Plat Cab M Slide 86-J

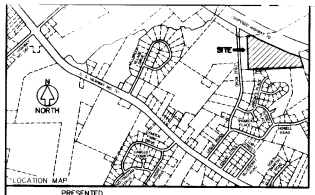
FINAL MAP
STONEWOOD ESTATES
SECTION TWO
FORK TOWNSHIP
WAYNE COUNTY, N.C.

FEBRUARY 21, 2007

REFERENCE:
PART OF: DEED BOOK 2367 PAGE 643

OWNER & DEVELOPER
BILDAN, LLC
P.O. BOX 1736
NEW BERN, NORTH CRAOLINA 28563
(252)636-9104

CURVE	BEARING	ARC	CHORD	RADIUS
C1	N 88°29'29" W	20.66'	20.66'	1063.57'
C2	N 84°21'53" W	132.54'	132.45'	1063.57'
C3	N 78°24'01" W	88.89'	88.86'	1063.57'
C4	N 55°18'05" W	21.68'	21.21'	30.00'
C5	S 55°18'05" E	36.14'	35.36'	50.00'
C6	N 58°59'38" E	78.54'	70.71'	50.00'
C7	N 31°00'22" W	78.54'	70.71'	50.00'
C8	S 83°17'21" W	36.14'	35.36'	50.00'
C9	N 83°17'21" E	21.68'	21.21'	30.00'
C10	N 78°39'04" W	103.74'	103.70'	1123.57'
C11	N 84°13'36" W	114.94'	114.89'	1123.57'
C12	N 88°06'09" W	37.07'	37.07'	1123.57'
C13	S 44°02'52" E	39.27'	35.36'	25.00'
C14	S 13°04'37" W	12.70'	12.60'	30.00'
C15	S 33°46'54" W	8.99'	8.95'	30.00'
C16	N 04°19'55" W	81.50'	72.77'	50.00'
C17	N 81°01'33" W	52.36'	50.00'	50.00'
C18	S 42°13'50" W	46.68'	45.00'	50.00'
C19	S 12°29'07" E	48.82'	46.90'	50.00'
C20	N 19°45'08" W	21.68'	21.21'	30.00'
C21	N 45°57'08" E	39.27'	35.36'	25.00'



PRESENTED
FOR REGISTRATION
DATE 04/24/07
TIME 09:52:14 AM **INDEXED**

LOIS J. MOORING
REGISTER OF DEEDS
WAYNE COUNTY, N.C.
BY Lauren A. Coley
DEPUTY, ~~ASSISTANT~~

SITE DATA
TOTAL AREA WITHIN TRACT INCLUDING ROAD RIGHT-OF-WAYS = 15.560 ACRES±
TOTAL AREA WITHIN ROAD RIGHT-OF-WAYS = 1.914 ACRES±
TOTAL AREA WITHIN LOTS = 13.646 ACRES±
TOTAL NUMBER OF LOTS = 21
AVERAGE LOT SIZE = 28,306 SQ. FT.
MINIMUM LOT SIZE = 18,581 SQ. FT.

MINIMUM SETBACK REQUIREMENTS
FRONT = 30 FEET
SIDE ADJOINING STREET = 25'
SIDE ADJOINING INTERIOR LOT LINE = 10'
REAR = 25'

LOT SCHEDULE

LOT NO.	AREA
7	28,873 SQ. FT.
8	28,987 SQ. FT.
9	28,999 SQ. FT.
10	28,288 SQ. FT.
11	26,818 SQ. FT.
12	24,051 SQ. FT.
13	20,835 SQ. FT.
14	18,581 SQ. FT.
15	41,162 SQ. FT.
16	37,730 SQ. FT.
17	23,787 SQ. FT.
18	22,683 SQ. FT.
19	26,375 SQ. FT.
20	33,774 SQ. FT.
21	29,056 SQ. FT.
22	31,613 SQ. FT.
23	31,899 SQ. FT.
24	39,382 SQ. FT.
25	30,011 SQ. FT.
26	24,934 SQ. FT.
27	23,865 SQ. FT.

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.

