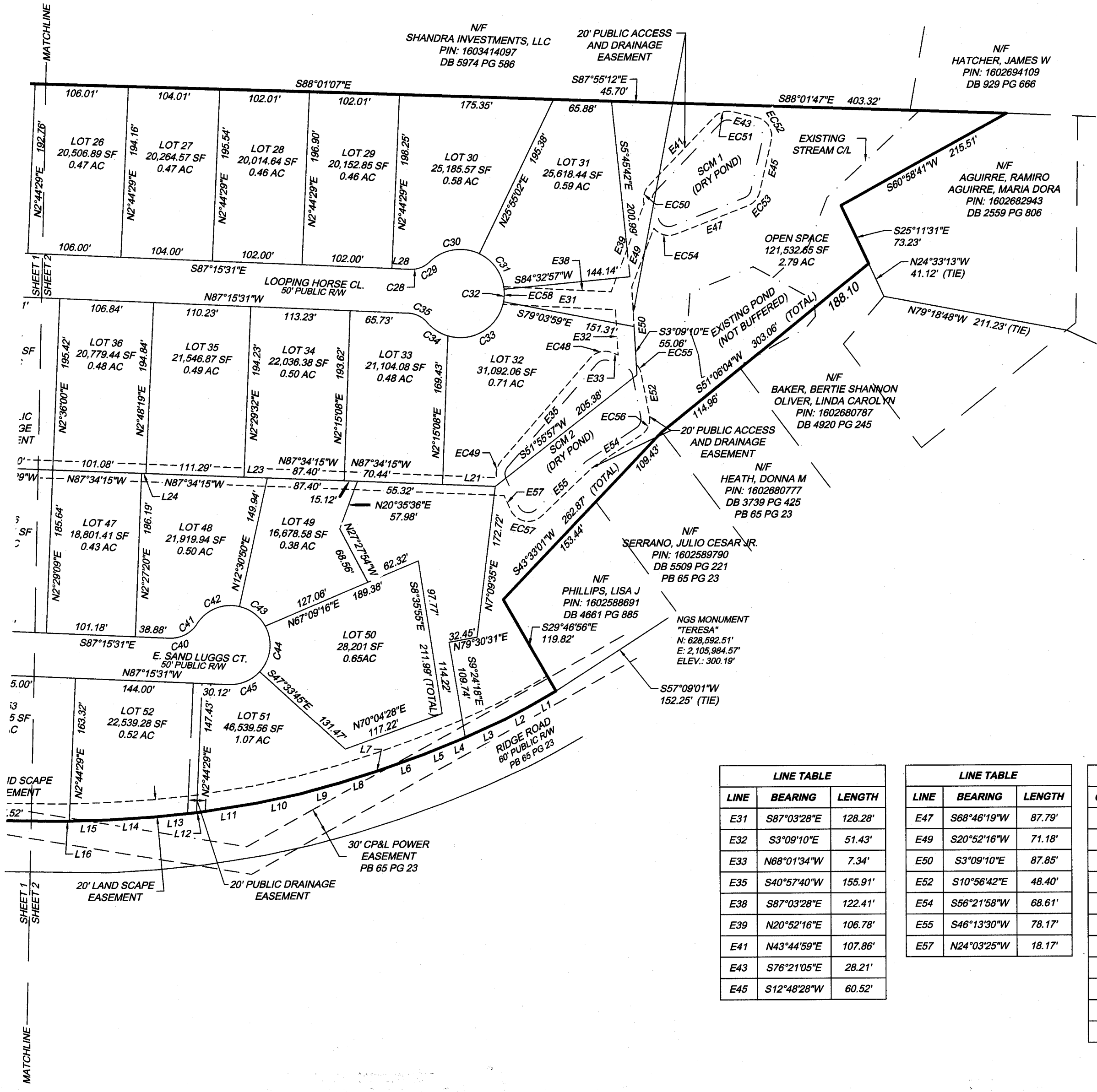


RECORDED IN BOOK OF MAPS \_\_\_\_\_, PG \_\_\_\_\_ OF THE JOHNSTON COUNTY REGISTRY

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**TIMMONS GROUP**

NC GRID NAD83 (2011)



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S60°14'00"W	37.26'	L11	S81°14'26"W	66.42'
L2	S62°17'30"W	28.98'	L12	S84°22'37"W	2.02'
L3	S85°39'54"W	50.05'	L13	S84°22'37"W	49.53'
L4	S87°57'04"W	22.15'	L14	S86°40'50"W	51.44'
L5	S87°57'04"W	27.84'	L15	S88°30'29"W	43.97'
L6	S70°06'29"W	51.35'	L21	N87°34'15"W	59.87'
L7	S72°24'03"W	12.25'	L23	N87°34'15"W	26.64'
L8	S72°24'03"W	37.27'	L24	N87°34'15"W	5.06'
L9	S74°56'56"W	48.53'	L28	S87°15'31"E	20.67'
L10	S78°15'15"W	50.35'			

