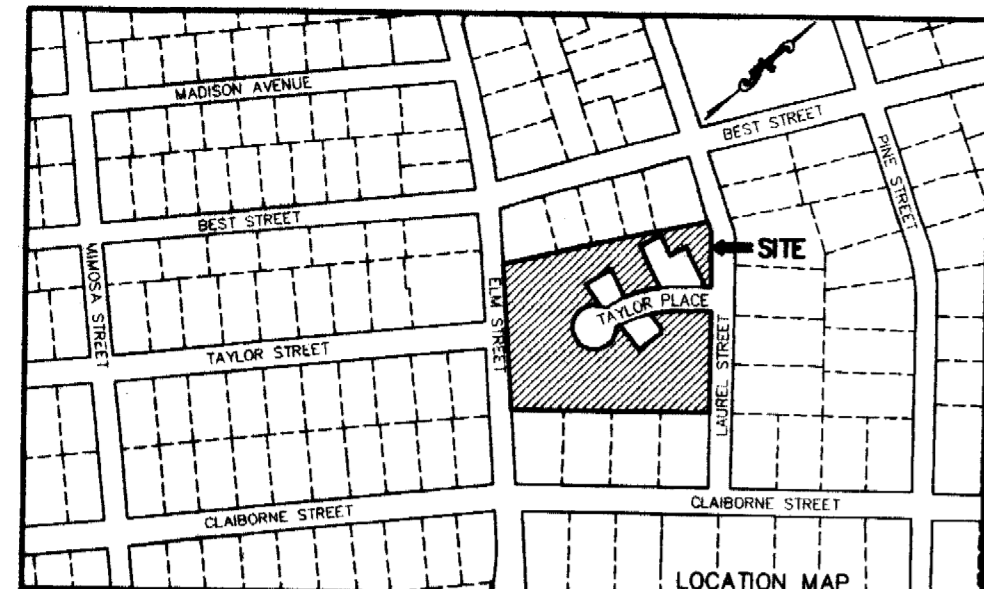


Cab 47 Slide 82-E



PRESENTED FOR REGISTRATION
 DATE 2-2-07
 TIME 2:52:04 PM

INDEXED

LOIS J. MOORING
 REGISTER OF DEEDS
 WAYNE COUNTY, N.C.
 by Judy Harrison
 DEPUTY ASSISTANT

REVISION OF
 FINAL MAP
 TAYLOR COMMONS
 GOLDSBORO TOWNSHIP
 WAYNE COUNTY, N.C.

JANUARY 30, 2007

REFERENCE:
 DEED BOOK 1161 PAGE 292
 DEED BOOK 1280 PAGE 368
 PLAT CABINET H SLIDE 395

OWNER & DEVELOPER
 TAYLOR COMMONS HOME OWNERS ASSOCIATION, INC.
 H. G. MAXWELL, III
 P.O. BOX 10009
 GOLDSBORO, NORTH CAROLINA 27532

