

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.

*[Signature]* 6-18-24  
 CHAIR  
 WAYNE COUNTY BOARD OF COMMISSIONERS DATE

STATE OF NORTH CAROLINA  
 COUNTY OF WAYNE  
 I, *[Signature]* REVIEW OFFICER OF WAYNE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE June 18, 2024  
 TIME 10:34:50 AM  
 CONSTANCE CORAM  
 REGISTER OF DEEDS  
 WAYNE COUNTY, N.C.  
 BY: *[Signature]*  
 DEPUTY REGISTER

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.

*[Signature]* 4-22-24  
 WAYNE COUNTY HEALTH DEPARTMENT 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 SEE PAGE MAP, 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.

*[Signature]* 4/22/24  
 OWNER(S) 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.

APPROVED: *[Signature]* APR 23, 2024  
 DISTRICT ENGINEER DATE

GRID NORTH AND GRID COORDINATES ESTABLISHED UTILIZING SINGLE FREQUENCY SPECTRA GEOSPATIAL SP85 RECEIVER COMBINATION FACTOR 0.9998736

- LEGEND**
- E - ELECTRICAL POWER LINE
  - ISF - IRON STAKE FOUND
  - IRON STAKES SET ON ALL CORNERS UNLESS OTHERWISE NOTED
  - PKNF - P.K. NAIL FOUND
  - MNS - MAG NAIL SET
  - ECM - EXISTING CONC MONUMENT
  - TSF - ONE STORY FRAME
  - BG - BELOW GROUND
  - AG - ABOVE GROUND
  - AUE - ACCESS & UTILITY EASEMENT
  - HYD - EXISTING FIRE HYDRANT
  - ### - AUE FOR LOT NUMBER

I, TALTON FARMS, LLC AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF THE SUBDIVISION STREETS UNTIL APPROVED AND TAKEN OVER BY THE N.C. DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE.

*[Signature]* 4/22/24  
 OWNER DATE

**MINIMUM BUILDING SETBACKS**

FRONT	35
SIDE	10'
SIDE-CORNER LOT	25'
REAR	25'

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

**SITE DATA**

TOTAL ACRES IN TRACT	15.27
AREA OF RD R/W	1.67
NO. OF BUILDING LOTS	27
AVG. LOT SIZE	21,963 S.F.

LOTS TO BE SERVED BY NORTHWESTERN WAYNE WATER DISTRICT

LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS

ALL OPEN SPACES RESERVED FOR ACCESS & UTILITY EASEMENTS FOR THIS AND FUTURE DEVELOPMENT

A 10' WIDE AUE IS RESERVED ALONG ALL RIGHT-OF-WAY ON LOTS 13,14,15,16

I, W. HILLMAN RAY, JR. PROFESSIONAL SURVEYOR NO. L-2569, 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.

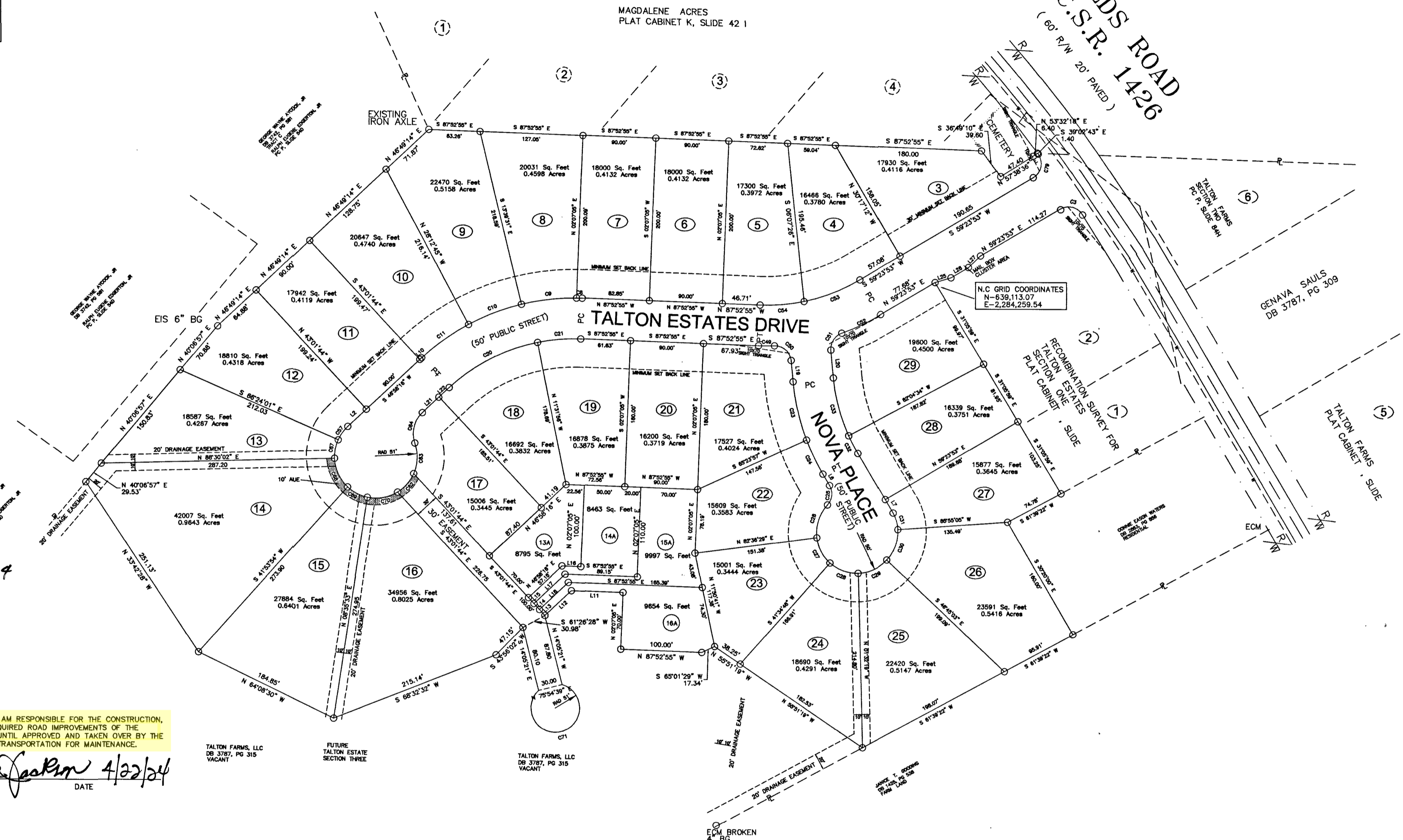
*[Signature]*  
 W. HILLMAN RAY, JR., PROFESSIONAL LAND SURVEYOR L-2569

