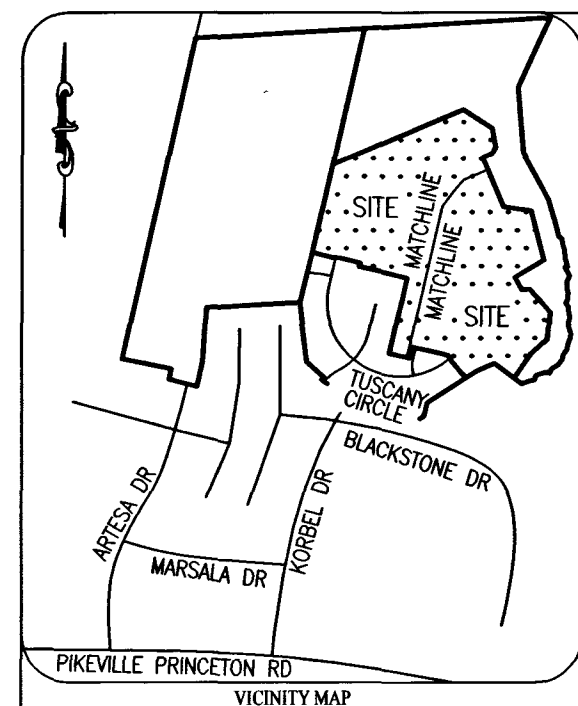


P-65-D (2/2)



LEGEND

- EXISTING IRON PIPE
- EXISTING IRON ROD
- IRON ROD SET
- EXISTING CONCRETE MONUMENT
- △ CALCULATED/SET POINT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- C.L.D.E. CROSS LOT DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

NOTE 'A': THIS PROPERTY IS LOCATED IN ZONE 'X' (MINIMAL FLOOD RISK) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FIRM # 3720266200K

PANEL: 2662
EFFECTIVE DATE: 06/20/2018

NOTE 'B': ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED

NOTE 'C': ALL AREAS COMPUTED BY COORDINATE METHOD

NOTE 'D': THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD

NOTE 'E': NO EVIDENCE OF LANDFILL OR CEMETERY WAS FOUND AT THE TIME OF SURVEY.

NOTE 'F': UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY

NOTE 'G': NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE

REFERENCES

PC J - 300

PC O - 692C

PC O - 2D

PC O - 611, 62B, 62C, 62D

PC O - 80G

PC H - 98F, 98G

PC H - 166

PC L - 39H

PC P - 23-E

PC P - 32-G

OTHER REFERENCES SHOWN HEREON

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS 22nd DAY OF JUNE, A.D. 2022

SIGNATURE: *Michael S. Stokes*

MICHAEL S. STOKES L-4996

SURVEYOR CERTIFICATION

I MICHAEL STOKES CERTIFY THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



SITE DATA

SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 25'
CORNER SIDE: 25'
MINIMUM PROPOSED LOT SIZE: 17,500 S.F.
AVERAGE PROPOSED LOT SIZE: 22,260 S.F.
LOTS IN PHASE 7: 83
MAX IMPERVIOUS: 4,000 S.F.
AREA TOTAL PHASE 7: 49.12 ACRES
AREA IN LOTS: 42.61 ACRES
AREA IN RIGHT OF WAY: 6.51 ACRES
*A 10' GRADING, SLOPE, ROAD MAINTENANCE AND UTILITY EASEMENT IS RESERVED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY
*A 5' DRAINAGE AND UTILITY EASEMENT IS RESERVED ON EACH SIDE OF ALL INTERIOR LOT LINES UNLESS SHOWN OTHERWISE

