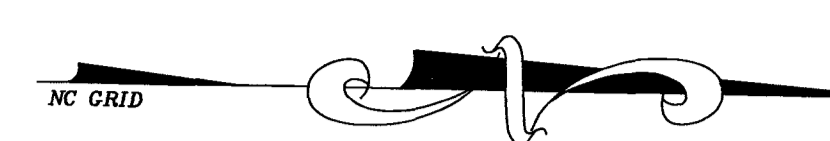


P-41-B



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
DATE

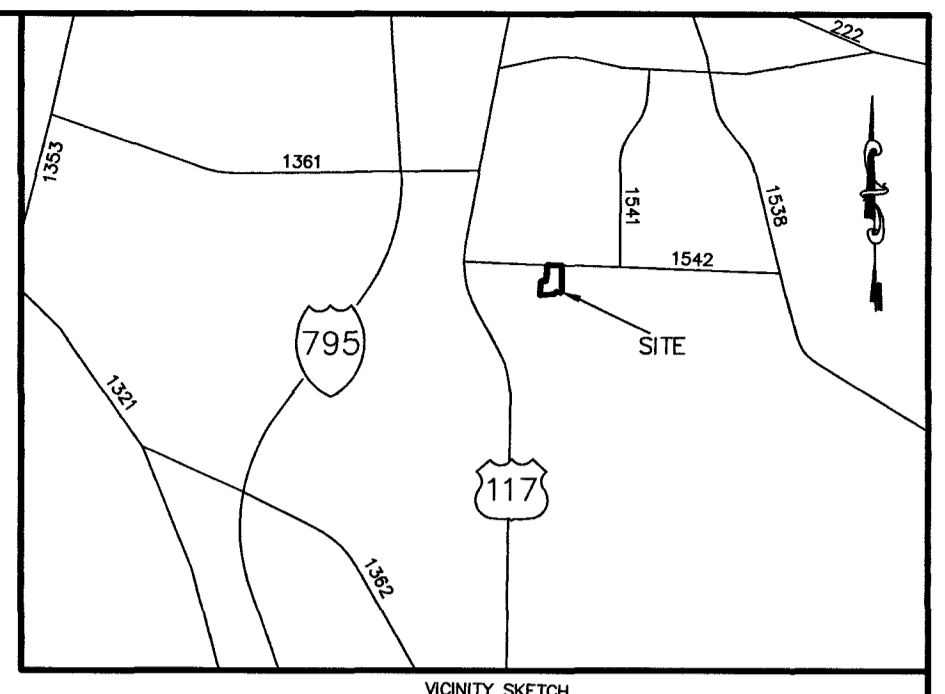
STATE OF NORTH CAROLINA
COUNTY OF WAYNE
I, BERRY GRAY, REVIEW OFFICER OF WAYNE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THIS SUBDIVISION
REVIEW OFFICER
DATE 10/9/22

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 TABLE with columns: LINE, LENGTH, BEARING. Rows L1 through L8.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, BEARING, DISTANCE. Rows C1 through C24.



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.

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.

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 REGULATIONS JURISDICTION OF WAYNE COUNTY.

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

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

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

OPEN SPACE
15.9 AC.

