

P-46-A

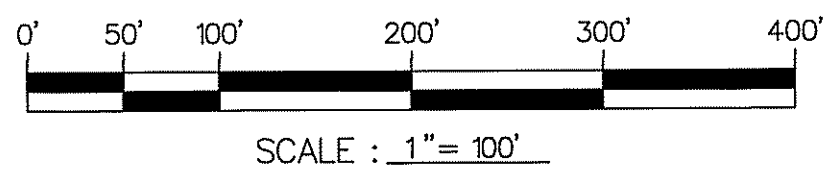
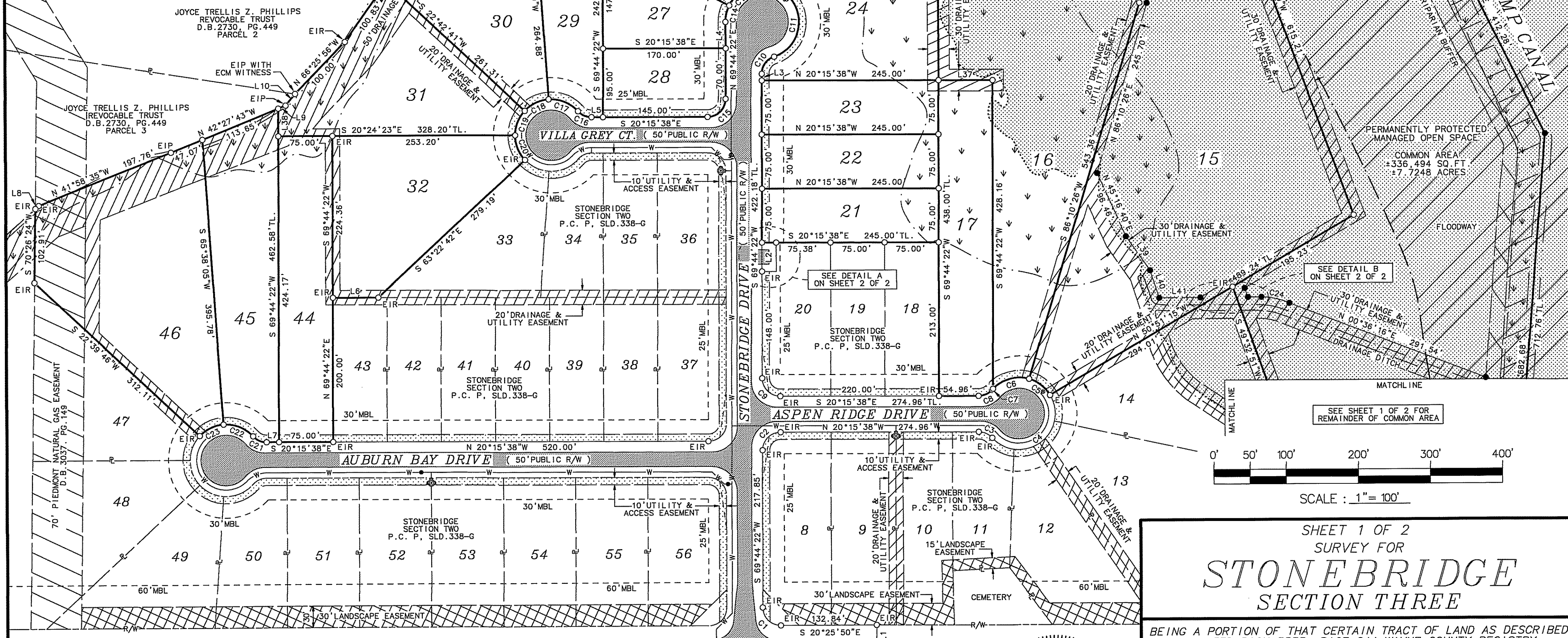
COPY

WILLIAM RANDY SMITH
D.B. 1935, PG. 549

PRESENTED FOR REGISTRATION
DATE: Aug 30, 2021
TIME: 11:13:40 AM
CONSTANCE CORAM
REGISTER OF DEEDS
WAYNE COUNTY, NC
BY Constance D. Coram DEPUTY, ASSISTANT

