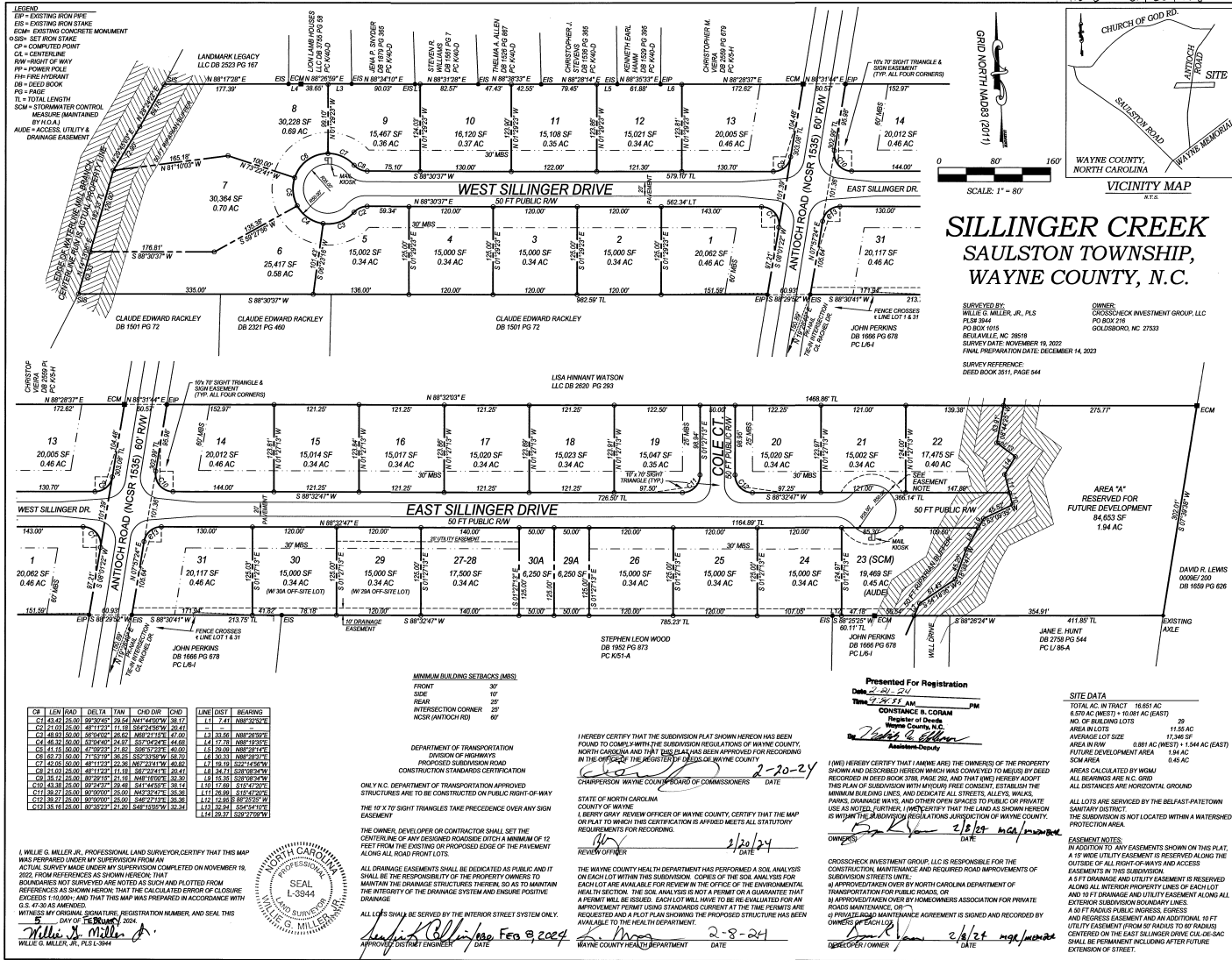


D-103-B 814 2074 19 68 4



CP	LEN	BEAR	DELTA	YAM	CHD DR	CHD
C1	44.42	S 88°28'37" E	20.005	0.45 AC	N 88°30'37" W	151.52
C2	171.00	S 88°30'37" W	30.364	0.70 AC	N 88°30'37" W	171.00
C3	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C4	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C5	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C6	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C7	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C8	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C9	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C10	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C11	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C12	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C13	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C14	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C15	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C16	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C17	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C18	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C19	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C20	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C21	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C22	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C23	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C24	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C25	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C26	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C27	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C28	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C29	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C30	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002
C31	15.002	S 88°30'37" W	0.34 AC		N 88°30'37" W	15.002

MINIMUM BUILDING SETBACKS (MBS)

FRONT 30'

REAR 20'

INTERSECTION CORNER 20'

NCSR (ANTIOCH RD) 00'

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

ONLY A.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 TO PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE DRAINAGE STRUCTURES THEREAS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE.