LOT SCHEDULE

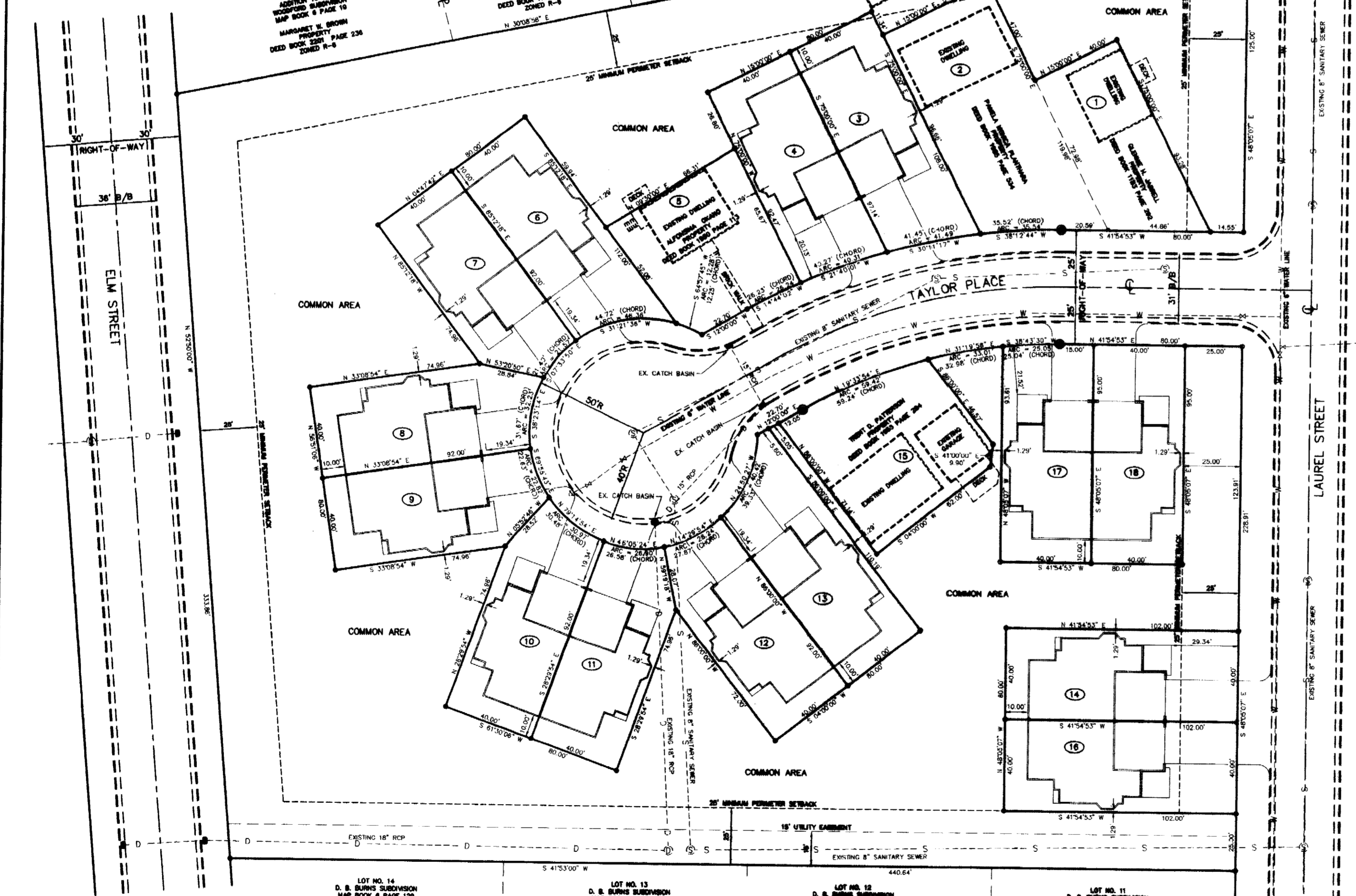
LOT NO.	AREA IN LOT
1	3,325 SQ. FT.
2	5,487 SQ. FT.
3	4,081 SQ. FT.
4	3,772 SQ. FT.
5	3,797 SQ. FT.
6	3,921 SQ. FT.
7	3,592 SQ. FT.
8	3,741 SQ. FT.
9	3,610 SQ. FT.
10	3,724 SQ. FT.
11	3,667 SQ. FT.
12	3,619 SQ. FT.
13	4,003 SQ. FT.
14	4,080 SQ. FT.
15	4,403 SQ. FT.
16	4,080 SQ. FT.
17	3,788 SQ. FT.
18	3,800 SQ. FT.

CENTERLINE CURVE DATA
 TAYLOR PLACE
 Δ = 29°54'53"
 R = 250.00'
 T = 66.79'
 L/C = 130.53'

LEGEND

EDGE OF PAVEMENT	EXISTING
CURB & GUTTER	-----
WATER LINE	W-----
SANITARY SEWER LINE	S-----
STORM SEWER LINE	D-----
SANITARY SEWER MANHOLE	⊙
STORM SEWER MANHOLE	⊙
CATCH BASIN	⊙
CURB INLET	⊙
HYDRANT	⊙
VALVE	⊙
UTILITY POLE	⊙

IRON STAKE
 CONCRETE MONUMENT CONTROL CORNER
 RATIO OF PRECISION MINIMUM 1/10,000
 NO HORIZONTAL CONTROL WITHIN 2000 FEET
 AREA COMPUTED BY D.M.D METHOD



THE STATE OF NORTH CAROLINA
 CITY OF GOLDSBORO

I, CHIP CRUMPLER REVIEW OFFICER OF WAYNE COUNTY,
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
 IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Chip Crumpler 2/2/07
 REVIEW OFFICER

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



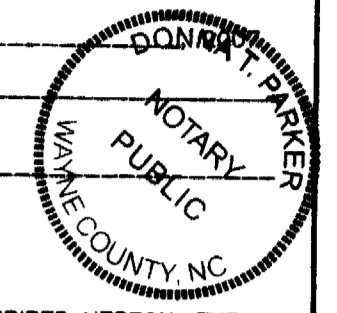
THIS IS TO CERTIFY THAT I, THE OFFICER H. G. Maxwell, III OF THE CORPORATION,
 BY AUTHORITY OF THE BOARD OF DIRECTORS THE OWNER OF THE PROPERTY DESCRIBED HEREON,
 PROPERTY IS LOCATED WITHIN THE PLANNING JURISDICTION OF THE CITY OF GOLDSBORO, THAT WE FREELY
 ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS
 STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY
 INDICATED AS PRIVATE AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY
 THE APPROPRIATE PUBLIC AUTHORITY. ALL THE PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR ANY
 OTHER PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW
 WHEN SUCH OTHER USE IS APPROVED BY THE GOLDSBORO CITY COUNCIL IN THE PUBLIC INTEREST.

