

Q-5-A

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
"FOR RECORDING PURPOSES ONLY"

SAM LAMBERT
APPROVED PLAT CABINET P SLIDE 70-G
DISTRICT ENGINEER

DATE SEPTEMBER 27, 2022

WATER DISTRICT
SUBDIVISION IS SERVICED BY A PUBLIC WATER
SYSTEM THAT HAS BEEN APPROVED BY THE
NORTH CAROLINA DEPARTMENT OF HUMAN
RESOURCES DIVISION OF HEALTH SERVICES.
ENTITLED SOUTHERN WAYNE SANITARY DISTRICT.

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 BOARD OF COMMISSIONERS OF WAYNE
COUNTY FOR RECORDING IN THE OFFICE OF THE REGISTER OF
DEEDS OF WAYNE COUNTY.

JOE C. DAUGHTERY PLAT CABINET P SLIDE 70-G 10/4/2022
CHAIRMAN DATE
WAYNE COUNTY BOARD OF COMMISSIONERS

THE STATE OF NORTH CAROLINA
COUNTY OF WAYNE

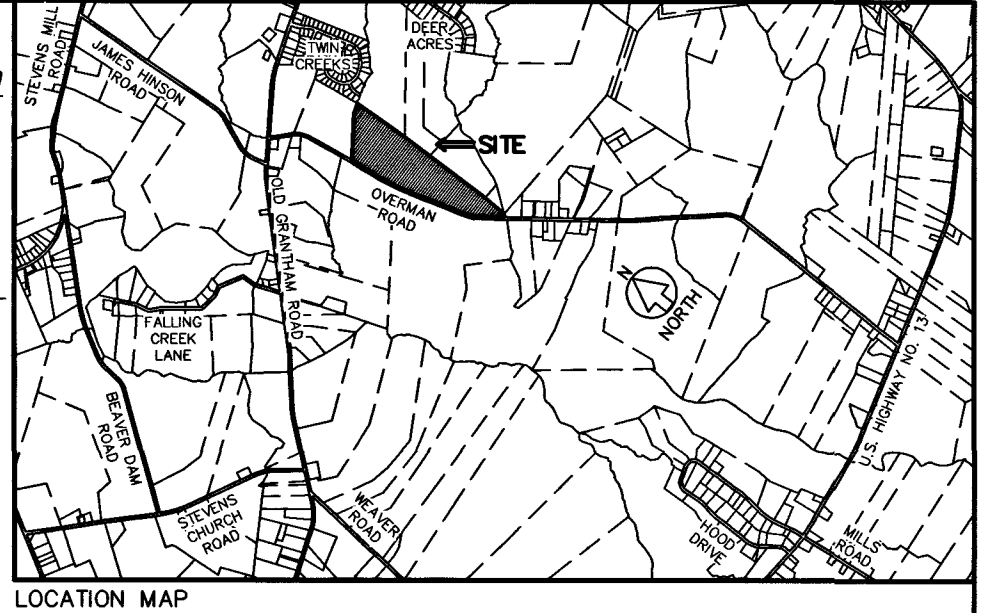
Barry Gray
REVIEW OFFICER OF WAYNE COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

fly 12/5/24
REVIEW OFFICER DATE

PRESENTED
FOR REGISTRATION
DATE December 14, 2024
TIME 3:09:34 PM

Tina Arnder
REGISTER OF DEEDS
WAYNE COUNTY, N.C.

BY *[Signature]*
REGISTER ASSISTANT



ONLY NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION APPROVED
STRUCTURES ARE TO BE CONSTRUCTED
ON PUBLIC RIGHT-OF-WAY.

ALL LOTS SHALL BE SERVED BY THE
INTERNAL STREET SYSTEM ONLY

NOTES:
PROPERTY ZONED OH (WAYNE COUNTY)
PROPERTY LOCATED IN A HOG FARM 1/2 MILE BUFFER.
PROPERTY LOCATED IN A TURKEY FARM 1/2 MILE BUFFER.
PROPERTY LOCATED IN A VOLUNTARY AG DISTRICT PROPERTIES 1/2 MILE BUFFER.
PROPERTY LOCATED IN A WATER SUPPLY WATERSHED AREA NEUSE RIVER (GOLDSBORO).

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 THERE IN, SO AS TO
MAINTAIN THE INTEGRITY OF THE DRAINAGE
SYSTEM AND INSURE POSITIVE DRAINAGE.

THE OWNER, DEVELOPER OR CONTRACTOR
SHALL SET THE CENTERLINE OF THE
ROADWAY DITCH BACK TO A MINIMUM OF 12
FEET FROM EXISTING/PROPOSED EDGE OF
PAVEMENT ALONG ALL ROAD FRONTS.

