EDGERTON FARMS ESTATES, SEC. 4

BUCK SWAMP TOWNSHIP, WAYNE COUNTY, N.C.

LEGEND
EIP = EXISTING IRON PIPE
EIS = EXISTING IRON STAKE
SIS= SET IRON STAKE
CP = COMPUTED POINT
C/L = CENTERLINE
R/W =RIGHT OF WAY
PP = POWER POLE
FH= FIRE HYDRANT
DB = DEED BOOK
PG = PAGE
TL = TOTAL LENGTH
AUDE = ACCESS, UTILITY & DRAINAGE EASEMENT

MINIMUM BUILDING SETBACKS (MBS)

FRONT	30'
SIDE	10'
REAR	25'
INTERSECTION CORNER	25'
NCSR	60'

LINE	BEARING	DISTANCE
L470	S 46°36'46" E	92.36'
L471	S 51°04'43" E	85.87'
L493	S 53°22'39" E	98.82'
L505	N 54°37'49" E	76.82'
L506	N 54°41'35" E	41.47'
L507	N 54°28'15" E	41.48'
L508	N 54°40'42" E	41.47'
L509	N 54°36'08" E	89.11'
L510	N 54°35'51" E	57.77'
L526	S 24°36'40" E	152.90'

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

GRID NORTH NAD83 (2011)

N 14°-55'-55" W 1640.36' (EMN)
TIE DOWN TO C/L INTERSECTION FIELDS RD. & WEATHERVANE RD.

EDGERTON FARMS LIMITED PARTNERSHIP DB 2020 PG 555

FIELDS RD. SR 1426 60' PUBLIC R/W

EX HOUSES

TRACT "A"
2.39 ACRES
PLAT CABINET P, SLIDE 54-D

CECIL CASEY DB 2442 PG 138

ALLEN LEE PINDEL DB 2882 PG 752

EX RALPH DR.
50' R/W (SR 1479)

RALPH DR. 50 FT PUBLIC R/W

FITZGERALD DR. 50 FT PUBLIC R/W

RAE DR.
50 FT PUBLIC R/W

JASON WHITE DB 3260 PG 222
CRAIG POPE DB 3292 PG 827
CHAD BRITTON DB 3097 PG 63
SUZANNE SMITH DB 3385 PG 250
ROBERT ALLEN DB 3590 PG 209

AYCOCK, GEORGE WAYNE JR DB 3742 PG 581 TRACT "C"

MAIL KIOSK

10'x 70' SIGHT TRIANGLE (TYP.)

25' WIDE ACCESS EASEMENT FOR TRACT "C"

30 FT ACCESS & UTILITY EASEMENT

Lot	Area
36	19,115
37	17,937 SF
38	17,937
39	17,937
40	17,937
41	34,359
42	33,031
43	31,703
44	37,278
45	29,198
46	20,000
47	20,000
48	20,000
49	20,000 SF
50	20,888
51	22,663
52	24,438
53	20,517
54	20,000
55	20,000
56	20,000
57	20,517
58	25,617
59	23,578
60	19,668
61	17,821
62	17,500
63	16,711
64	19,812
65	71,787 SF
66	47,223
67	41,973
68	22,000
69	24,696
70	24,501
71	18,717
72	15,504
73	15,000
74	15,000
75	15,000
76	15,000
77	15,000
78	15,712
79	26,037
80	26,250
81	41,746
82	16,500
83	18,566
84	17,000
85	17,000
86	17,000
87	24,649
88	24649
89	26,250
90	26,250
91	80,312 SF

OPEN SPACE
456,187 SF
10.47 AC

NAHUNTA FARM INC DB 1194 PG 557

WAYNE COUNTY, NORTH CAROLINA
NAHUNTA RD
WEATHERVANE RD
SITE
NCSR 581
PIKEVILLE-PRINCETON RD.
VICINITY MAP

SURVEYED BY:
WILLIE G. MILLER, JR., PLS
PLS# 3944
PO BOX 1015
BEULAVILLE, NC 28518
PREPARATION DATE: DECEMBER 1, 2023

OWNER:
PERRY REAL ESTATE GROUP, LLC
PO BOX E
GOLDSBORO, NC 27533

SITE DATA

TOTAL AC. IN TRACT	45.17 AC
NO. OF BUILDING LOTS	55
AREA IN LOTS	29.85 AC
AVERAGE LOT SIZE	23,214 SF
AREA IN R/W	3.95 AC
AREA IN OPEN SPACE	11.37 AC

LOT AREAS SHOWN IN SQUARE FEET
AREAS CALCULATED BY WGMJ
ALL BEARINGS ARE N.C. GRID
ALL DISTANCES ARE HORIZONTAL GROUND

ALL LOTS ARE SERVICED BY THE NORTHWESTERN WAYNE SANITARY DISTRICT.
THE SUBDIVISION IS LOCATED WITHIN A WATERSHED PROTECTION AREA.

A 10' WIDE UTILITY EASEMENT IS RESERVED ALONG ALL RIGHT-OF- WAYS IN THIS SUBDIVISION
A 5 FT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL INTERIOR PROPERTY LINES AND 10 FT ALONG ALL EXTERIOR SUBDIVISION BOUNDARY LINES. ALL OPEN SPACES AREAS ARE AUDE.

