

P. 85-G (1/2)

PLAT CABINET "P", SLIDE 83-G

NC GRID



CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	DISTANCE
C1	86.80	285.00	43.74	172.70°	N09°01'20"E	86.46
C2	64.38	335.00	32.39	110°04'21"	S12°14'30"W	64.28
C3	10.07	335.00	5.04	014°32'3"	S05°52'36"W	10.07
C4	10.04	335.00	5.02	014°30'0"	S04°10'21"W	10.04
C5	29.42	335.00	14.72	042°03'0"	S03°07'25"W	29.42
C6	39.27	25.00	25.00	90°00'0"	N43°36'58"E	35.36
C7	21.03	25.00	11.18	48°11'23"	S86°57'20"E	20.41
C8	42.05	50.00	22.36	48°11'23"	S86°57'20"E	40.62
C9	78.54	50.00	50.00	90°00'0"	S43°36'58"W	70.71
C10	78.54	50.00	50.00	90°00'0"	S46°03'01"E	70.71
C11	42.05	50.00	22.36	48°11'23"	N43°51'17"E	40.62
C12	21.03	25.00	11.18	48°11'23"	S84°51'17"W	20.41
C13	39.27	25.00	25.00	90°00'0"	N49°03'01"E	35.36
C14	39.27	25.00	25.00	90°00'0"	N43°36'58"E	35.36
C15	39.27	25.00	25.00	90°00'0"	S46°03'01"E	35.36
C16	83.51	285.00	47.18	184°48'0"	S09°20'59"W	83.10
C17	15.00	335.00	7.50	023°35'0"	N10°28'00"E	15.00
C18	87.03	335.00	43.76	143°30'0"	N07°44'30"E	86.78

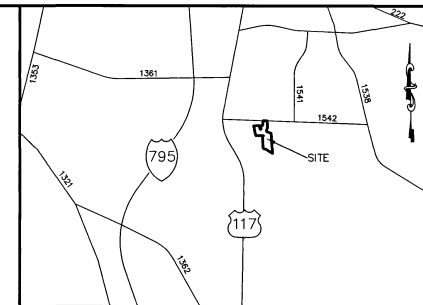
WILLIAM JOSEPH AYCOCK

DEED BOOK 1209, PAGE 480
FIRST TRACTPLAT CABINET "F", SLIDE 2
TRACT 2B

TO BE DEVELOPED LATER

REVISION 2 OF
FYNLOCH CHASE
SECTION ONE
PLAT CABINET "P", SLIDE 81-1

OPEN SPACE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATIONONLY N.C. DEPARTMENT OF TRANSPORTATION APPROVED
STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC
RIGHT-OF-WAYTHE 10' X 70' SHOT TRIANGLES TAKE PRECEDENCE OVER
ANY SIGN EASEMENTTHE 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 THEREON,
SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE
SYSTEM AND ENSURE POSITIVE DRAINAGE.ALL LOTS(S) SHALL BE SERVED BY THE INTERNAL STREET
SYSTEMSEE PLAT CABINET "P", SLIDE 83-G FOR SIGNATURE
APPROVED: DISTRICT ENGINEER DATETHE 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 FLOT PLAN SHOWING THE
PROPOSED STRUCTURE HAS BEEN AVAILABLE TO THE HEALTH
DEPARTMENT.SEE PLAT CABINET "P", SLIDE 83-G FOR SIGNATURE
WAYNE COUNTY HEALTH DEPARTMENT DATEI 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 COUNTYSEE PLAT CABINET "P", SLIDE 83-G FOR SIGNATURE
CHAIR DATE

WAYNE COUNTY BOARD OF COMMISSIONERS DATE

STATE OF NORTH CAROLINA
COUNTY OF WAYNEI, 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.
DATE 5/23/23

LEGEND

- ISF - IRON STAKE FOUND
- NF - NAIL FOUND
- MNS - MAG NAIL SET
- IRON STAKES SET ON ALL CORNERS
- UNLESS OTHERWISE NOTED
- AIE - ACCESS & UTILITY EASEMENT
- UOE - UTILITY & DRAINAGE EASEMENT
- ① - LOT NUMBER
- FA - AIE FOR LOT NUMBER
- PR - RESERVED AIE FOR LOT NUMBER
- RR - RESERVED AIE