THE 10' X 70' SIGHT TRIANGLES TAKES
PRECEDENCE OVER ANY SIGN EASEMENTS.

MINIMUM SETBACK REQUIREMENTS
FRONT = 30 FEET
REAR = 25 FEET
REAR NCSR 1218 (OVERMAN ROAD) = 60 FEET
SIDE = 10 FEET
CORNER = 25 FEET
MAXIMUM HEIGHT = 35 FEET

NOTE:
A 10' WIDE UTILITY EASEMENT
IS RESERVED ALONG ALL
RIGHT-OF-WAYS IN THIS
SUBDIVISION.

LEGEND
● CONTROL CORNER
○ IRON ROD
I.R.S. IRON ROD SET
I.R.F. IRON ROD FOUND
RATIO OF PRECISION = MINIMUM 1/10,000
NO HORIZONTAL CONTROL WITHIN 2,000 FEET
AREA COMPUTED BY D.M.D. METHOD

ROAD MAINTENANCE UNDERSTANDING
CARROLL CONSTRUCTION HOMES, INC. IS 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 ROAD MAINTENANCE, OR
C) PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND
RECORDED BY OWNERS OF EACH LOT.

HAROLD G. CARROLL, JR. PLAT CABINET P SLIDE 70-G 9/26/2022
DEVELOPER/OWNER 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 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 MADE AVAILABLE TO THE HEALTH DEPARTMENT.

[Signature] 12-3-24
WAYNE COUNTY HEALTH DEPARTMENT DATE

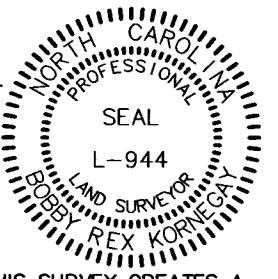
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF
THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS
CONVEYED TO ME (US) BY DEED RECORDED IN DEED BOOK 3642
PAGE 280 AND PLAT CABINET P SLIDE 70-G AND THAT I (WE)
HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE
CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE
ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGEWAYS, 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 REGULATION JURISDICTION OF WAYNE
COUNTY.

DATE 12/17/2024

[Signature]
OWNERS

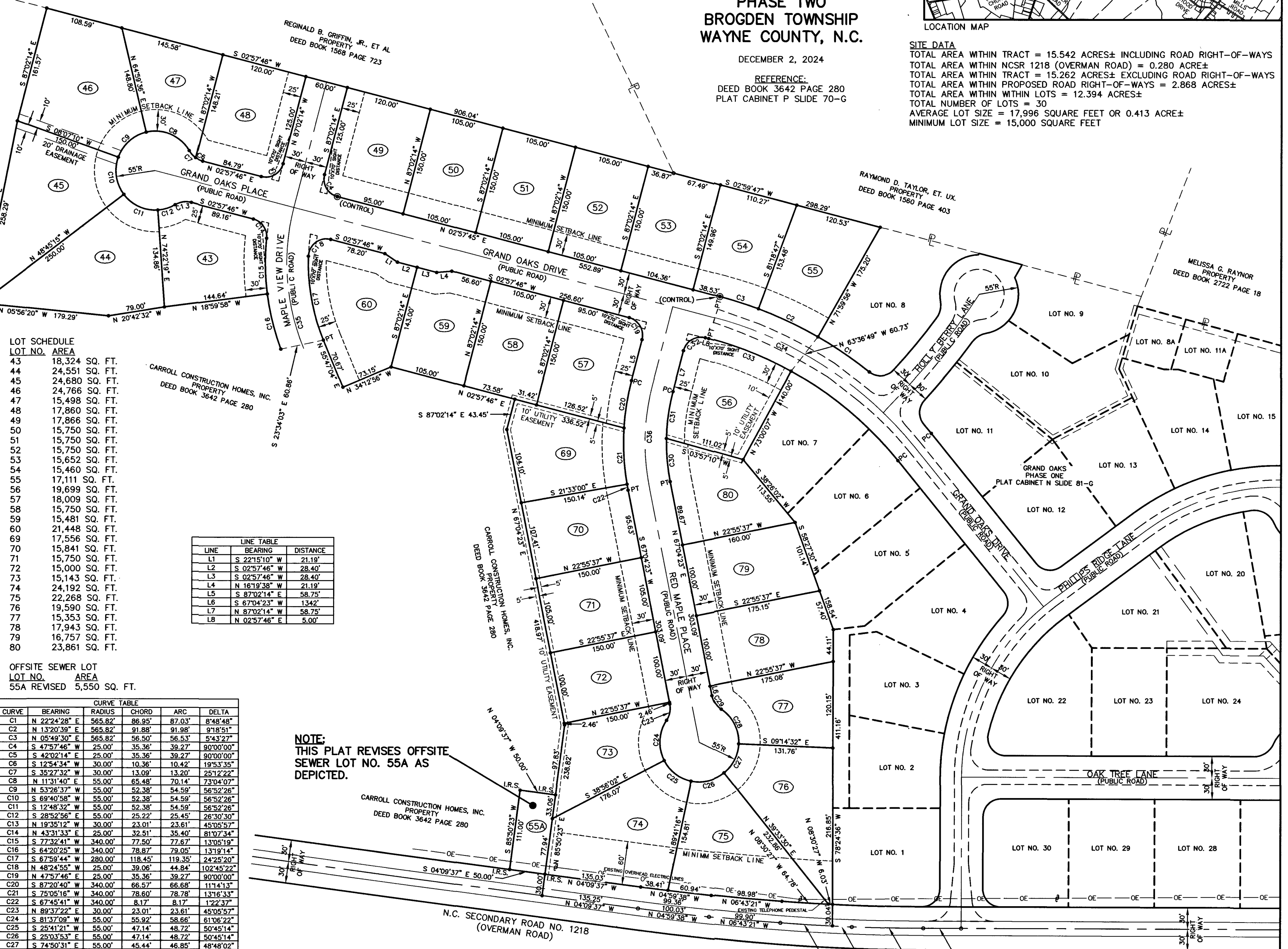
I, BOBBY REX KORNEGAY, CERTIFY THAT THIS MAP WAS DRAWN
UNDER MY SUPERVISION BY TERRY S. BEASLEY FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THAT THE
BOUNDARIES ARE AS INDICATED IN THE LEGEND, THAT THE
LAND IS OF THE FOLLOWING RECORDED INFORMATION: DEED
BOOK 3642 PAGE 280 AND PLAT CABINET P SLIDE 70-G. THAT
THE RATIO OF PRECISION IS AS INDICATED IN THE LEGEND,
THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S.
47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 2ND
DAY OF DECEMBER, 2024.

