

VICINITY MAP NOT TO SCALE

REFERENCES

1. D.B. 3750, PG. 264
2. P.C. K, SL. 88-E
3. P.C. H, SL. 389
4. ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
5. WAYNE COUNTY G.I.S. INFO.

N/F
SELECT GENETICS LLC
PIN: 3547-68-1159
D.B. 3718, PG. 1

IPF 1-1/2"
0.1' BG. W/
OAK POINTERS

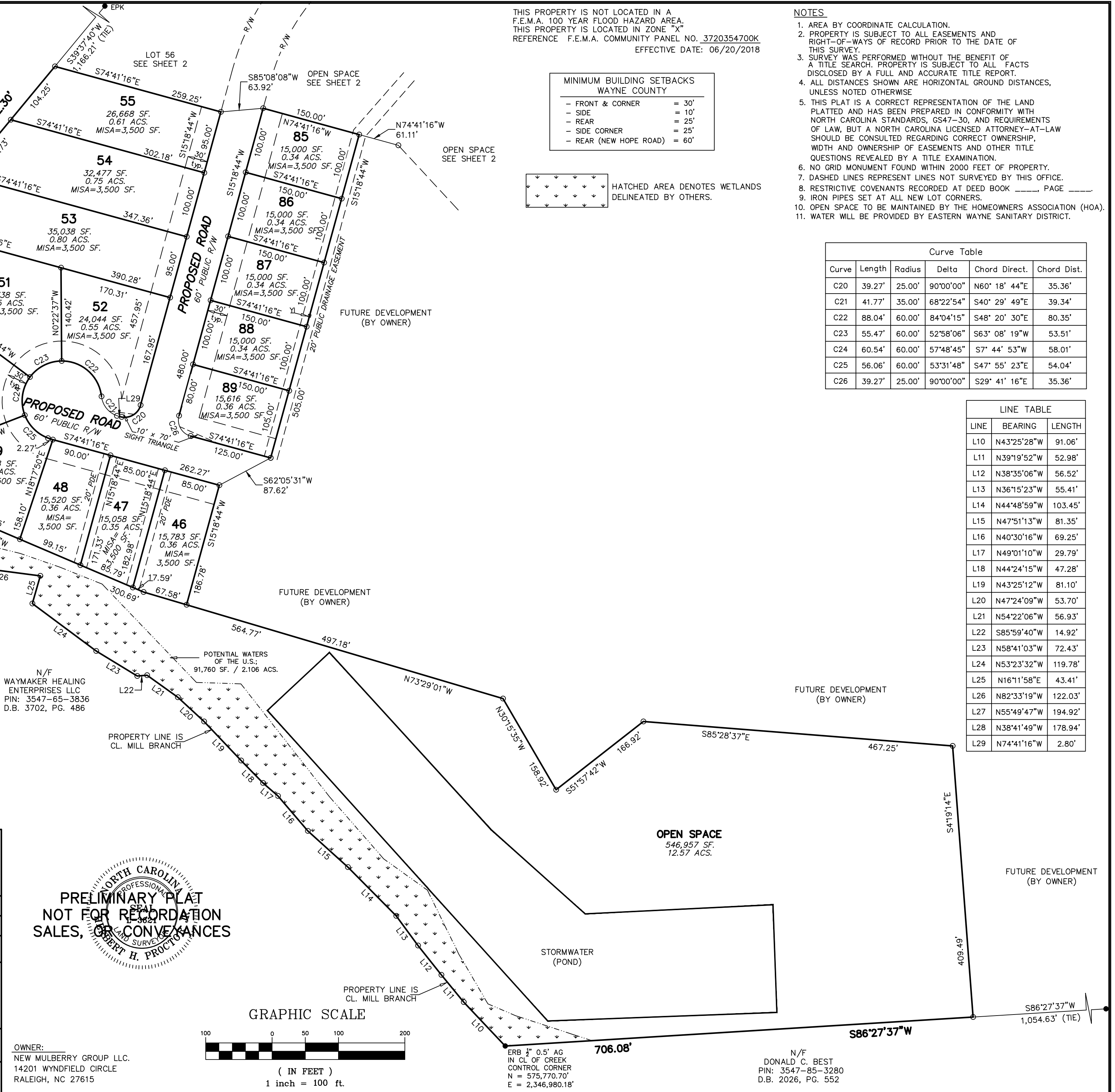
LEGEND

- EIP = EXISTING IRON PIPE
- = IRON PIPE SET AT ALL LOT CORNERS
- ESI = EXISTING SOLID IRON
- IRF = IRON ROD FOUND
- ECM = EXISTING CONCRETE MONUMENT
- ERB = EXISTING REBAR
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- - - ADJOINER LINE NOT SURVEYED
- PROPERTY LINE SURVEYED
- - - NEUSE RIVER BUFFER LINE
- NRB = NEUSE RIVER BUFFER
- MISA = MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA IN EACH LOT
- PDE = PUBLIC DRAINAGE EASEMENT
- AG = ABOVE GROUND
- BG = BELOW GROUND
- CL = CENTERLINE
- PP = POWER POLE
- LP = LIGHT POLE
- E. — = OVERHEAD ELECTRIC
- YI = YARD INLET