I, B. DANIEL BUTLER, PLS. CERTIFY THAT THE GRID
COORDINATES AND GRID BEARINGS SHOWN HEREON,
WERE OBTAINED BY USE OF THE N.C. GRID NETWORK.DATE: APRIL 17, 2021
TIME: RTK NC ZONE 3200
DATUM: 1983 2011 ADJUSTED
GEOD: 12A CONUS
UNITS: US SURVEY FEET
CONVERSED SCALE FACTOR: .9998730PRESENTED
FOR REGISTRATIONDATE 5.23.23
TIME 12:04:47 PMCONSTANCE B. CORMAN
REGISTER OF DEEDS
WAYNE COUNTY, N.C.BY: Constance B. Corman
DEPUTY ASSISTANTSITE DATA
TOTAL AC IN TRACT 17.85 AC
NO. OF BUILDING LOTS 28
AVG. LOT SIZE 22.478 SF
ZONED RA-20A 10' UTILITY EASEMENT IS RESERVED ALONG
ALL RIGHT-OF-WAYS IN THIS SUBDIVISION.
A 5' DRAINAGE AND UTILITY EASEMENT IS
RESERVED ALONG ALL INTERIOR PROPERTY
LINES AND 10' ALONG ALL EXTERIOR SUBDIVISION
BOUNDARY LINES.
LOTS SERVED BY COMMUNITY WATER
VOLUNTARY AC DISTRICT WITHIN 1/4 MILEMINIMUM BUILDING SETBACKS
FRONT - 30'
SIDE - 10'
REAR - 25'AREA CALCULATED BY DWD
ALL BEARINGS ARE N.C. GRID
ALL DISTANCES ARE HORIZONTAL GROUND

SEE MAP 2 OF 2

I, J&N DEVELOPERS LLC, STACY JOHNSON, MEMBER AM RESPONSIBLE FOR THE
CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF
SUBDIVISION STREETS (UNITS:
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.

SEE PLAT CABINET "P", SLIDE 83-G FOR SIGNATURE

DEVELOPER/OWNER DATE

(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 3591,
PAGE 821, 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.

SEE PLAT CABINET "P", SLIDE 83-G FOR SIGNATURE

OWNER(S) DATE

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE
WAYNE COUNTY WATERSHED PROTECTION ORDINANCE FOR RECORDING IN
THE REGISTER OF DEEDS OFFICE

SEE PLAT CABINET "P", SLIDE 83-G FOR SIGNATURE

OWNER(S) DATE

I, R. DANIEL BUTLER, PROFESSIONAL SURVEYOR NO. L-3893, CERTIFY
THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF
LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS
AN ORDINANCE THAT REGULATES PARCELS OF LAND.

R. Daniel Butler, Professional Land Surveyor L-3893

I, R. DANIEL BUTLER, CERTIFY THAT THIS PLAT WAS DRAWN BY ME
FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION
RECORDED IN DEED BOOK 3591, PAGE 821, THAT THE RATIO
OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS
1/100000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS
BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK
3591, PAGE 821; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
WITH G.S. 47-37 AS AMENDED. I WITNESS MY ORIGINAL SIGNATURE,
LICENSE NUMBER, AND SEAL THIS 22 DAY OF MAY, 2023

