

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

ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

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

APPROVED: _____ DATE _____
DISTRICT ENGINEER

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 _____

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.

WAYNE COUNTY BOARD OF COMMISSIONERS _____ DATE _____
CHAIRMAN

LEGEND

- ISF - IRON STAKE FOUND
- - IRON STAKES SET ON ALL CORNERS UNLESS OTHERWISE NOTED
- - COMPUTED PT
- PKNF - P.K. NAIL FOUND
- MNF - MAG NAIL FOUND
- MNS - MAG NAIL SET
- AUE - ACCESS & UTILITY EASEMENT
- ⊗ - EXISTING FIRE HYDRANT
- #A - AUE FOR LOT NO.

SITE DATA

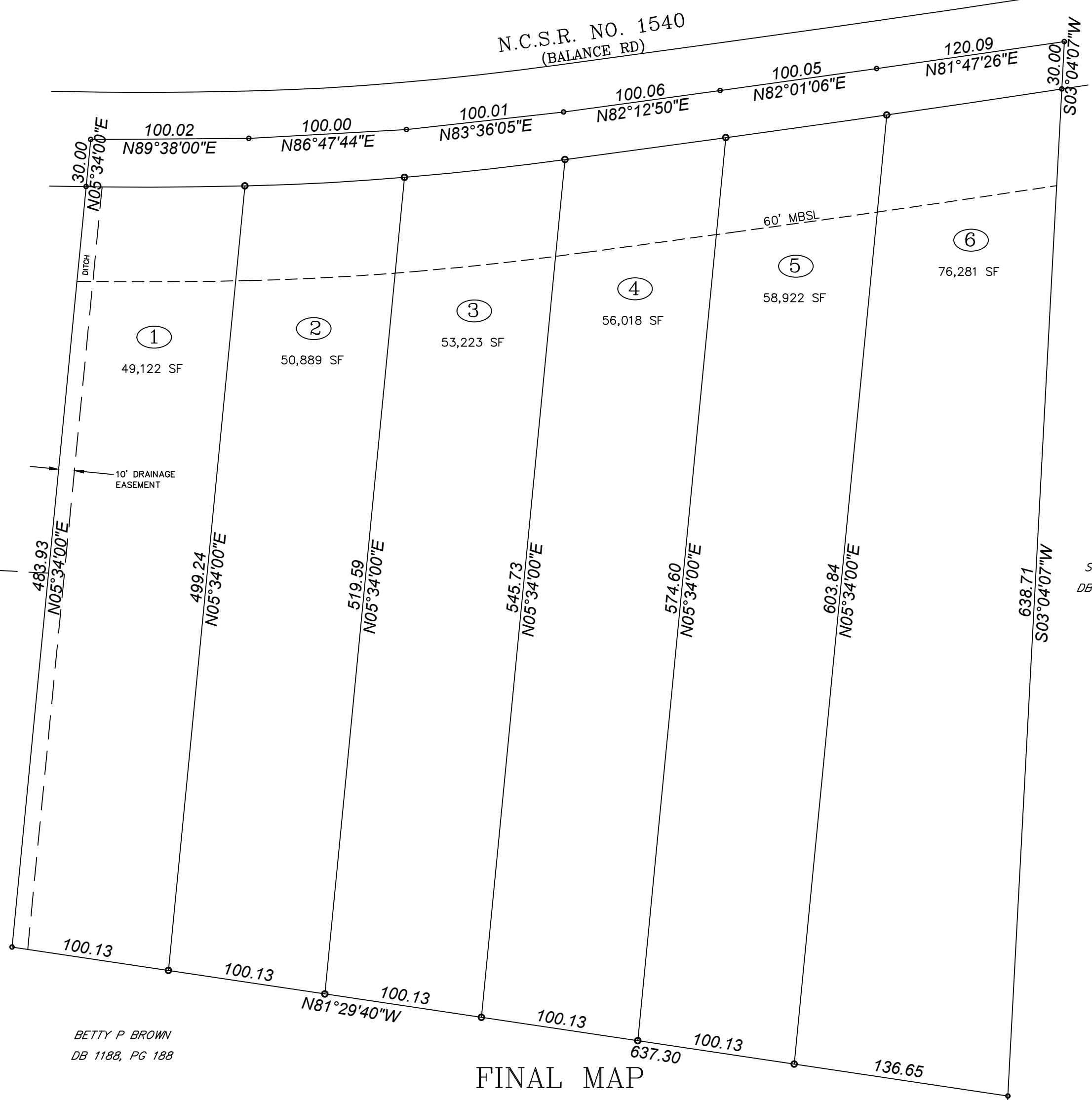
TOTAL ACRES IN TRACT	7.28
NO. OF BUILDING LOTS	10
AVG. LOT SIZE	26,824 S.F.

PROPERTY LOCATED IN FREMONT RA ZONE
LOTS TO BE SERVED BY A PUBLIC WATER SYSTEM
LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS
ALL OPEN SPACES RESERVED FOR ACCESS & UTILITY EASEMENTS FOR THIS AND FUTURE DEVELOPMENT
SITE IS WITHIN 1/2 MILE OF A VOLUNTARY AGRICULTURAL DISTRICT

MINIMUM BUILDING SETBACKS

FRONT	30'
FRONT-NCSR	60'
SIDE	10'
REAR	25'

AREA CALCULATED BY DMD
ALL BEARINGS ARE MAGNETIC
ALL DISTANCES ARE HORIZONTAL
NO GEODETIC CONTROL WITHIN 2000'



BETTY P BROWN
DB 1188, PG 188

SALLY P MOORE
DB 0019E, PG 237

FINAL MAP
ELLA SUBDIVISION

TOWN OF FREMONT
NAHUNTA TOWNSHIP
WAYNE COUNTY, N.C.
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

OWNERS
J&N DEVELOPERS, LLC
SOURCE OF TITLE
DEED BOOK 2931, PAGE 215
PLAT CABINET " ", SLIDE " "

SURVEYED 12-02-2019
R. DANEEL BUTLER, PLS
942 DYKE SMITH RD
LAGRANGE, N.C. 28551
(252)747-7056

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 _____

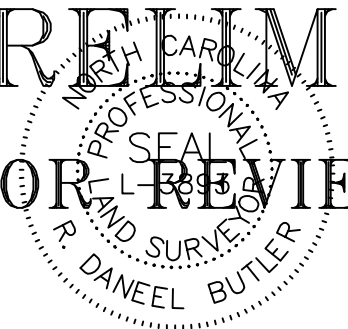
(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S)
OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS
CONVEYED TO ME(US) BY DEED RECORDED IN DEED BOOK 2931,
PAGE 215, AND THAT (WE) HEREBY ADOPT THIS PLAN OF
SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE
MINIMUM BUILDING LINES, AND DEDICATE ALL 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 _____

I, J&N DEVELOPERS, LLC 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.

DEVELOPER/OWNER _____ DATE _____

PRELIMINARY
FOR REVIEW ONLY



I, R. DANEEL 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. DANEEL BUTLER, PROFESSIONAL LAND SURVEYOR L-3893

I, R. DANEEL BUTLER, CERTIFY THAT THIS PLAT WAS DRAWN BY ME,
FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION
RECORDED IN DEED BOOK 2931, PAGE 215; 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
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 18 DAY OF JUNE, 2021.

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