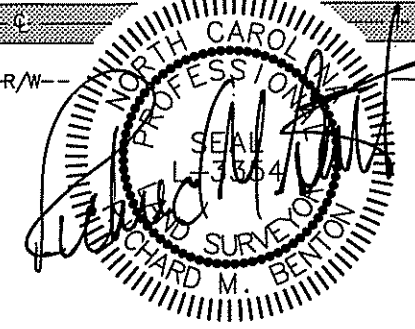


- NOTE:
- 1. SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES
 - 2. SEE SHEET 2 OF 2 FOR LOT AREAS
 - 3. SEE SHEET 2 OF 2 FOR LEGEND
 - 4. SEE SHEET 2 OF 2 FOR NOTES AND CERTIFICATES



SHEET 1 OF 2
SURVEY FOR
STONEBRIDGE
SECTION THREE

BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED BOOK 3533, PAGE 244 WAYNE COUNTY REGISTRY
REFERENCE MADE TO PLAT CABINET O, SLIDE 94-B AND PLAT CABINET P, SLIDE 38-G&H
SAULSTON TOWNSHIP WAYNE COUNTY NORTH CAROLINA



BENTON & ASSOCIATES LAND SURVEYING AND MAPPING 119 E WALNUT STREET GOLDSBORO, NC. PHONE (919) 735-0440 FAX 735-0840 FIRM LICENSE NO. C-1705	APPROVED RMB SURVEYOR JHL FILE NUMBER 20-091-3	DATE 07/29/21 DRAFTER RMB
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GRID TIE
EPK (A) N = 627,512.104 FT.
E = 2,340,126.291 FT.
EPK (B) N = 626,732.355 FT.
E = 2,340,416.750 FT.
NAD83(2011) GRID COORDINATES
COMBINED FACTOR = 0.999880476

S.R. 1575 BARTLETT ROAD (60' PUBLIC R/W, 20' PVMT.)