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C28	30.00'	11.16'	N82°05'17"E	11.09'
C29	30.00'	13.23'	N58°48'15"E	13.12'
C30	50.00'	60.86'	N81°02'44"E	57.17'
C31	50.00'	51.17'	S34°46'00"E	48.96'
C32	50.00'	14.30'	S2°44'29"W	14.25'
C33	50.00'	83.36'	S58°41'33"W	74.03'
C34	50.00'	28.67'	N57°07'11"W	28.28'
C35	30.00'	24.38'	N63°58'30"W	23.72'
C40	35.00'	17.83'	N78°08'46"E	17.64'
C41	35.00'	18.82'	N48°08'46"E	18.59'
C42	45.00'	55.62'	N68°08'51"E	52.14'
C43	45.00'	37.78'	S52°23'53"E	36.68'
C44	45.00'	55.60'	S7°02'38"W	52.13'
C45	45.00'	39.51'	S67°35'22"W	38.25'

LINE TABLE		
LINE	BEARING	LENGTH
E31	S87°03'28"E	128.28'
E32	S3°09'10"E	51.43'
E33	N68°01'34"W	7.34'
E35	S40°57'40"W	155.91'
E38	S87°03'28"E	122.41'
E39	N20°52'16"E	106.78'
E41	N43°44'59"E	107.86'
E43	S76°21'05"E	28.21'
E45	S12°48'28"W	60.52'

LINE TABLE		
LINE	BEARING	LENGTH
E47	S68°46'19"W	87.79'
E49	S20°52'16"W	71.18'
E50	S3°09'10"E	87.85'
E52	S10°56'42"E	48.40'
E54	S56°21'58"W	68.61'
E55	S46°13'30"W	78.17'
E57	N24°03'25"W	18.17'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
EC48	22.00'	27.27'	S76°28'03"W	25.55'
EC49	22.00'	19.94'	S14°59'23"W	19.27'
EC50	22.00'	22.39'	N14°35'57"E	21.43'
EC51	22.00'	23.00'	N73°41'57"E	21.97'
EC52	22.00'	34.23'	S31°46'18"E	30.88'
EC53	22.00'	21.49'	S40°47'24"W	20.64'
EC54	22.00'	27.91'	N74°52'58"W	26.08'
EC55	22.00'	12.32'	S26°59'12"E	12.16'
EC56	22.00'	25.85'	S22°42'38"W	24.38'
EC57	22.00'	42.13'	N78°54'58"W	35.98'
EC58	50.00'	20.14'	N2°44'14"E	20.00'



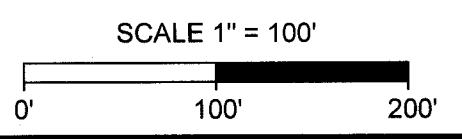
**LANGDON RIDGE -PHASE 2  
PLAT OF CORRECTION**  
 IMPERVIOUS SURFACE REALLOCATION PLAT  
 JOHNSTON COUNTY, NC  
 OWNER: TUPELO HONEY LAND  
 DEVELOPMENT, LLC  
 PREVIOUSLY RECORDED PB 95 PGS 132-134

PLEASANT GROVE TWP	JOHNSTON COUNTY, NC
DATE: JAN. 24, 2022	SCALE: 1" = 100'
SHEET 3 OF 3	J.N.: 45770
DRAWN BY: F.ARROYO	CHECK BY: C.SHANKLE
MAP CHECKED BY: C.SHANKLE	

Y:\90245770-Langdon-Ridge\DWG\SUBDIVISION\Reallocated Impervious Surface Plat\45770-902V-LANGDON RIDGE\_PLAT-REV IMP SURFACE AREAS.dwg | Plotted on 2/2/2022 8:18 AM | by Chip Shankle

Filed in JOHNSTON COUNTY, NC  
 Filed 02/08/2022 02:43:17 PM  
 CRAIG OLIVE, Register of Deeds  
 Dep/Asst ekopp  
**PLAT B: 95 P: 241**

RECORDED IN BOOK OF MAPS \_\_\_\_\_, PG \_\_\_\_\_ OF THE JOHNSTON COUNTY REGISTRY



**LEGEND**

- PROPERTY LINE SURVEYED
- LINE NOT SURVEYED
- TIE LINE
- EXISTING IRON PIPE FOUND
- EXISTING IRON REBAR FOUND
- EXISTING CONC MONUMENT FOUND
- EXISTING AXLE FOUND
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- COMPUTED EASEMENT POINT
- SIGHT DISTANCE TRIANGLE

- ⊙ IPF
- ⊙ IRF
- ⊙ CMF
- ⊙ AXF
- ⊙ CP
- ⊙ IPS
- △ SDT

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