Bk 3849- 601

P-94-7

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.

Jamie K. Collins /ca SEPT 21, 2023
APPROVED DISTRICT ENGINEER DATE

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

Barbara Aycock 9-26-23
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.

9/26/23
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.

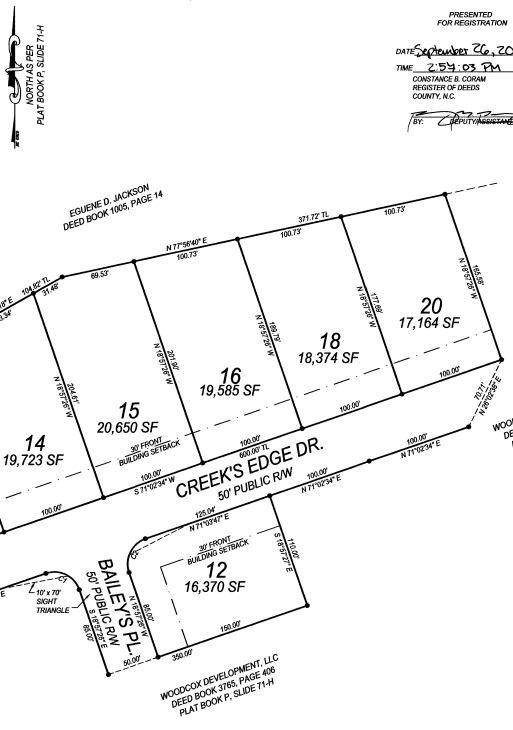
9-22-23
WAYNE COUNTY HEALTH DEPARTMENT DATE

I / WE, WOODCOX DEVELOPMENT, LLC, CHRISTOPHER COX, MANAGER MEMBER, AM / ARE 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.

9/13/2023
OWNER(S) DATE

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 3765, PAGE 406, 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.

9/13/2023
OWNER(S) DATE



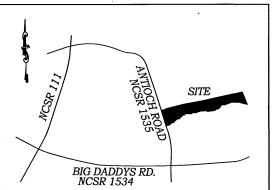
CREEK'S EDGE, SEC. 2

PIKEVILLE TOWNSHIP
WAYNE COUNTY, N.C.

GRAPHIC SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PRESENTED FOR REGISTRATION
DATE September 26, 2023
TIME 2:54:03 PM
CONSTANCE B. CORAM
REGISTER OF DEEDS WAYNE
COUNTY, N.C.
BY: DEPUTY/ASSISTANT



VICINITY MAP
N.T.S.
WAYNE COUNTY, NORTH CAROLINA

MINIMUM BUILDING SETBACKS

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

AREA CALCULATED BY WGMJ
ALL BEARINGS ARE N.C. GRID
ALL DISTANCES ARE HORIZONTAL GROUND

LEGEND

EIP - EXISTING IRON PIPE
ERB - EXISTING REBAR
MNS - MAG NAIL SET
o - IRON STAKES SET ON ALL CORNERS UNLESS OTHERWISE NOTED
AUDE - ACCESS, UTILITY & DRAINAGE EASEMENT

SITE DATA

TOTAL AC. IN TRACT	4.91 AC
NO. OF BUILDING LOTS	10
AREA IN LOTS	4.12 AC
AVERAGE LOT SIZE	17,942 SF
AREA IN R/W	0.79 AC
AREA IN OPEN SPACE	0.0 AC

LOTS SERVICED BY COMMUNITY WATER

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 ARE AUDE.

CURVE TABLE

CB	LENGTH	RAD	Delta	TAN	CHD DIR	CHD
C1	39.27	25.00	90°00'00"	25.00	S26°03'20"W	35.36
C2	39.27	25.00	90°00'00"	25.00	N63°56'40"W	35.36

SURVEY REFERENCES:
DEED BOOK 3765, PG. 406
PLAT BOOK F, SLIDE 366
PLAT BOOK P, SLIDE 71-H

SURVEYED BY:
WILLIE G. MILLER, JR., PLS
PLS# 3944
PO BOX 1015
BEULAVILLE, NC 28518
PREPARATION DATE: JULY 21, 2023

Willie G. Miller, Jr.
NORTH CAROLINA PROFESSIONAL SEAL L-3944 LAND SURVEYOR WILLIE G. MILLER, JR.

NORTH CAROLINA PROFESSIONAL SEAL L-3944 LAND SURVEYOR WILLIE G. MILLER, JR.

I, WILLIE G MILLER, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK 3765 PAGE 406 ETC.) (OTHER); 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 _____ PAGE _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 13 DAY OF SEPTEMBER A.D. 2023