BOBBY REX KORNEGAY
PROFESSIONAL LAND SURVEYOR NO. L-944
300 EAST WALNUT STREET
GOLDSBORO, NORTH CAROLINA 27530
TELEPHONE NO. 919-735-5886
LICENSE NUMBER F-1054



I, BOBBY REX KORNEGAY, CERTIFY THAT THIS SURVEY CREATES A
SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR
MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS
OF LAND.

[Signature]
BOBBY REX KORNEGAY
PROFESSIONAL LAND SURVEYOR NO. L-944



LOT SCHEDULE

LOT NO.	AREA
43	18,324 SQ. FT.
44	24,551 SQ. FT.
45	24,680 SQ. FT.
46	24,766 SQ. FT.
47	15,498 SQ. FT.
48	17,860 SQ. FT.
49	17,866 SQ. FT.
50	15,750 SQ. FT.
51	15,750 SQ. FT.
52	15,750 SQ. FT.
53	15,652 SQ. FT.
54	15,460 SQ. FT.
55	17,111 SQ. FT.
56	19,699 SQ. FT.
57	18,009 SQ. FT.
58	15,750 SQ. FT.
59	15,481 SQ. FT.
60	21,448 SQ. FT.
69	17,556 SQ. FT.
70	15,841 SQ. FT.
71	15,750 SQ. FT.
72	15,000 SQ. FT.
73	15,143 SQ. FT.
74	24,192 SQ. FT.
75	22,268 SQ. FT.
76	19,590 SQ. FT.
77	15,353 SQ. FT.
78	17,943 SQ. FT.
79	16,757 SQ. FT.
80	23,861 SQ. FT.

LINE TABLE

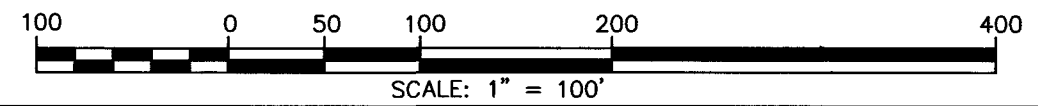
LINE	BEARING	DISTANCE
L1	S 22°15'10" W	21.19'
L2	S 02°57'46" W	28.40'
L3	S 02°57'46" W	28.40'
L4	N 16°19'38" W	21.19'
L5	S 87°02'14" E	58.75'
L6	S 67°04'23" W	134.2'
L7	N 87°02'14" W	58.75'
L8	N 02°57'46" E	5.00'

OFFSITE SEWER LOT
LOT NO. AREA
55A REVISED 5,550 SQ. FT.