LOTS TO BE SERVED WATER BY NORTHWEST WAYNE SANITATION DISTRICT AND SANITARY SEWER BY ON SITE PRIVATE SEPTIC SYSTEMS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	350.00	79.56	79.39	N 29°40'58" E	01°30'12.16"
C2	350.00	84.09	83.89	N 43°04'42" E	01°34'45.90"
C3	350.00	84.10	83.89	N 56°50'42" E	01°34'46.00"
C4	350.00	84.10	83.89	N 70°36'43" E	01°34'46.02"
C5	35.00	27.55	26.84	N 54°57'11" E	04°05'05.86"
C6	50.00	6.53	6.53	N 36°08'51" E	00°29'15.83"
C7	50.00	68.86	63.54	N 79°20'40" E	07°54'23.04"
C8	50.00	51.64	48.37	N 31°37'00" E	05°59'10.61"
C9	50.00	108.76	88.35	N 60°17'07" E	12°43'57.25"
C10	50.00	27.55	26.84	N 79°56'52" E	04°05'05.86"
C11	25.00	39.27	35.36	N 32°30'10" E	09°00'00.00"
C12	25.00	37.15	33.84	N 52°06'39" E	08°45'53.12"
C13	35.00	3.82	3.81	N 82°14'26" E	00°14'52.38"
C14	35.00	23.73	23.28	N 59°41'27" E	03°51'04.48"
C15	50.00	66.28	61.54	N 78°14'43" E	07°55'40.28"
C16	50.00	51.64	48.37	N 34°11'16" E	05°10'17.91"
C17	50.00	51.61	48.35	N 24°58'03" E	05°08'19.81"
C18	50.00	66.26	61.52	N 87°29'59" E	07°55'35.72"
C19	35.00	23.77	23.32	N 68°59'41" E	03°54'59.26"
C20	35.00	3.78	3.77	N 88°27'21" E	00°10'57.60"
C21	25.00	35.83	32.91	N 44°11'44" E	08°20'15.88"
C22	350.00	123.05	122.42	N 13°05'55" E	02°08'38.18"
C23	25.00	37.20	33.86	N 18°15'02" E	08°15'33.86"
C24	35.00	19.32	19.08	N 76°41'36" E	03°13'34.39"
C25	35.00	20.80	20.50	N 70°27'52" E	03°40'32.95"
C26	50.00	77.55	70.07	N 62°07'57" E	08°51'52.21"
C27	50.00	56.36	53.10	N 04°15'49" E	06°52'22.79"
C28	50.00	63.34	59.19	N 65°27'50" E	07°23'54.39"
C29	50.00	15.15	15.10	N 69°33'46" E	01°21'53.95"
C30	27.89	36.39	33.86	N 76°29'24" E	07°45'00.29"
C31	580.00	189.47	188.87	N 42°13'51" E	01°16'44.28.33"
C32	580.00	89.06	88.97	N 55°00'01" E	00°47'51.17"
C33	530.00	239.47	237.44	N 45°17'47" E	02°53'17.74"
C34	530.00	84.93	84.84	N 27°45'41" E	00°10'54.04"
C35	300.00	44.94	44.89	N 18°52'46" E	00°34'55.79"
C36	300.00	141.82	140.50	N 01°02'44" E	02°27'05.82"
C37	25.00	44.23	38.68	N 63°10'59" E	10°12'22.16.18"
C38	200.00	149.96	146.47	N 44°39'04" E	04°25'39.11"
C39	250.00	50.94	50.86	N 29°00'30" E	01°14'03.38"
C40	250.00	85.15	84.74	N 44°36'13" E	01°19'30.52.81"
C41	250.00	69.53	69.30	N 62°19'40" E	01°56'02.50"
C42	25.00	36.12	33.06	N 28°53'56" E	08°24'31.99"
C43	25.00	39.27	35.36	N 57°28'50" E	09°00'00.00"
C44	25.00	37.78	34.29	N 34°12'30" E	08°35'18.76"
C45	450.00	86.92	86.78	N 03°33'08" E	01°10'04.22.21"
C46	450.00	87.75	87.62	N 07°34'05" E	01°11'02.38.88"
C47	450.00	78.67	78.57	N 18°09'45" E	01°00'07.56.56"
C48	35.00	27.55	26.84	N 00°37'16" E	04°05'05.86"
C49	50.00	45.94	43.53	N 03°52'36" E	05°13'36.37.65"
C50	30.00	72.88	66.60	N 57°28'19" E	08°30'47.12"
C51	50.00	72.84	66.57	N 25°04'12" E	08°32'28.11.06"
C52	50.00	45.03	43.53	N 42°28'02" E	05°13'36.78.88"
C53	35.00	27.55	26.84	N 45°43'13" E	04°05'05.86"
C54	400.00	218.83	216.11	N 07°29'53" E	03°12'04.28.89"
C55	25.00	41.16	36.60	N 55°20'10" E	08°49'19.21.81"
C56	300.00	162.59	160.61	N 61°58'34" E	03°10'31.13.36"
C57	300.00	121.89	121.05	N 34°48'36" E	02°31'16.43.94"
C58	580.00	12.23	12.23	N 23°46'29" E	00°11'22.30.29"

LINE	BEARING	DISTANCE
L1	N 74°46'52" E	50.51
L2	S 77°30'10" W	12.79
L3	S 39°14'23" W	52.10
L4	S 84°51'44" E	59.83
L5	N 18°51'51" W	51.24
L6	S 86°49'46" E	281.04
L7	S 18°45'48" E	6.87



WAYNE COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, WAYNE COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 29 DAY OF June 2022 AT 11:09:48 AM BY *Michael S. Stokes* REG. OF DEEDS ASST. CLERK OF DEEDS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAYNE COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS AND ALL SEWER AND WATER LINES TO THE COUNTY OF WAYNE

DATE: 6-22-22 OWNER(S): *Michael S. Stokes*

DATE: OWNER(S):

CERTIFICATE OF APPROVAL FOR RECORDING

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.

CHAIRMAN, WAYNE COUNTY BOARD OF COMMISSIONERS DATE: N/A

REVIEW OFFICER'S CERTIFICATE

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.

DATE: 6/29/22 REVIEW OFFICER: *Berry Gray*

N/F
BAKER
PIN: 2663622780
DB 2074 PG 595

SITE DATA

OWNER:
GANDER LAKE DEVELOPMENT LLC.
AND RRT DEVELOPMENT LLC.
CLAYTON, NC 27528
SITE ADDRESS:
TUSCANY CIRCLE
PRINCETON, NC 27569-9523
PIN # 2663434468
DB 3117 PG 350, DB 3622 PG 715
PB P PG 23-E
MAILING ADDRESS:
P.O. BOX 190
CLAYTON, NC 27528

STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

FINAL SUBDIVISION PLAT:
Gander Lake Phase 7
Prepared for:
Gander Lake Development, LLC.

SHEET 2 OF 2

SCALE: 1" = 100'

REVISION:

DRAWN BY: JWM COUNTY: WAYNE STATE: NORTH CAROLINA

CHECKED BY: MSS TOWNSHIP: BUCK SWAMP DATE: 06-22-2022

FIELD BY: FH JH ZONED: AR PIN: 2663434468

CADD FILE: 21237 PIN: 2663531276