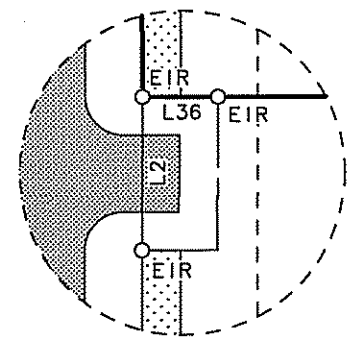
P-46-B

COPY

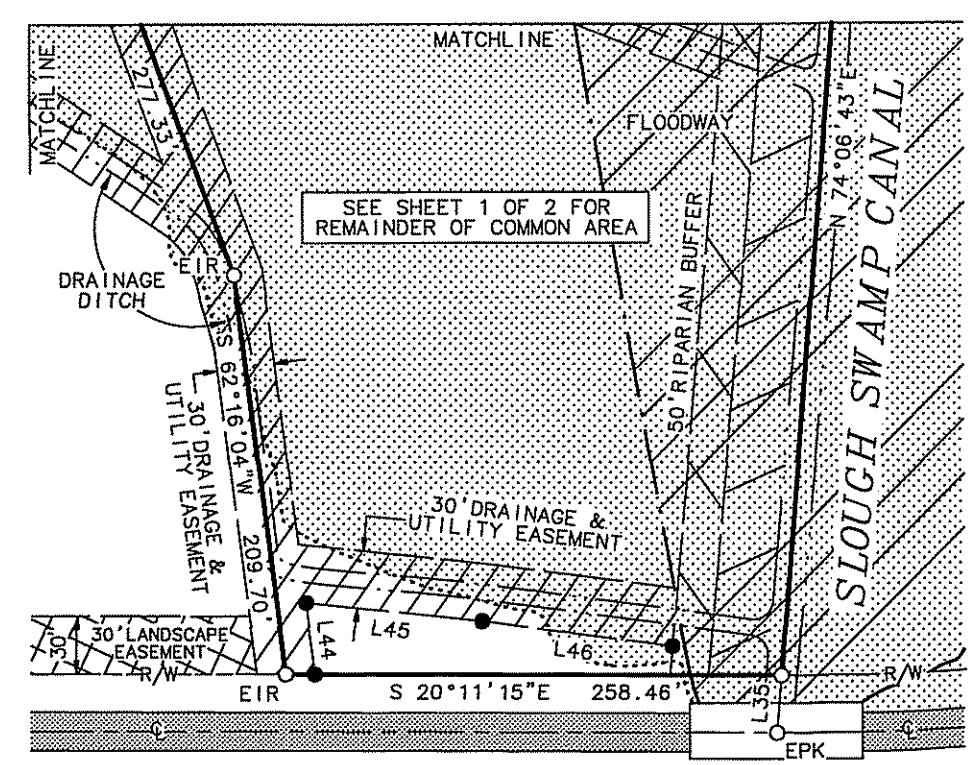


VICINITY MAP NOT TO SCALE

PRESENTED FOR REGISTRATION DATE: AUG 30, 2021 TIME: 11:13:59 AM BY: DEPUTY, ASSISTANT



DETAIL A SCALE: 1" = 50'



S.R. 1575 BARTLETT ROAD (60' PUBLIC R/W, 20' PVMT.)

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Lists curve data for curves C1 through C24.

Table with columns: LOT, AREA, L1, BEARING, DISTANCE. Lists lot areas and boundary bearings/distances for lots 15 through 46.

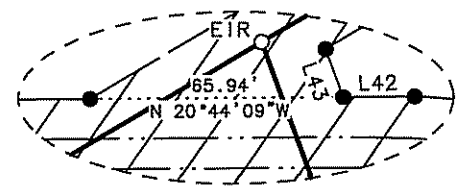
Table with columns: L1, BEARING, DISTANCE. Continuation of lot boundary bearings and distances for lots 15 through 46.

SITE DATA

TOTAL AREA OF DEVELOPMENT = ±30.2740 ACRES. TOTAL NUMBER OF LOTS = 18 STANDARD, 1 COMMON AREA. AVERAGE STANDARD LOT SIZE = ±54,568 SQ.FT. OR ±1.2527 ACRES.

NOTES:

- 1. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER WAYNE COUNTY FIRM 3720363200K DATED 06/20/2018.
2. THE 100 YEAR FLOOD ZONE IS MORE ACCURATELY DEFINED AS THAT AREA HAVING A 1% ANNUAL CHANCE OF BEING FLOODED IN ANY GIVEN YEAR.
3. THIS SUBDIVISION IS LOCATED WITH 1/2 MILE OF A VOLUNTARY AG DISTRICT.
4. SUBJECT PROPERTY IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD, IF ANY.
5. BEARINGS ARE BASED UPON NAD83(2011).
6. DISTANCES ARE HORIZONTAL GROUND IN US SURVEY FEET.
7. COORDINATES ARE NAD83(2011) GRID.
8. ROAD/STREET RIGHT-OF-WAY WIDTH SHOWN HEREON WAS DETERMINED FROM RECORDED DOCUMENTATION AS REFERENCED, EXISTING MONUMENTATION OR A DETERMINATION FROM NCDOT.
9. HOMES MUST BE WITHIN 500' OF AN EXISTING FIRE HYDRANT.
10. WETLANDS SHOWN HEREON WERE DELINEATED BY A NORTH CAROLINA LICENSED SOIL SCIENTIST
11. ALL LOT AREAS INCLUDE EASEMENTS AND BUFFERS

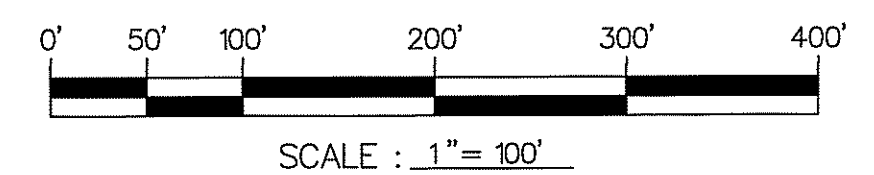


DETAIL B SCALE: 1" = 50'

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION NOTES:

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAYS. THE 10' X 70' SIGHT TRIANGLE TAKES PRECEDENCE OVER ANY SIGN EASEMENTS. ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

LEGEND table listing symbols for EIP, EIR, EPK, EMN, ERRS, SURVEYED BOUNDARY LINE, NON-SURVEYED LINE, RIGHT-OF-WAY LINE, CENTERLINE, WATER LINE, BLOW OFF, FIRE HYDRANT, RIGHT-OF-WAY, PROPERTY LINE, CENTERLINE, INDICATED 100 YEAR FLOOD ZONE, INDICATED FLOODWAY, INDICATED WETLANDS.

