

**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 10/25/2022 11:56:17 AM  
 CRRIG OLIVE, Register of Deeds  
 Dep/Asst ebyrd  
**CONDO B: 9 P: 20**

**REVIEW OFFICER'S CERTIFICATE**  
 STATE OF NORTH CAROLINA  
 COUNTY OF JOHNSTON  
 I, Jodie R.H. Gay REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 10-24-2022 Jodie R.H. Gay  
 DATE REVIEW OFFICER

**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.  
 10-24-2022 [Signature]  
 DATE OWNER

**SUBDIVISION ADMINISTRATOR'S CERTIFICATE**  
 THIS PLAT IS EXEMPT FROM SUBDIVISION REGULATION WITHIN THE JOHNSTON COUNTY PLANNING JURISDICTION.  
 10-24-2022 [Signature]  
 DATE SUBDIVISION ADMINISTRATOR

**SURVEY CERTIFICATE**  
 I, MARK W. YARBROUGH, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 09/20/21, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF G.S. 47C-2-109 AND NCAC TITLE 21, CHAPTER 56. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS  
 21<sup>st</sup> DAY OF October, A.D., 2022.



**TYPE OF PLAT**  
 I, MARK W. YARBROUGH, PROFESSIONAL LAND SURVEYOR No. L-3396 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:  
 D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.  
Mark W. Yarbrough  
 MARK W. YARBROUGH, PROFESSIONAL LAND SURVEYOR.

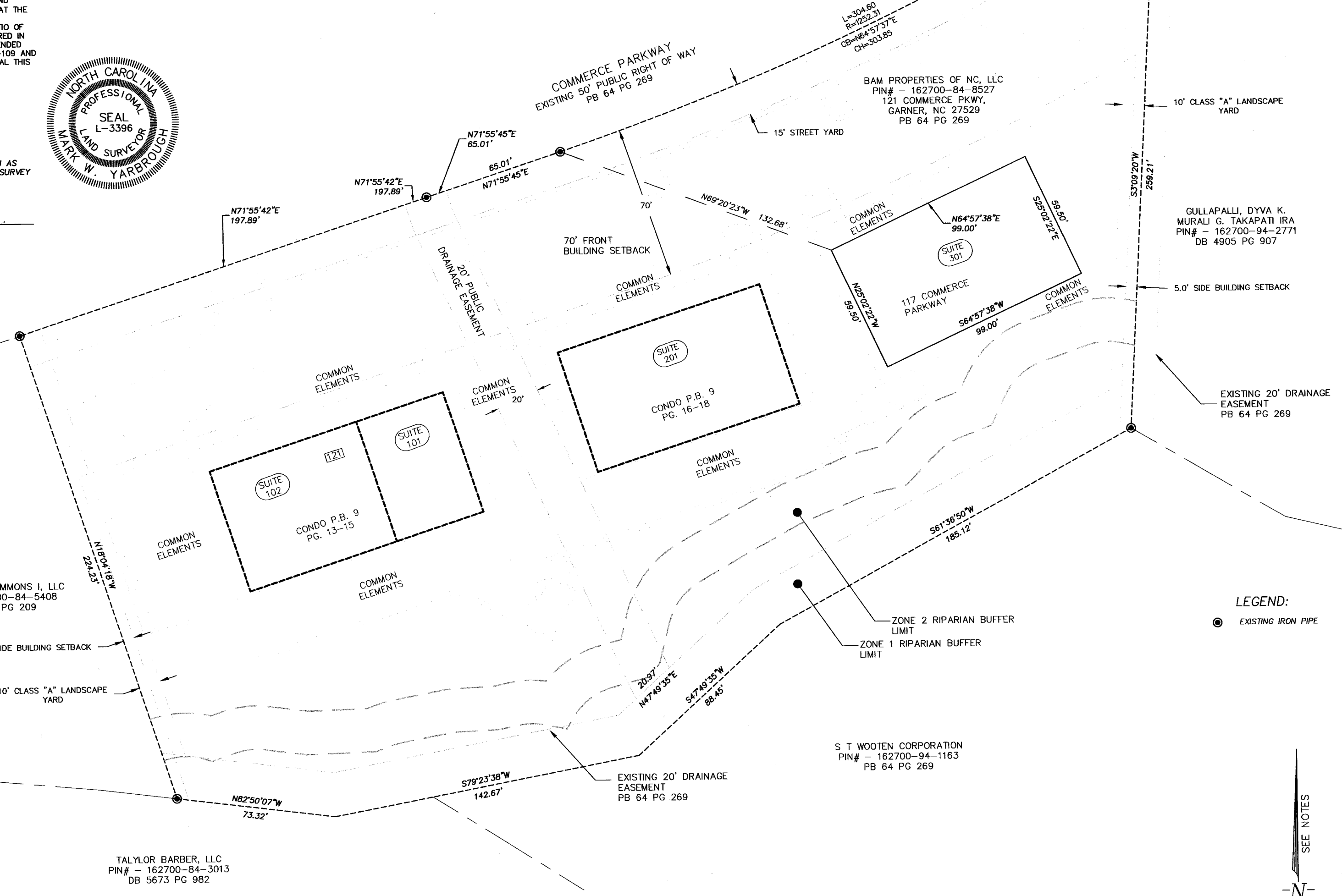
THE DECLARATION OF CONDOMINIUM FOR SUITE 101 AND 102 SOUTHGATE BUSINESS PARK CONDOMINIUM IS RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ IN THE OFFICE OF THE JOHNSTON COUNTY REGISTER OF DEEDS.  
 THE UNDERSIGNED ARCHITECT LICENSED UNDER THE PROVISIONS OF CHAPTER 83A OF THE GENERAL STATUTES CERTIFIES THAT SUCH PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, AND CEILING AND FLOOR ELEVATIONS, UNIT NUMBER AND DIMENSIONS OF THE UNITS, AS BUILT.  
 THESE PLANS CONTAIN ALL THE INFORMATION REQUIRED BY G.S.47C-2-109