R. Mizer 2/23/07
WAYNE COUNTY HEALTH DEPARTMENT DATE

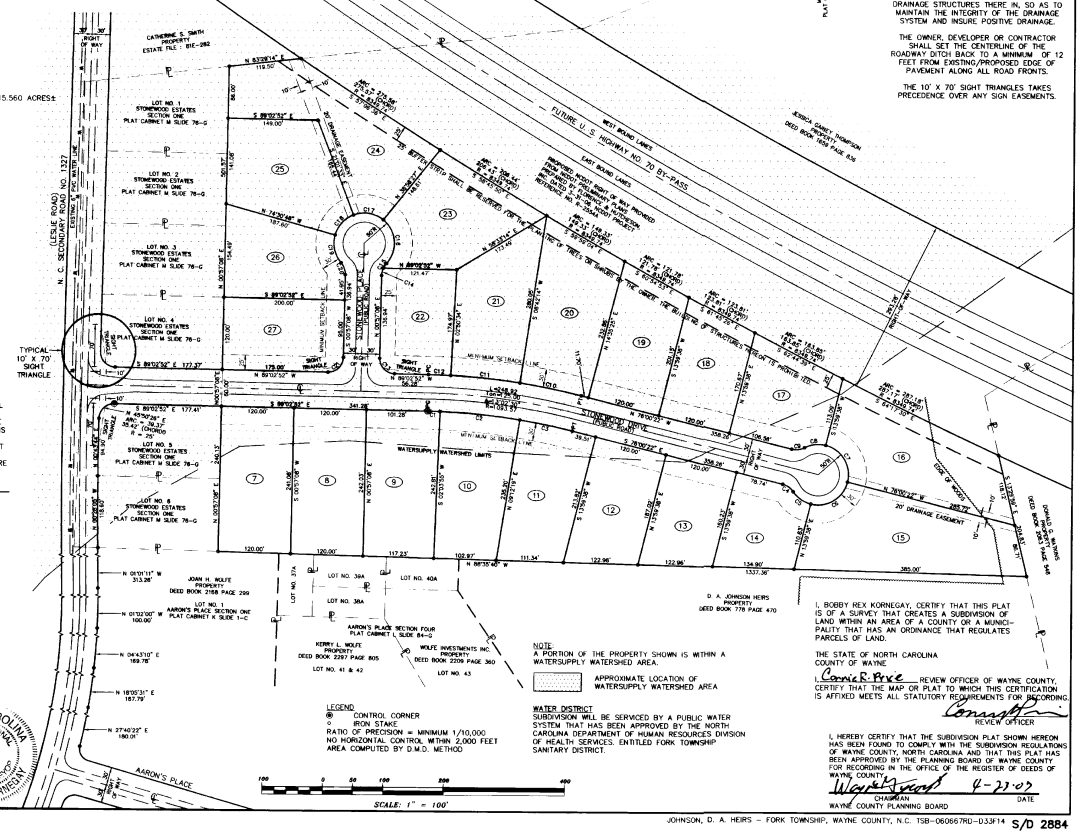
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 2367 PAGE 643 AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL 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.

2-28, 2007
BILDAN LLC.
by Danny Paul Sasser
OWNER(S)

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 ___ PART ___ OF THE FOLLOWING RECORDED INFORMATION: DEED BOOK 2367 PAGE 643 DEED BOOK ___ PAGE ___ 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 21ST DAY OF FEBRUARY, 2007.

PROFESSIONAL LAND SURVEYOR NO. L-944
GOLDSBORO, NORTH CAROLINA
300 EAST WALNUT STREET
TELEPHONE NO. 919-735-5886

NORTH CAROLINA PROFESSIONAL SEAL LAND SURVEYOR SEAL L-944 BOBBY R. KORNEGAY



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

APPROVED Jim Little/JMM
DISTRICT ENGINEER
DATE 4-18-07

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

THE FOLLOWING LOTS MUST BE SERVED BY THE INTERNAL STREET SYSTEM ONLY: LOTS NO. 7 THRU 27.

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.

NOTE:
A PORTION OF THE PROPERTY SHOWN IS WITHIN A WATERSUPPLY WATERSHED AREA.

APPROXIMATE LOCATION OF WATERSUPPLY WATERSHED AREA

LEGEND
⊕ CONTROL CORNER
○ IRON STAKE
RATIO OF PRECISION = MINIMUM 1/10,000
NO HORIZONTAL CONTROL WITHIN 2,000 FEET
AREA COMPUTED BY D.M.D. METHOD

WATER DISTRICT
SUBDIVISION WILL BE SERVICED BY A PUBLIC WATER SYSTEM THAT HAS BEEN APPROVED BY THE NORTH CAROLINA DEPARTMENT OF HUMAN RESOURCES DIVISION OF HEALTH SERVICES. ENTITLED FORK TOWNSHIP SANITARY DISTRICT.

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

THE STATE OF NORTH CAROLINA
COUNTY OF WAYNE

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

Connie R. Price
REVIEW OFFICER

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

Wayne Brown 4-23-07
CHAIRMAN DATE
WAYNE COUNTY PLANNING BOARD

JOHNSON, D. A. HEIRS – FORK TOWNSHIP, WAYNE COUNTY, N.C. TSB-060667RD-D33F14 S/D 2884