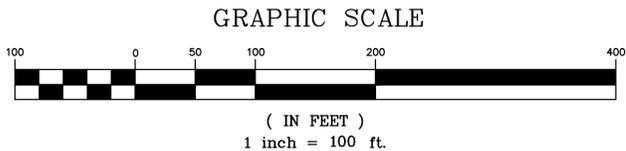


# CREEK'S EDGE, SEC. 5

PIKEVILLE TOWNSHIP  
WAYNE COUNTY, N.C.

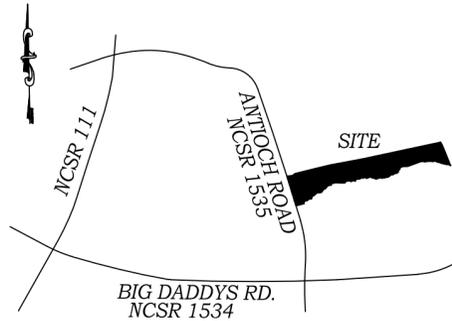
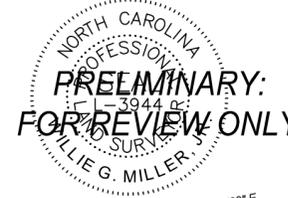


WAYNE COUNTY, NORTH CAROLINA

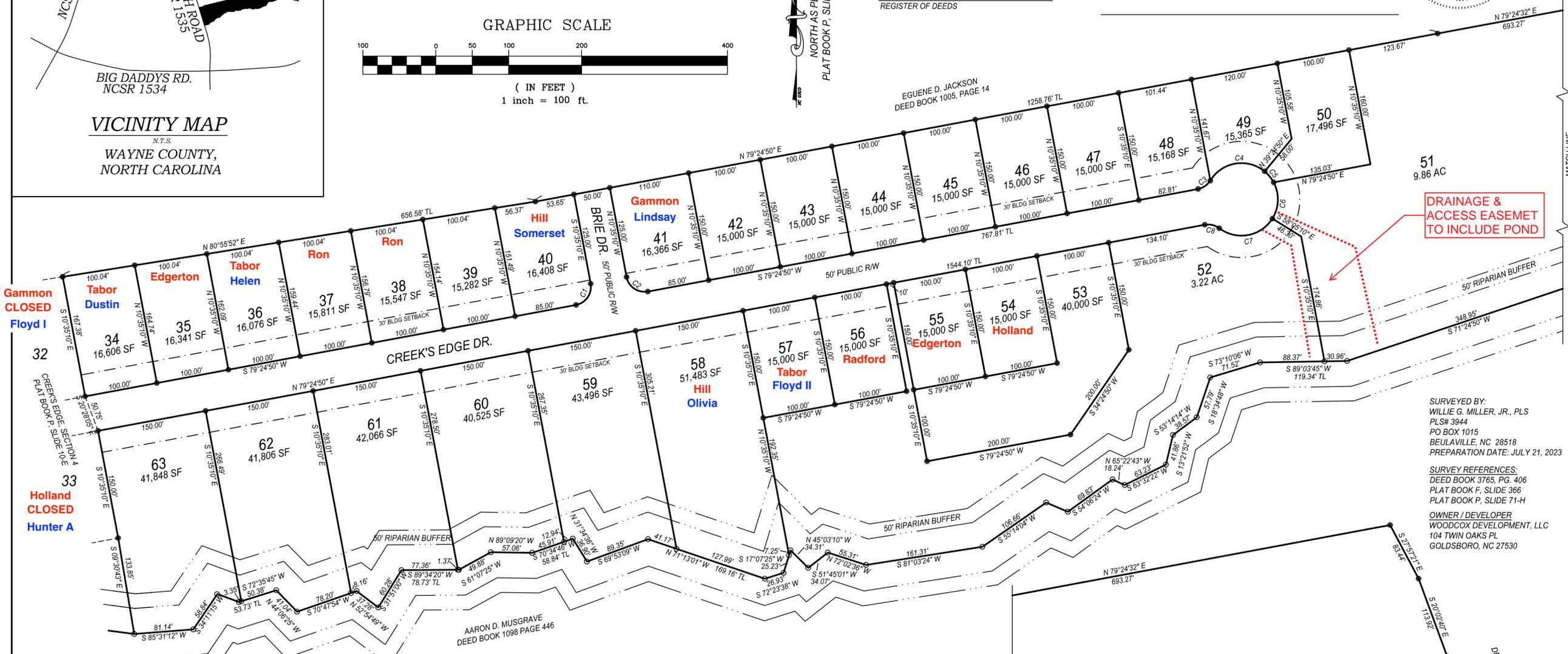
THIS MAP WAS FILED FOR REGISTRATION  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.  
RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

REGISTER OF DEEDS

I WILLIE G MILLER, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, ETC.) (OTHER); THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_



VICINITY MAP  
N.T.S.  
WAYNE COUNTY,  
NORTH CAROLINA



DRAINAGE &  
ACCESS EASEMENT  
TO INCLUDE POND

SURVEYED BY:  
WILLIE G. MILLER, JR., PLS  
PLS# 3944  
PO BOX 1015  
BEULAVILLE, NC 28518  
PREPARATION DATE: JULY 21, 2023

SURVEY REFERENCES:  
DEED BOOK 3765, PG. 406  
PLAT BOOK F, SLIDE 366  
PLAT BOOK P, SLIDE 71-H

OWNER / DEVELOPER  
WOODCOX DEVELOPMENT, LLC  
104 TWIN OAKS PL  
GOLDSBORO, NC 27530

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 AN  
EASEMENT

THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE  
CENTERLINE OF ANY DESIGNED ROADSIDE DITCH A MINIMUM  
FEET FROM THE EXISTING OR PROPOSED EDGE OF THE PAV  
ALONG ALL ROAD FRONT LOTS.