I, W. HILLMAN RAY, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION RECORDED IN DEED BOOK 3787, PAGE 315 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. WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY OF \_\_\_\_\_, 2024.

*[Signature]*  
 W. HILLMAN RAY, JR. PLS L-2569 PIKEVILLE, N.C.

OWNER  
 TALTON FARMS, LLC  
 203 POINTE DRIVE  
 LA GRANGE, N.C.  
 SOURCE OF TITLE  
 DEED BOOK 3787, PAGE 315

W. HILLMAN RAY, JR.  
 PROFESSIONAL LAND SURVEYOR  
 301 COFFMAN DRIVE  
 PIKEVILLE, NC 27863  
 919-344-1511



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00	30.77	27.69	N 76°12'40" W	86°09'05"
C2	20.00	13.44	28.88	N 71°01'11" E	92°41'14"
C3	225.00	103.33	102.83	N 72°23'48" E	26°22'01"
C4	225.00	23.77	23.70	N 89°05'57" E	6°02'18"
C5	225.00	74.19	74.12	N 88°14'14" E	1°29'24"
C6	275.00	68.57	68.39	N 83°29'05" E	1°12'11"
C7	275.00	69.85	69.67	N 86°03'52" E	1°43'14"
C8	275.00	171.11	170.82	N 82°24'45" E	1°42'59"
C9	50.00	20.40	20.25	S 35°17'07" W	2°22'17"
C10	50.00	34.79	34.61	N 22°44'48" E	3°21'48"
C11	50.00	31.78	31.25	N 22°25'28" E	3°25'17"
C12	50.00	30.93	30.44	N 69°49'33" E	35°28'55"
C13	50.00	13.13	13.04	N 12°24'24" E	1°24'54"
C14	50.00	30.84	30.19	N 49°55'58" E	35°06'59"
C15	50.00	43.46	42.10	S 01°31'36" E	48°48'05"
C16	225.00	28.82	28.70	N 101°18'18" E	74°23'24"
C17	225.00	123.69	122.14	S 69°23'10" W	31°29'48"
C18	225.00	28.90	28.78	S 86°17'25" E	1°13'01"
C19	225.00	28.90	28.78	S 86°17'25" E	86°29'20"
C20	275.00	73.83	73.61	N 1°12'03" W	15°27'56"
C21	275.00	48.80	48.58	N 2°24'49" W	15°21'48"
C22	20.00	28.82	23.80	N 08°05'51" E	74°23'24"
C23	20.00	43.80	42.41	N 1°24'08" E	50°11'19"
C24	20.00	35.80	35.04	S 1°24'49" W	43°01'41"
C25	20.00	41.26	39.41	N 85°51'11" W	4°02'20"
C26	20.00	21.42	21.28	N 18°04'06" W	24°37'23"
C27	20.00	28.82	28.24	N 72°24'24" E	87°17'18"
C28	225.00	73.84	73.51	N 14°54'42" W	18°48'14"
C29	20.00	28.82	28.24	N 36°29'03" E	81°59'16"
C30	275.00	85.47	83.18	S 69°05'45" E	81°59'16"
C31	20.00	33.54	29.75	N 11°21'19" E	96°05'09"

LINE BEARING	DISTANCE
L1	N 52°29'28" E 32.12
L2	N 46°58'18" E 31.27
L3	N 46°58'18" E 38.79
L4	N 46°58'18" E 17.84
L5	N 46°58'18" E 25.26
L6	N 50°29'08" W 19.23
L7	N 50°29'08" W 19.23
L8	N 02°30'30" E 68.81
L9	N 46°58'18" E 33.02
L10	S 46°58'18" W 3.15

LINE BEARING	DISTANCE
L11	N 87°28'28" W 83.71
L12	N 46°58'18" E 14.71
L13	N 43°01'42" W 10.00
L14	N 43°01'42" W 10.00
L15	N 43°01'42" W 10.00
L16	N 87°28'28" W 23.31
L17	N 46°58'18" E 53.02
L18	N 46°58'18" E 48.86
L19	N 05°30'50" W 26.31
L20	N 46°58'18" E 14.71
L21	N 46°58'18" E 28.42
L22	N 46°58'18" E 17.00
L23	N 87°28'28" W 25.00
L24	N 87°28'28" W 25.00
L25	N 74°52'10" E 20.81
L26	N 62°49'28" E 25.00
L27	N 46°42'49" E 20.82

SURVEY FOR  
**TALTON ESTATES**  
 SECTION TWO  
 BUCK SWAMP TOWNSHIP  
 WAYNE COUNTY, N.C.