BLUE RIDGE COMMONS I, LLC  
 PIN# - 162700-84-5408  
 DB 5146 PG 209

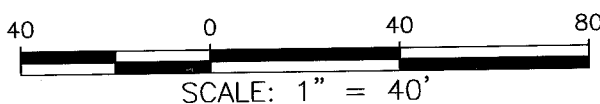
TALYOR BARBER, LLC  
 PIN# - 162700-84-3013  
 DB 5673 PG 982

- NOTES:**
1. BASIS OF BEARINGS: BM 64 PG 269
  2. NO BOUNDARY SURVEY WAS DONE BY THIS FIRM. BOUNDARY SHOWN HEREON PER PLAT BOOK 64 PAGE 269.
  3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
  4. ALL DISTANCES ARE IN SURVEY FEET UNLESS OTHERWISE NOTED.
  5. CURB AND GUTTER AND OTHER APPURTENANCES SHOWN HERE ON, TAKEN FROM CAD FILE PROVIDED BY OWNER.
  6. PARCEL FEMA DESIGNATION IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP NUMBER 3720162700J MAP REVISED 5-02-06.
  7. THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF G.S. 47C-2-109 AND NCAC TITLE 21, CHAPTER 56.



**LEGEND:**  
 ● EXISTING IRON PIPE

SEE NOTES



**MAP/DEED REFERENCES:**  
 PLAT BOOK 64 PAGE 269  
 DEED BOOK 4804 PAGE 38

CONDOMINIUM BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

M-III, PLLC  
 1017 PASSPORT WAY  
 CARY, NC 27513  
 TEL: 919-822-2232  
 LICENSE P-0861  
 WWW.M-III.COM



**SOUTHGATE BUSINESS PARK LOT 6**  
 OWNER: BAM PROPERTIES OF NC, LLC  
 285 SHIPWASH DRIVE, SUITE 101 GARNER, NC 27529  
 JOHNSTON COUNTY  
 CONDOMINIUM PLAT

NO.	DATE	DESCRIPTION	BY

DATE: 10-19-22 SCALE: 1"=40'  
 DRAWN: FDM CHECKED: MMY  
 SHEET: 2 of 3  
 CAD FILE: BLDG2DWG  
 PROJECT NO: 210468

P:\210468 - Southgate Business Park - Lot 6 (Site & Bldg)\Survey\DWG\2022-10-10 CONDOMINIUM PLAT.dwg - Thursday, October 20, 2022 2:35:13 PM - RANDY MASON