R. Daniel Butler, P.L.S. L-3893, LAGRANGE, N.C.

J&N DEVELOPERS, LLC
DEED BOOK 3591, PAGE 821
PLAT CABINET "F", SLIDE 2
TRACT 1A & 3ROBIN GAIL AYCOCK RADFORD
DEED BOOK 1209, PAGE 480
PLAT CABINET "E", SLIDE 2
TRACT 2AREVISION OF
FYNLOCH CHASE
SECTION TWO
MAP 1 OF 2PLAT CABINET "P", SLIDE 83-G
REVISED OPEN SPACENAHUNTA TOWNSHIP
WAYNE COUNTY, N.C.
GRAPHIC SCALE(IN FEET)
1 inch = 100 ft.OWNERS
J&N DEVELOPERS, LLC
SOURCE OF TITLE
DEED BOOK 3591, PAGE 821
PLAT CABINET "E", SLIDE 2SURVEYED MARCH 1, 2023
R. DANIEL BUTLER, PLS
942 DYKE SMITH RD
LAGRANGE, N.C.
(919)922-3368

P-41-B



WILLIAM JOSEPH AYCOCK
DEED BOOK 1209, PAGE 480
FIRST TRACT
PLAT CABINET "E", SLIDE 2
TRACT 2B

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

SEE PLAT CABINET "P", SLIDE 40-H FOR SIGNATURE

CHAIRMAN
WAYNE COUNTY BOARD OF COMMISSIONERS

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.
10/27/22
REVIEW OFFICER

LEGEND

- ISF - IRON STAKE FOUND
- NF - NAIL FOUND
- MNS - MAG NAIL SET
- IRON STAKES SET ON ALL CORNERS UNLESS OTHERWISE NOTED
- AUE - ACCESS & UTILITY EASEMENT
- ① - LOT NUMBER
- #A - AUE FOR LOT NUMBER
- #R - RESERVED AUE FOR LOT NUMBER
- R - RESERVED AUE

SITE DATA
TOTAL AC. IN TRACT 15.55 AC
NO. OF BUILDING LOTS 22
AVG. LOT SIZE 23,672 SF
ZONED RA-20
A 10' WIDE UTILITY EASEMENT IS RESERVED ALONG ALL RIGHT-OF-WAYS IN THIS SUBDIVISION
LOTS SERVICED BY COMMUNITY WATER VOLUNTARY AG DISTRICT WITHIN 1/4 MILE

LINE	LENGTH	BEARING
L1	21.19	N19°35'23"E
L2	21.19	S18°29'28"E
L3	24.10	S89°42'01"E
L4	12.92	S00°17'59"W
L5	17.38	S00°11'47"W
L6	16.95	N88°56'59"E
L7	76.98	N88°56'59"E
L8	125.00	N88°56'59"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	DISTANCE
C1	149.83	10424.72	74.92	00°49'25"	S85°19'32"E	149.83
C2	49.25	10424.72	24.62	00°16'14"	S85°52'22"E	49.25
C3	174.03	10424.72	87.02	00°57'23"	S86°29'11"E	174.03
C4	104.06	10454.72	52.03	00°34'13"	S85°11'57"E	104.06
C5	37.43	25.00	23.22	85°47'02"	N42°33'32"W	34.03
C6	39.27	25.00	25.00	90°00'00"	N45°17'59"E	35.36
C7	21.03	25.00	11.18	48°11'23"	S65°36'20"E	20.41
C8	44.78	50.00	24.02	51°18'49"	N67°10'03"W	43.30
C9	41.56	50.00	22.07	47°37'41"	S63°21'42"W	40.38
C10	68.37	50.00	40.74	78°20'36"	S00°22'33"W	63.16
C11	36.15	50.00	18.90	41°25'20"	S59°30'24"E	35.37
C12	50.33	50.00	27.53	57°40'20"	N70°56'48"E	48.23
C13	21.03	25.00	11.18	48°11'23"	S65°12'17"W	20.41
C14	39.27	25.00	25.00	90°00'00"	N44°42'01"W	35.36
C15	86.80	285.00	43.74	17°27'00"	N09°01'29"E	86.46
C16	15.00	335.00	7.50	02°33'57"	N16°28'00"E	15.00
C17	87.03	335.00	43.76	14°53'03"	N07°44'30"E	86.78
C18	40.87	25.00	26.65	93°40'06"	S47°08'01"W	36.47
C19	171.62	10454.72	85.81	00°56'26"	S86°30'09"E	171.62
C20	64.38	335.00	32.29	11°00'42"	S12°14'38"W	64.28
C21	10.07	335.00	5.04	01°43'23"	S05°52'36"W	10.07
C22	10.04	335.00	5.02	01°43'03"	S04°09'23"W	10.04
C23	25.42	335.00	12.72	04°20'53"	S01°07'25"W	25.42
C24	93.51	285.00	47.18	18°48'00"	S08°20'59"W	93.10

OPEN SPACE
15.9 AC.