SHEET 3 OF 3 SUBDIVISION PLAT FOR

LYON ESTATES SUBDIVISION
PHASE 1
LOTS 1 & 23, 46 THRU 89

NEW HOPE TOWNSHIP	NORTH CAROLINA	
WAYNE COUNTY	OWNER	
ZONED	P.I.N. 3547-66-9929	
	3547-76-8373	
STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING (FIRM LICENSE NUMBER P-0148) 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661		
DATE 12/04/2023	SURVEYED BY RBJ	JOB
SCALE 1"=100'	DRAWN BY MSR	DWG. NO.
REVISIONS		



THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. THIS PROPERTY IS LOCATED IN ZONE "X" REFERENCE F.E.M.A. COMMUNITY PANEL NO. 3720354700K EFFECTIVE DATE: 06/20/2018

MINIMUM BUILDING SETBACKS WAYNE COUNTY

- FRONT & CORNER	= 30'
- SIDE	= 10'
- REAR	= 25'
- SIDE CORNER	= 25'
- REAR (NEW HOPE ROAD)	= 60'

HATCHED AREA DENOTES WETLANDS DELINEATED BY OTHERS.

NOTES

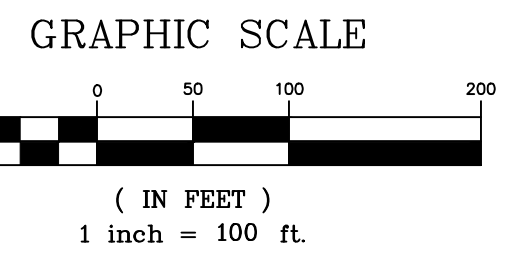
1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. NO GRID MONUMENT FOUND WITHIN 2000 FEET OF PROPERTY.
7. DASHED LINES REPRESENT LINES NOT SURVEYED BY THIS OFFICE.
8. RESTRICTIVE COVENANTS RECORDED AT DEED BOOK _____ PAGE _____
9. IRON PIPES SET AT ALL NEW LOT CORNERS.
10. OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
11. WATER WILL BE PROVIDED BY EASTERN WAYNE SANITARY DISTRICT.

Curve Table

Curve	Length	Radius	Delta	Chord Direct.	Chord Dist.
C20	39.27'	25.00'	90°00'00"	N60° 18' 44"E	35.36'
C21	41.77'	35.00'	68°22'54"	S40° 29' 49"E	39.34'
C22	88.04'	60.00'	84°04'15"	S48° 20' 30"E	80.35'
C23	55.47'	60.00'	52°58'06"	S63° 08' 19"W	53.51'
C24	60.54'	60.00'	57°48'45"	S7° 44' 53"W	58.01'
C25	56.06'	60.00'	53°31'48"	S47° 55' 23"E	54.04'
C26	39.27'	25.00'	90°00'00"	S29° 41' 16"E	35.36'

LINE TABLE

LINE	BEARING	LENGTH
L10	N43°25'28"W	91.06'
L11	N39°19'52"W	52.98'
L12	N38°35'06"W	56.52'
L13	N36°15'23"W	55.41'
L14	N44°48'59"W	103.45'
L15	N47°51'13"W	81.35'
L16	N40°30'16"W	69.25'
L17	N49°01'10"W	29.79'
L18	N44°24'15"W	47.28'
L19	N43°25'12"W	81.10'
L20	N47°24'09"W	53.70'
L21	N54°22'06"W	56.93'
L22	S85°59'40"W	14.92'
L23	N58°41'03"W	72.43'
L24	N53°23'32"W	119.78'
L25	N16°11'58"E	43.41'
L26	N82°33'19"W	122.03'
L27	N55°49'47"W	194.92'
L28	N38°41'49"W	178.94'
L29	N74°41'16"W	2.80'



ERB 1/2" 0.5' AG IN CL OF CREEK CONTROL CORNER
N = 575,770.70'
E = 2,346,980.18'

N/F
DONALD C. BEST
PIN: 3547-85-3280
D.B. 2026, PG. 552