CURVE TABLE

CURVE	BEARING	RADIUS	CHORD	ARC	DELTA
C1	N 22°24'28" E	565.82'	86.95'	87.03'	8°48'48"
C2	N 13°20'39" E	565.82'	91.88'	91.98'	9°18'51"
C3	N 05°49'30" E	565.82'	56.50'	56.53'	5°43'27"
C4	S 47°57'46" W	25.00'	35.36'	39.27'	90°00'00"
C5	S 42°02'14" E	25.00'	35.36'	39.27'	90°00'00"
C6	S 12°54'34" W	30.00'	10.36'	10.42'	19°53'35"
C7	S 35°27'32" W	30.00'	13.09'	13.20'	25°12'22"
C8	N 11°31'40" E	55.00'	65.48'	70.14'	73°04'07"
C9	N 53°28'37" W	55.00'	52.38'	54.59'	56°52'26"
C10	S 89°40'58" W	55.00'	52.38'	54.59'	56°52'26"
C11	S 12°48'32" W	55.00'	52.38'	54.59'	56°52'26"
C12	S 28°52'56" E	55.00'	25.22'	25.45'	26°30'30"
C13	N 19°35'12" W	30.00'	23.01'	23.61'	45°05'57"
C14	N 43°31'33" E	25.00'	32.51'	35.40'	81°07'34"
C15	S 77°32'41" W	340.00'	77.50'	77.67'	13°05'19"
C16	S 64°20'25" W	340.00'	78.87'	79.05'	13°19'14"
C17	S 67°59'44" W	280.00'	118.45'	119.35'	24°25'20"
C18	N 48°24'55" W	25.00'	39.06'	44.84'	102°45'22"
C19	N 47°57'46" E	25.00'	35.36'	39.27'	90°00'00"
C20	S 87°20'40" W	340.00'	66.57'	66.68'	11°14'11"
C21	S 75°05'16" W	340.00'	78.60'	78.78'	13°16'33"
C22	S 67°45'41" W	340.00'	8.17'	8.17'	1°22'37"
C23	N 89°37'22" E	30.00'	23.01'	23.61'	45°05'57"
C24	S 81°37'09" W	55.00'	55.92'	58.66'	61°06'22"
C25	S 25°41'21" W	55.00'	47.14'	48.72'	50°45'14"
C26	S 25°03'53" E	55.00'	47.14'	48.72'	50°45'14"
C27	S 74°50'31" E	55.00'	45.44'	46.85'	48°48'02"
C28	N 51°21'57" E	55.00'	53.99'	56.43'	58°47'02"
C29	S 44°31'29" W	30.00'	23.01'	23.61'	45°05'57"
C30	S 73°16'46" W	280.00'	60.54'	60.66'	12°24'46"
C31	S 86°13'28" W	280.00'	65.71'	65.86'	13°28'37"
C32	N 42°02'14" W	25.00'	35.36'	39.27'	90°00'00"
C33	N 09°58'50" E	505.82'	123.60'	123.91'	14°02'07"
C34	N 17°34'22" E	535.82'	270.30'	273.26'	29°13'11"
C35	S 74°15'11" W	310.00'	196.41'	199.85'	36°56'14"
C36	S 80°01'05" W	310.00'	138.89'	140.08'	25°53'23"

NOTE:
THIS PLAT REVISES OFFSITE
SEWER LOT NO. 55A AS
DEPICTED.



REVISION OF
FINAL MAP
GRAND OAKS
PHASE TWO
BROGDEN TOWNSHIP
WAYNE COUNTY, N.C.

DECEMBER 2, 2024

REFERENCE:
DEED BOOK 3642 PAGE 280
PLAT CABINET P SLIDE 70-G

SITE DATA
TOTAL AREA WITHIN TRACT = 15,542 ACRES± INCLUDING ROAD RIGHT-OF-WAYS
TOTAL AREA WITHIN NCSR 1218 (OVERMAN ROAD) = 0.280 ACRE±
TOTAL AREA WITHIN TRACT = 15,262 ACRES± EXCLUDING ROAD RIGHT-OF-WAYS
TOTAL AREA WITHIN PROPOSED ROAD RIGHT-OF-WAYS = 2.868 ACRES±
TOTAL AREA WITHIN LOTS = 12,394 ACRES±
TOTAL NUMBER OF LOTS = 30
AVERAGE LOT SIZE = 17,996 SQUARE FEET OR 0.413 ACRE±
MINIMUM LOT SIZE = 15,000 SQUARE FEET