I, J&N DEVELOPERS LLC, STACY JOHNSON, MGR MEMBER AM 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.

SEE PLAT CABINET "P", SLIDE 40-H FOR SIGNATURE

DEVELOPER/OWNER 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 3591, PAGE 821, 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 JURISDICTION OF WAYNE COUNTY.

SEE PLAT CABINET "P", SLIDE 40-H FOR SIGNATURE

OWNER(S) DATE

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WAYNE COUNTY WATERSHED PROTECTION ORDINANCE FOR RECORDING IN THE REGISTER OF DEEDS OFFICE

SEE PLAT CABINET "P", SLIDE 40-H FOR SIGNATURE

OWNER(S) DATE

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 LOT(S) SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

SEE PLAT CABINET "P", SLIDE 40-H FOR SIGNATURE

APPROVED: DISTRICT ENGINEER 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.

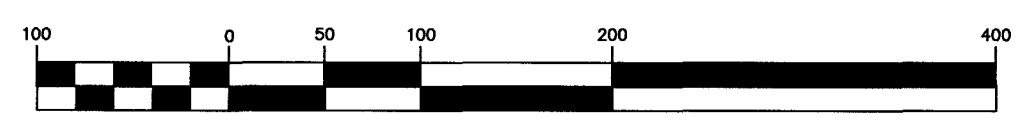
SEE PLAT CABINET "P", SLIDE 40-H FOR SIGNATURE

WAYNE COUNTY HEALTH DEPARTMENT DATE

REVISION OF FYNLOCH CHASE SECTION ONE

REVISED FRONT BUILDING SETBACKS FROM 40' TO 30'

NAHUNTA TOWNSHIP
WAYNE COUNTY, N.C.
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

OWNERS
J&N DEVELOPERS, LLC
SOURCE OF TITLE
DEED BOOK 3591, PAGE 821

SURVEYED SEPTEMBER 8, 2022
R. DANIEL BUTLER, PLS
942 DYKE SMITH RD
LAGRANGE, N.C.
(919)922-3368



I, R. DANIEL BUTLER, PROFESSIONAL SURVEYOR NO. L-3893, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

R. DANIEL BUTLER, PROFESSIONAL LAND SURVEYOR L-3893

I, R. DANIEL BUTLER, CERTIFY THAT THIS PLAT WAS DRAWN BY ME, FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION RECORDED IN DEED BOOK 3591, PAGE 821; 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 DEED BOOK SEE PAGE MAP; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 6 DAY OF OCTOBER, 2022

R. DANIEL BUTLER, P.L.S. L-3893, LAGRANGE, N.C.

I, R. DANIEL BUTLER, PLS, CERTIFY THAT THE GRID COORDINATES AND GRID BEARINGS SHOWN HEREON, WERE OBTAINED BY USE OF THE N.C. CORNERS NETWORK.