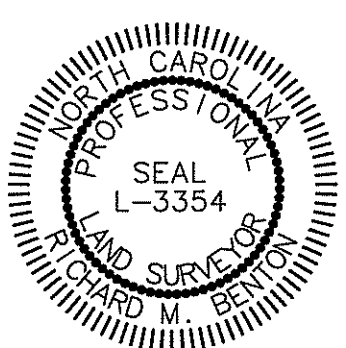


SCALE: 1" = 100'

OWNER/DEVELOPER J & N DEVELOPERS, LLC 501 S. PEARL STREET PRINCETON, NC 27569 919-921-2642

CERTIFICATION

I, RICHARD M. BENTON, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 3533, PAGE 244. PLAT CABINET O, SLIDE 94-B. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:10,000; THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED: CLASS OF SURVEY: CLASS A POSITIONAL ACCURACY: 0.05' TYPE OF GPS FIELD PROCEDURE: RTK DATES OF SURVEY: 11/26/18 - 03/25/19; 09/30/20 - 01/08/21 DATUM/EPOCH: NAD83(2011) PUBLISHED/FIXED-CONTROL USE: NC VRS GEOID MODEL: G10102018 COMBINED GRID FACTOR: 0.999880476 UNITS: US SURVEY FEET THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 29 DAY OF JULY, 2021



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 B) APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROAD MAINTENANCE OR C) PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

Signature of J & N Developers, LLC dated 8/4/2021.

I, RICHARD M. BENTON, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. Signature of Richard M. Benton, Professional Land Surveyor L-3354. I, BERRY GRAY, REVIEW OFFICER OF WAYNE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. Signature of Berry Gray, Review Officer dated 8/27/21.

OWNERSHIP AND DEDICATION. 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(S) RECORDED IN DEED BOOK 3533, PAGE 244 AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF WAYNE COUNTY. Signature of J & N Developers, LLC dated 8/4/2021.

SOIL SCIENTIST CERTIFICATION. I, R. HAYWOOD PITTMAN, II, CERTIFY THAT I AM A LICENSED SOIL SCIENTIST IN THE STATE OF NORTH CAROLINA AND HAVE EVALUATED THIS SUBDIVISION AND FOUND THAT THE SOILS ARE SUITABLE TO ACCOMMODATE THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM NEEDS OF EACH OF THE LOTS USING THE ENGINEERED OPTION PERMIT AS DEFINED BY G.S. 130A-334(16). PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE WAYNE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MUST PREPARE AND FURNISH A REVIEW OF A NOTICE OF INTENT TO CONSTRUCT AS SUBMITTED BY THE SUBDIVISION DEVELOPER WITHIN THE SUBDIVISION JURISDICTION OF WAYNE COUNTY. Signature of R. Haywood Pittman, II, NC Licensed Soil Scientist No. 1262 dated 8/27/21.

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS. PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION. APPROVED Signature of Dan Lohr, District Engineer dated Aug 18, 2021.

APPROVAL FOR RECORDING. 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 BY THE WAYNE COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE COUNTY. Signature of Dan Warren, Chairman, Wayne County Board of Commissioners dated 8-27-2021.

SHEET 2 OF 2 SURVEY FOR STONEBRIDGE SECTION THREE. BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED BOOK 3533, PAGE 244 WAYNE COUNTY REGISTRY. REFERENCE MADE TO PLAT CABINET O, SLIDE 94-B AND PLAT CABINET P, SLIDE 38-G&H SAULSTON TOWNSHIP WAYNE COUNTY NORTH CAROLINA. BENTON & ASSOCIATES LAND SURVEYING AND MAPPING 119 E WALNUT STREET GOLDSBORO, NC. PHONE (919) 735-0440 FAX 735-0840 FIRM LICENSE NO. C-1705. APPROVED RMB DATE 07/29/21 SURVEYOR JHL DRAFTER RMB FILE NUMBER 20-091-3