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
R. DANIEL BUTLER, PROFESSIONAL LAND SURVEYOR L-3893

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

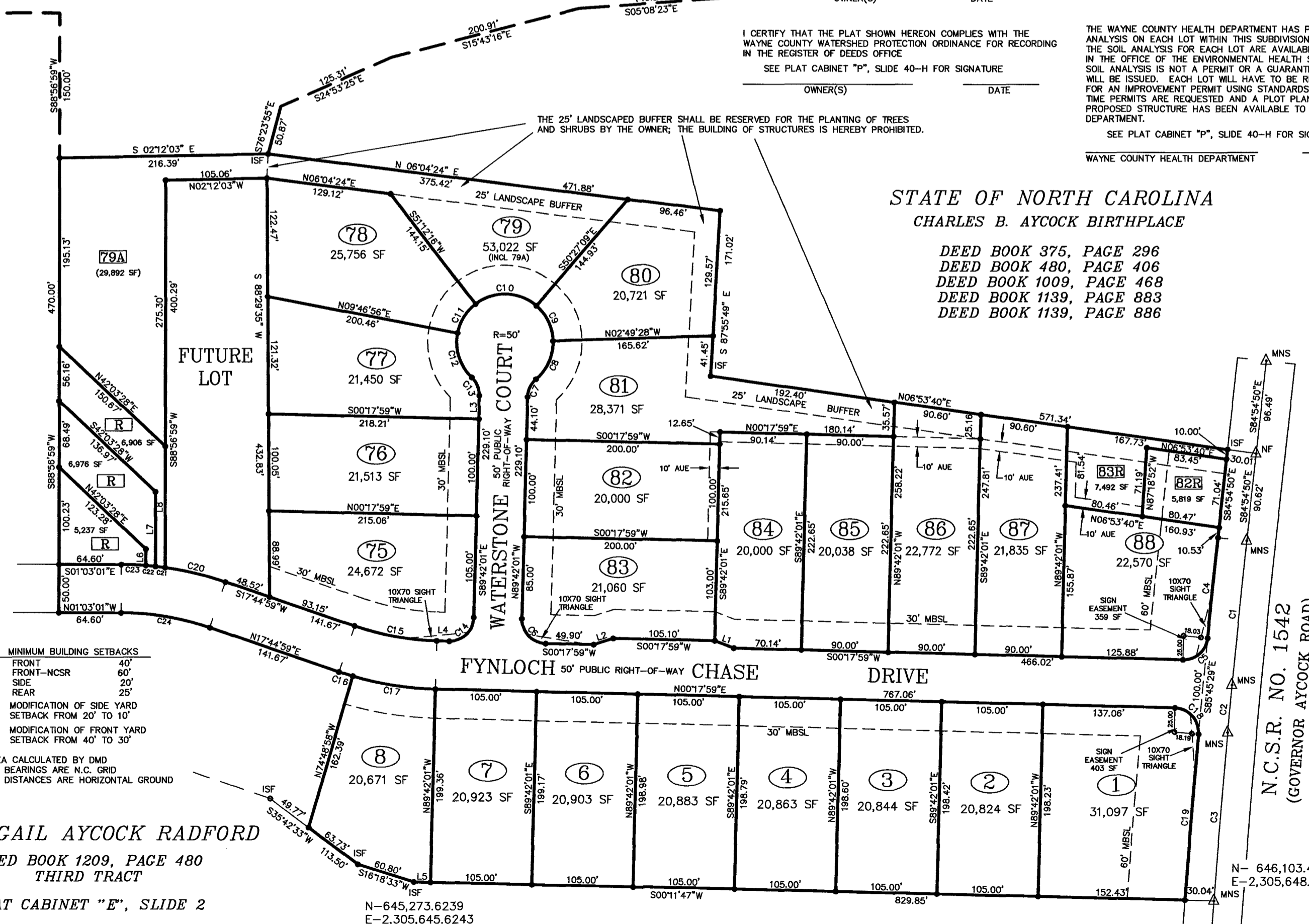
MINIMUM BUILDING SETBACKS
FRONT 40'
FRONT-NCNR 60'
SIDE 20'
REAR 25'
MODIFICATION OF SIDE YARD SETBACK FROM 20' TO 10'
MODIFICATION OF FRONT YARD SETBACK FROM 40' TO 30'

PRESENTED FOR REGISTRATION
DATE October 10, 2022
TIME 11:09:46 AM
CONSTANCE B. CORAM
REGISTER OF DEEDS
WAYNE COUNTY, N.C.
BY: [Signature]
DEPUTY REGISTER

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

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



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