P-111-G

I, J&M DEVELOPERS LLC STACY JOHNSON, MGR MEMBER AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTAINANCE 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 MAINTAINANCE, OR
c)PRIVATE ROAD MAINTAINANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

DEVELOPER/OWNER — 5/31/24 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.

OWNER(S) — 5/31/24 DATE

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

OWNER(S) — 5/31/24 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.

REVIEW OFFICER — 6/11/24 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

APPROVED: Kevin K Collins/ebp — DISTRICT ENGINEER — DATE 5/20/24

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 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.

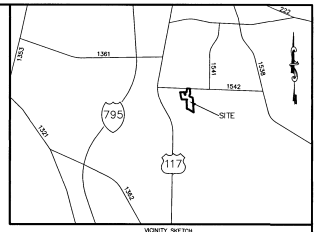
WAYNE COUNTY HEALTH DEPARTMENT — 6-3-24 DATE

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

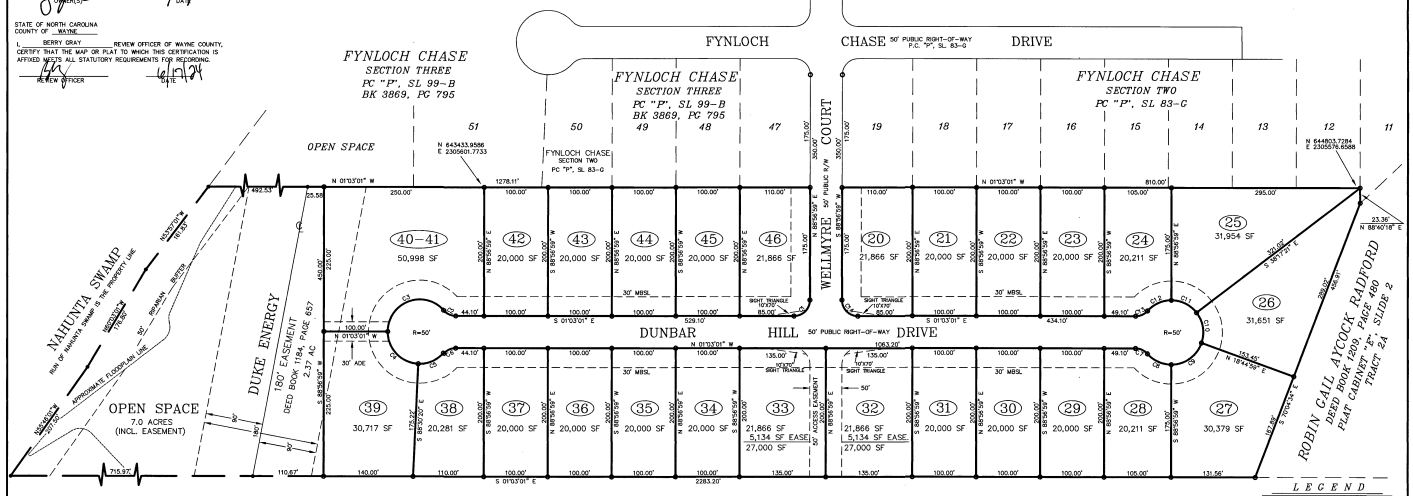
CHAIR, WAYNE COUNTY BOARD OF COMMISSIONERS — 6-12-24 DATE

PLAT CABINET "P", SLIDE 83-G

NC GRID



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	DISTANCE
C1	39.27	25.00	25.00	90°00'00"	N45°03'01"W	35.36
C2	21.03	25.00	11.18	48°11'23"	N23°02'40"E	20.41
C3	120.59	50.00	130.95	138°11'23"	S21°57'20"E	93.43
C4	76.32	50.00	47.83	87°27'19"	N45°13'19"E	69.12
C5	44.27	50.00	23.71	50°44'04"	N23°58'23"W	42.84
C6	21.03	25.00	11.18	48°11'23"	S25°08'43"E	20.41
C7	21.03	25.00	11.18	48°11'23"	S23°02'40"W	20.41
C8	42.05	50.00	22.36	48°11'23"	N23°02'40"E	40.82
C9	61.98	50.00	35.68	71°01'31"	N36°13'47"W	58.09
C10	49.67	50.00	27.10	56°54'49"	S79°26'03"W	47.65
C11	45.43	50.00	24.42	52°03'40"	S24°58'46"W	43.89
C12	42.05	50.00	22.36	48°11'23"	S25°08'43"E	40.82
C13	21.03	25.00	11.18	48°11'23"	N25°08'43"W	20.41
C14	39.27	25.00	25.00	90°00'00"	N43°56'59"E	35.36



H.B. BALLANCE, JR.
DEED BOOK 891, PAGE 375
MAP BOOK 1, PAGE 65
TRACT NO. 2

FYNLOCH CHASE
SECTION FOUR

NAHUNTA TOWNSHIP
WAYNE COUNTY, N.C.

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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 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 16 DAY OF MAY, 2024.

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. CORS NETWORK.

DATE: APRIL 17, 2021
TYPE: RTK NC ZONE 3200
DATUM:1983 2011 ADJUSTED
GEOID:12A (2012)
UNITS: US SURVEY FEET
COMBINED SCALE FACTOR: .9998730

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

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

PRESENTED
FOR REGISTRATION
DATE June 12, 2024
TIME 11:14:42 AM
CONSTANCE B. CORAM
REGISTER OF DEEDS
WAYNE COUNTY, N.C.
BY: DEPUTY

L E G E N D

ISF – IRON STAKE FOUND
IMF – MAG FOUND
MNS – MAG NAIL SET
IRON STAKES SET ON ALL CORNERS UNLESS OTHERWISE NOTED
AUE – ACCESS & UTILITY EASEMENT
ADE – ACCESS & DRAINAGE EASEMENT
UDE – UTILITY & DRAINAGE EASEMENT
⊙ – COMPUTED POINT

(#) – LOT NUMBER
[#A] – AUE FOR LOT NUMBER
[#R] – RESERVED AUE FOR LOT NUMBER
[R] – RESERVED AUE

SITE DATA
TOTAL AC. IN TRACT 22.93 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–NCSR 60'
SIDE 10'
REAR 25'

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