DATE: APRIL 17, 2021
TYPE: RTK NC ZONE 3200
DATUM: 1983 2011 ADJUSTED
GEOD: 12A CONUS
UNITS: US SURVEY FEET
COMBINED SCALE FACTOR: .9998730

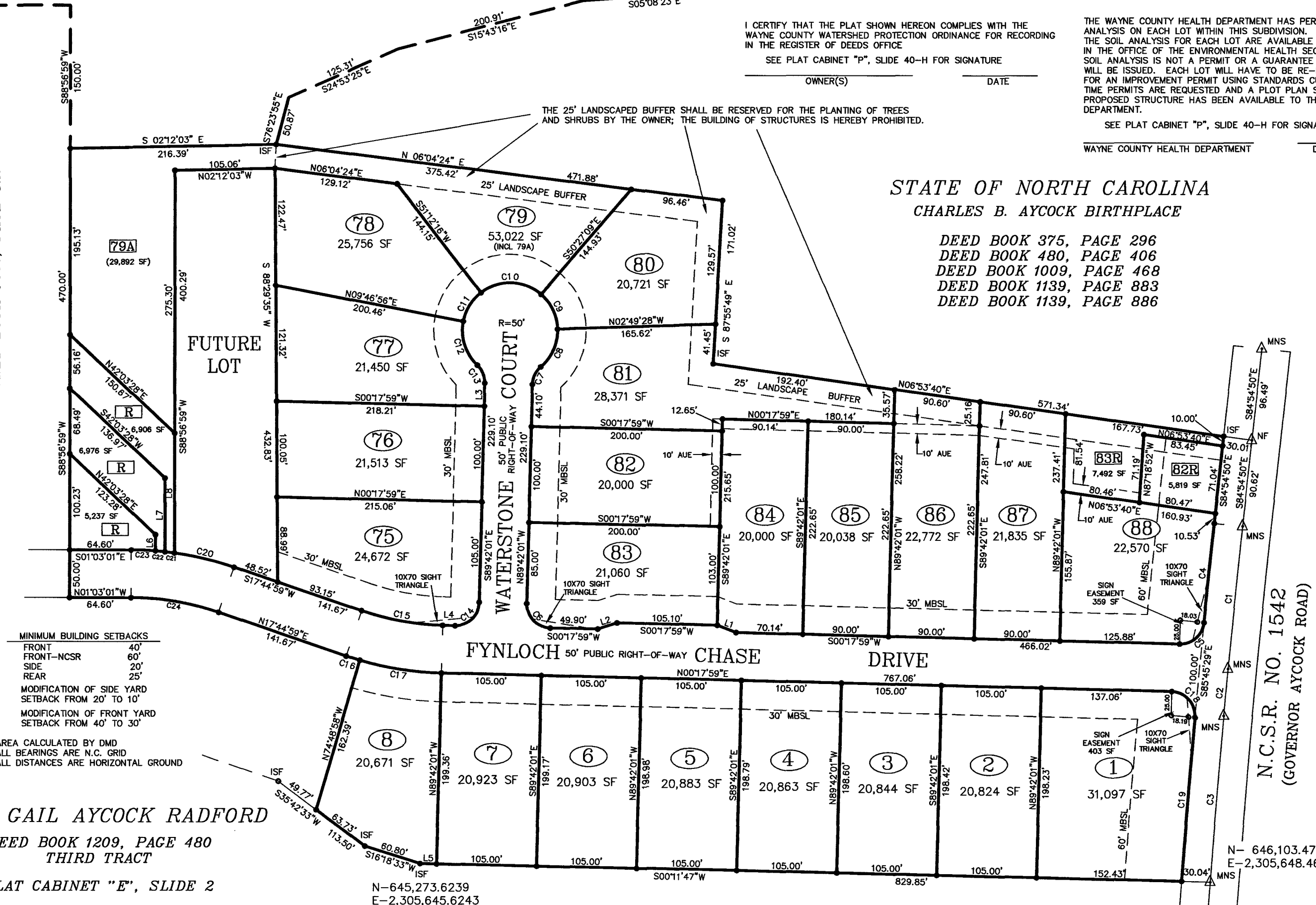
PRESENTED FOR REGISTRATION

DATE: October 10, 2022
TIME: 11:09:46 AM

CONSTANCE B. CORAM
REGISTER OF DEEDS
WAYNE COUNTY, N.C.