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC  
SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS  
MAINTAIN THE DRAINAGE STRUCTURES THEREIN, SO AS TO  
THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE  
DRAINAGE

APPROVED: DISTRICT ENGINEER \_\_\_\_\_ 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 3765, PAGE 406, 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 REGULATIONS JURISDICTION OF WAYNE COUNTY.

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

I / WE, WOODCOX DEVELOPMENT, LLC, CHRISTOPHER COX, MANAGER  
MEMBER, AM / ARE 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  
ROADS MAINTENANCE OR

**PRELIMINARY:  
FOR REVIEW  
ONLY**

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

REVIEW OFFICER \_\_\_\_\_ 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 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.

WAYNE COUNTY HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

MINIMUM BUILDING SETBACKS

FRONT	30'
SIDE	10'
REAR	25'
INTERSECTION CORNER	25'
NCSR	60'

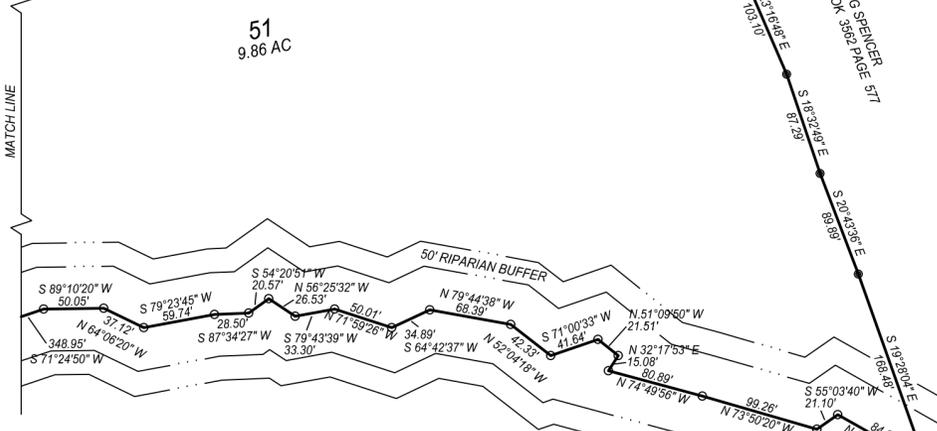
AREA CALCULATED BY WGM/J  
ALL BEARINGS ARE N.C. GRID  
ALL DISTANCES ARE HORIZONTAL GROUND

### LEGEND

- EIP - EXISTING IRON PIPE
  - ERB - EXISTING REBAR
  - MNS - MAG NAIL SET
  - - IRON STAKES SET
  - - CORNERS IN CENTERLINE OF POPULAR BRANCH NOT SET
  - AUDE - ACCESS, UTILITY & DRAINAGE EASEMENT
- SITE DATA
- |                      |          |
|----------------------|----------|
| TOTAL AC. IN TRACT   | 29.64 AC |
| NO. OF BUILDING LOTS | 30       |
| AREA IN LOTS         | 27.49 AC |
| AVERAGE LOT SIZE     | 0.92 AC  |
| AREA IN R/W          | 2.15 AC  |

LOTS SERVICED BY COMMUNITY WATER &  
INDIVIDUAL LOT SEPTIC SYSTEMS.

A 10' WIDE UTILITY EASEMENT IS RESERVED ALONG ALL  
RIGHT-OF-WAYS IN THIS SUBDIVISION  
A 5 FT DRAINAGE AND UTILITY EASEMENT IS RESERVED  
ALONG ALL INTERIOR PROPERTY LINES AND 10 FT ALONG  
ALL EXTERIOR SUBDIVISION BOUNDARY LINES. ALL OPEN  
SPACES ARE AUDE.



CURVE TABLE

CH	LENGTH	RAD	DELTA	TAN	CHD DIR	CHD
C1	39.27	25.00	90°00'00"	25.00	N63°57'26"W	35.36
C2	39.27	25.00	48°11'23"	11.18	N05°08'15"E	35.36
C3	21.03	25.00	138°11'23"	130.90	S01°56'52"E	20.41
C4	85.69	50.00	138°11'23"	130.90	N01°56'52"E	75.58
C5	19.67	50.00	48°11'23"	11.18	S43°03'08"E	19.55
C6	52.32	50.00	08°22'17"	20.86	S75°13'42"W	49.97
C7	83.50	50.00	90°00'00"	25.00	S55°35'10"E	74.13
C8	21.03	25.00	90°00'00"	25.00	N34°24'50"E	20.41