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

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

THE 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT

THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE CENTERLINE OF ANY DESIGNED ROADSIDE DITCH A MINIMUM OF 12 FEET FROM THE EXISTING OR PROPOSED EDGE OF THE PAVEMENT ALONG ALL ROAD FRONT LOTS.

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE

ALL LOTS SHALL BE SERVED BY THE INTERIOR STREET SYSTEM ONLY.

APPROVED: DISTRICT ENGINEER DATE

NORTH CAROLINA PROFESSIONAL SEAL L-3944 SURVEYOR WILLIE G. MILLER, JR.
PRELIMINARY FOR REVIEW ONLY

I,WILLIE G MILLER, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A DEED DESCRIPTION RECORDED IN BOOK 3723, PAGE 610; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 3723, PAGE 610; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS _____ DAY OF _____, A.D. _____.

CURVE TABLE

C#	LENGTH	RAD	Delta	TAN	CHD DIR	CHD	C#	LENGTH	RAD	Delta	TAN	CHD DIR	CHD
C1	37.84	25.01	86°41'01"	23.60	N07°41'40"W	34.33	C15	21.03	25.00	48°11'23"	11.18	N78°26'46"W	20.41
C2	39.27	25.00	90°00'00"	25.00	N80°38'55"E	35.36	C16	87.51	285.00	17°35'37"	44.10	N45°33'17"W	87.17
C3	39.27	25.00	90°00'00"	25.00	N09°21'05"W	35.36	C17	76.67	285.00	15°24'52"	38.57	N29°03'03"W	76.44
C4	39.27	25.00	90°00'00"	25.00	N80°38'55"E	35.36	C18	91.44	335.00	15°38'24"	46.01	S29°09'48"E	91.16
C5	102.17	285.00	20°32'28"	51.64	S44°04'51"E	101.63	C19	101.55	335.00	17°22'05"	51.17	S45°40'03"E	101.16
C6	62.01	285.00	12°28'01"	31.13	S27°34'37"E	61.89	C20	21.03	25.00	48°11'23"	11.18	N30°15'23"W	20.41
C7	105.87	335.00	18°06'25"	53.38	N30°23'49"W	105.43	C21	42.05	50.00	48°11'23"	22.36	S30°15'23"E	40.82
C8	87.12	335.00	14°54'03"	43.81	N46°54'03"W	86.88	C22	78.54	50.00	90°00'00"	50.00	N80°38'55"E	70.71
C9	21.03	25.00	48°11'23"	11.18	S30°15'24"E	20.41	C23	78.54	50.00	90°00'00"	50.00	N09°21'05"W	70.71
C10	42.05	50.00	48°11'23"	22.36	N30°15'24"W	40.82	C24	42.05	50.00	48°11'23"	22.36	N78°26'46"W	40.82
C11	52.36	50.00	60°00'00"	28.87	N84°21'05"W	50.00	C25	21.03	25.00	48°11'23"	11.18	S78°26'46"E	20.41
C12	52.36	50.00	60°00'00"	28.87	S35°38'55"W	50.00	C26	39.27	25.00	89°59'59"	25.00	S09°21'06"E	35.36
C13	52.36	50.00	60°00'00"	28.87	S24°21'05"E	50.00	C27	39.46	24.82	91°05'45"	25.30	S81°04'36"W	35.43
C14	42.05	50.00	48°11'23"	22.36	S78°26'46"E	40.82							

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WAYNE COUNTY, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE COUNTY

CHAIRPERSON WAYNE COUNTY BOARD OF COMMISSIONERS DATE

STATE OF NORTH CAROLINA
COUNTY OF WAYNE
I, BERRY GRAY REVIEW OFFICER OF WAYNE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

THE WAYNE COUNTY HEALTH DEPARTMENT HAS PERFORMED A SOIL ANALYSIS ON EACH LOT WITHIN THIS SUBDIVISION. COPIES OF THE SOIL ANALYSIS FOR EACH LOT ARE AVAILABLE FOR REVIEW IN THE OFFICE OF THE ENVIRONMENTAL HEALTH SECTION. THE SOIL ANALYSIS IS NOT A PERMIT OR A GUARANTEE THAT A PERMIT WILL BE ISSUED. EACH LOT WILL HAVE TO BE RE-EVALUATED FOR AN IMPROVEMENT PERMIT USING STANDARDS CURRENT AT THE TIME PERMITS ARE REQUESTED AND A PLOT PLAN SHOWING THE PROPOSED STRUCTURE HAS BEEN AVAILABLE TO THE HEALTH DEPARTMENT.

WAYNE COUNTY HEALTH DEPARTMENT DATE

TRACT "C"
28.27 ACRES
PLAT CABINET P, SLIDE 54-D

I (WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME(US) BY DEED RECORDED IN DEED BOOK 3697, PAGE 773, AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGE WAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF WAYNE COUNTY.

OWNER(S) DATE

PERRY REAL ESTATE GROUP, LLC IS RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL:
a) APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS, OR
b) APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR
c) PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

DEVELOPER / OWNER DATE