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

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 IN WAYNE COUNTY.

*Constance B. Conam* 2-20-24

CHAMPIONER WAYNE COUNTY BOARD OF COMMISSIONERS DATE

STATE OF NORTH CAROLINA COUNTY OF WAYNE

I, JERRY 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 2/20/24

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 QUALIFIED FOR AN IMPROVEMENT PERMIT USING STANDARDS CURRENT AT THE TIME PERMITS ARE REQUIRED TO BE OBTAINED SHOWING THE PROPOSED STRUCTURE HAS BEEN AVAILABLE TO THE HEALTH DEPARTMENT.

DATE 2-8-24

WAYNE COUNTY HEALTH DEPARTMENT

Presented For Registration

Date 2-20-24

Time 2:25:51 PM

CONSTANCE B. CONAM

Register of Deeds

Wayne County, N.C.

Maximilian DePuy

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME BY DEED RECORDED IN DEED BOOK 3784, PAGE 202, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH ANY PRIOR PREVIOUS CONVEYANCES, ESTABLISH THE MINIMUM BUILDING LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGEWAYS, AND OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I HEREBY CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE JURISDICTION OF WAYNE COUNTY.

OWNERS DATE 2/8/24 MGA/MLC

CROSSCHECK INVESTMENT GROUP, LLC IS RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIRS OF ROAD IMPROVEMENTS OF THE SUBDIVISION STREETS (UNTIL)

APPROVED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS, OR APPROVED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PRIVATE ROADS MAINTENANCE, OR APPROVED BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE. AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

DATE 2/8/24 MGA/MLC

SITE DATA

TOTAL AC. IN TRACT	18.651 AC
6.576 AC (WEST) + 10.081 AC (EAST)	
NO. OF BUILDING LOTS	30
AREA IN LOTS	17,346 SF
AVERAGE LOT SIZE	578.20 SF
AREA IN ROW	0.981 AC (WEST) + 1.844 AC (EAST)
FUTURE DEVELOPMENT AREA	1.84 AC
SCM AREA	0.46 AC

AREAS CALCULATED BY WGM

ALL BEARINGS ARE N.C. GRID

ALL DISTANCES ARE HORIZONTAL GROUND

ALL LOTS ARE SERVICED BY THE BELFAST-ATLANTON SANITARY DISTRICT

THE SUBDIVISION IS NOT LOCATED WITHIN A WATERSHED PROTECTION AREA.

EASEMENT NOTES:

IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PLAT, A 10' UTILITY EASEMENT IS RESERVED ALONG THE OUTSIDE OF ALL RIGHT-OF-WAYS AND ACCESS EASEMENTS IN THIS SUBDIVISION.

A 10' DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL INTERIOR PROPERTY LINES OF EACH LOT AND 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR SUBDIVISION BOUNDARY LINES.

A 50' FRONT PUBLIC INGRESS, EGRESS AND REGRESS EASEMENT AND AN ADDITIONAL 10' UTILITY EASEMENT FROM 50' RADIUS TO 60' RADIUS CENTERED ON THE EAST SILLINGER DRIVE CUL-DE-SAC SHALL BE PERMANENT INCLUDING AFTER FUTURE EXTENSION OF STREET.

I, WELLS G. MILLER, JR., PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION COMPLETED ON NOVEMBER 18, 2022. FROM MY EXPERIENCE AS SHOWN HEREON, THAT BOUNDARIES NOT SURVEYED ARE NOTED AS SUCH AND PLOTTED FROM REFERENCES AS SHOWN HEREON; THAT THE CALCULATED ERROR OF CLOSURE EXCEEDED 1:100,000; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH C.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 5 DAY OF FEBRUARY 2024.

*Wells G. Miller, Jr.*

WELLS G. MILLER, JR., PLS-3344

STATE OF NORTH CAROLINA

PROFESSIONAL LAND SURVEYOR

WELLS G. MILLER, JR.

SEAL L-3344

APPROVED DISTRICT ENGINEER DATE