BY: DEPUTY REGISTER

J&N DEVELOPERS, LLC
DEED BOOK 3591, PAGE 821



ROBIN GAIL AYCOCK RADFORD
DEED BOOK 1209, PAGE 480
THIRD TRACT
PLAT CABINET "E", SLIDE 2

N-645,273.6239
E-2,305,645.6243

STATE OF NORTH CAROLINA
CHARLES B. AYCOCK BIRTHPLACE

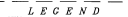
DEED BOOK 375, PAGE 296
DEED BOOK 480, PAGE 406
DEED BOOK 1009, PAGE 468
DEED BOOK 1139, PAGE 883
DEED BOOK 1139, PAGE 886

N.C.S.R. NO. 1542
(GOVERNOR AYCOCK ROAD)

N-646,103.4715
E-2,305,648.4678

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	DISTANCE
C1	31.27	25.00	25.00	90°00'00"	94°05'01"00"	35.36
C2	119.25	25.00	11.88	48°13'23"	92°03'40"00"	20.44
C3	120.59	50.00	130.90	180°11'24"	52°12'37"00"	93.42
C4	76.32	50.00	47.83	87°17'19"	84°58'31"00"	69.12
C5	44.27	50.00	23.71	50°04'30"	82°35'42"00"	42.84
C6	21.25	25.00	11.88	48°13'23"	92°03'40"00"	20.44
C7	21.03	25.00	11.88	48°13'23"	92°03'40"00"	20.44
C8	42.02	50.00	22.36	48°13'23"	92°03'40"00"	40.83
C9	61.95	50.00	35.68	71°01'31"	83°36'33"00"	58.05
C10	49.67	50.00	27.10	56°55'49"	77°29'03"00"	47.69
C11	45.43	50.00	24.42	52°03'40"	82°35'42"00"	43.81
C12	42.02	50.00	22.36	48°13'23"	92°03'40"00"	40.83
C13	21.03	25.00	11.88	48°13'23"	92°03'40"00"	20.44
C14	39.23	25.00	22.36	48°13'23"	92°03'40"00"	35.36

CHAIR
WAYNE COUNTY BOARD OF COMMISSIONERS DATE



(IN FEET)
1 inch = 100 ft.

OWNERS
JAN DEVELOPERS, LLC
SOURCE OF TITLE
DEED BOOK 3591, PAGE 821
PLAT CABINET "E", SLIDE 2

SURVEYED NOVEMBER 2, 2023
R. DANIEL BUTLER, PLS
942 OYKE SMITH RD
LAGRANGE, N.C.
(919)922-3368

DATE June 18, 2024
TIME 11:14:42 AM

CONSTANCE B. CORAM
REGISTER OF DEEDS

REGISTER OF DEEDS
WAYNE COUNTY, N.C.

By: FRANCIS J. [Signature]

ISF - IRON STAKE FOUND
NF - NAIL FOUND
MNS - MAG NAIL SET
IRON STAKES SET ON ALL CORNERS
UNLESS OTHERWISE NOTED
AUE - ACCESS & UTILITY EASEMENT
ACE - ACCESS & DRAINAGE EASEMENT
UDE - UTILITY DRAINAGE EASEMENT
C - COMPUTED POINT
- LOT NUMBER
#A - AUE FOR LOT NUMBER
#R - RESERVED AUE FOR LOT NUMBER
R - RESERVED AUE

SITE DATA	
TOTAL AC. IN TRACT	22.90 AC
OPEN SPACE	7.0 AC
NO. OF BUILDING LOTS	26
AVG. LOT SIZE	23,620 SF
ZONED	RA-20

A 10' UTILITY EASEMENT IS RESERVED ALONG ALL RIGHT-OF-WAYS IN THIS SUBDIVISION. A 5' DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL INTERIOR PROPERTY LINES AND 10' ALONG ALL EXTERIOR SUBDIVISION BOUNDARY LINES.

LOTS SERVICED BY COMMUNITY WATER VOLUNTARY AG DISTRICT WITHIN 1/4 MILE

MINIMUM BUILDING SETBACKS	
FRONT	30'
FRONT-NOISE	60'
SIDE	10'
REAR	25'

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