Taylor Commons Home Owners Association, Inc.
 CORPORATION
H. G. Maxwell, III - President
 1-30-07

OFFICER _____ DATE _____
 SWORN AN SUBSCRIBED BEFORE ME THIS 30th DAY OF January

MY COMMISSION EXPIRES 2-5-09

Donna J. Parker Donna J. Parker
 NOTARY PUBLIC



I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER OF THE PROPERTY DESCRIBED HEREON, THE
 PROPERTY IS LOCATED WITHIN THE PLANNING JURISDICTION OF THE CITY OF GOLDSBORO, THAT I (WE)
 FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS
 PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY
 INDICATED AS PRIVATE AND THAT I (WE) WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF
 DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL THE PROPERTY SHOWN ON THIS
 PLAT AS DEDICATED FOR ANY OTHER PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER
 PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE GOLDSBORO CITY
 COUNCIL IN THE PUBLIC INTEREST.

OWNER H. G. Maxwell, III DATE 1-30-07

SWORN AN SUBSCRIBED BEFORE ME THIS 30th DAY OF January 2007

MY COMMISSION EXPIRES 2-5-09

Donna J. Parker Donna J. Parker
 NOTARY PUBLIC



I HEREBY CERTIFY THAT ALL THE STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF GOLDSBORO'S
 PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN
 INSTALLED OR COMPLETED OR THAT THEIR COMPLETION (WITHIN ONE YEAR AFTER THE DATE BELOW)
 HAS BEEN ASSURED BY THE POSTING OF AN IMPROVEMENT GUARANTEE THAT THE SUBDIVISION SHOWN ON THIS
 PLAT IS IN COMPLIANCE WITH THE CITY OF GOLDSBORO'S UNIFIED DEVELOPMENT ORDINANCE, THE PLANNING
 AND COMMUNITY DEVELOPMENT DIRECTOR HAS APPROVED THIS PLAT, SUBJECT TO ITS RECORDING IN THE
 WAYNE COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE 2-2-07

PROPERTY ZONED R-12 (PUD)
 (CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
 FRONT YARD - 35 FEET
 REAR YARD - 25 FEET
 SIDE YARD - 12 FEET
 A MINIMUM OF SETBACK OF TWENTY-FIVE (25) FEET SHALL EXTEND AROUND THE ENTIRE DEVELOPMENT.
 MAXIMUM BUILDING HEIGHT OF 35 FEET
 MINIMUM LOT WIDTH - 90 FEET
 FRONTAGE AT CUL-DE-SAC RIGHT-OF-WAY - 35 FEET

ACREAGE IN TOTAL TRACT = 137,577 SQUARE FEET OR 3.158 ACRES±
 TOTAL ACREAGE IN PARKS, SCHOOL SITES, OR OTHER PUBLIC OPEN SPACES = NONE
 TOTAL ACREAGE COMMON AREA = 84,098 SQUARE FEET OR 1.931 ACRES±
 TOTAL ACREAGE IN LOTS = 53,479 SQUARE FEET OR 1.228 ACRES±
 TOTAL NUMBER OF LOTS = 14
 AVERAGE LOT SIZE = 3,820 SQUARE FEET
 MINIMUM LOT SIZE = 3,592 SQUARE FEET
 DENSITY = 4.43 DWELLINGS PER ACRE
 LINEAL FEET IN STREETS = NONE

MODIFICATION
 MODIFICATION OF MINIMUM DEVELOPMENT SIZE AREA FROM 5.00 ACRES TO 3.158 ACRES.

SIDEWALK MODIFICATION GRANTED BY THE COUNCIL.

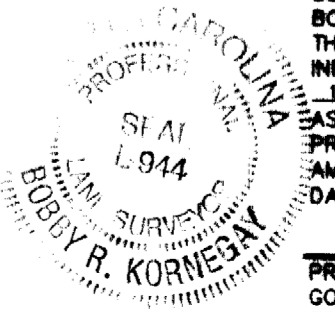
MODIFICATION OF THE 15 FOOT CLASS "B" BUFFER YARD REQUIREMENT ALONG THE EASTERN PROPERTY
 LINE.

MODIFICATION OF COMMON AREA FROM 2.00 ACRES± TO 1.930 ACRES±.

MODIFICATION OF FRONT YARD SETBACK FROM 30.00 FEET TO 19.34 FEET.

MODIFICATION OF SIDE YARD SETBACK FROM 10.00 FEET TO 1.29 FEET.

MODIFICATION OF REAR YARD SETBACK FROM 25.00 FEET TO 10.00 FEET.



I, BOBBY REX KORNEGAY, CERTIFY THAT THIS MAP
 WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL
 SURVEY MADE UNDER MY SUPERVISION. THAT THE
 BOUNDARIES ARE AS INDICATED IN THE LEGEND. THAT
 THE LAND IS ALL OF THE FOLLOWING RECORDED
 INFORMATION: DEED BOOK 1161 PAGE 292 DEED BOOK
1280 PAGE 368 THAT THE RATIO OF PRECISION IS
1/10,000 AS INDICATED IN THE LEGEND. THAT THIS MAP WAS
 PREPARED IN ACCORDANCE WITH G.S. 47-30 AS
 AMENDED WITH MY HAND AND SEAL THIS 30th
 DAY OF JANUARY 2007.
Bobby R. Kornegay
 PROFESSIONAL LAND SURVEYOR NO. L-844
 GOLDSBORO, NORTH CAROLINA
 300 EAST WALNUT STREET
 TELEPHONE NO. 919-735-5886