

- REFERENCES**
1. D.B. 3750, PG. 264
  2. P.C. K, SL. 88-E
  3. P.C. H, SL. 389
  4. ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
  5. WAYNE COUNTY G.I.S. INFO.

N.C. GRID NORTH (NAD 83/2011)

N/F  
SELECT GENETICS LLC  
PIN: 3547-68-1159  
D.B. 3718, PG. 1

LINE	BEARING	LENGTH
L1	N37°49'20"W	110.00'
L2	S37°50'34"E	109.66'
L3	S46°51'29"W	105.75'
L4	S46°51'29"W	9.91'
L5	S15°18'44"W	66.89'
L6	S85°08'08"W	63.92'
L7	S15°18'44"W	44.84'

Curve Table					
Curve	Length	Radius	Delta	Chord Direct.	Chord Dist.
C1	39.27'	25.00'	90°00'00"	N82° 49' 20"W	35.36'
C2	39.27'	25.00'	90°00'00"	S7° 10' 40"W	35.36'
C3	39.27'	25.00'	90°00'00"	N82° 49' 20"W	35.36'
C4	39.27'	25.00'	90°00'00"	N7° 10' 40"E	35.36'
C5	39.27'	25.00'	90°00'00"	N82° 49' 20"W	35.36'
C6	20.43'	220.00'	5°19'11"	S49° 31' 04"W	20.42'
C7	27.76'	220.00'	7°13'49"	S43° 14' 34"W	27.74'
C8	135.80'	320.00'	24°18'56"	S27° 28' 12"W	134.79'
C9	32.18'	380.00'	4°51'09"	S17° 44' 18"W	32.17'
C10	94.92'	380.00'	14°18'41"	S27° 19' 14"W	94.67'
C11	34.17'	380.00'	5°09'06"	S37° 03' 07"W	34.15'
C12	35.33'	280.00'	7°13'49"	S43° 14' 34"W	35.31'
C13	26.00'	280.00'	5°19'11"	S49° 31' 04"W	25.99'
C14	38.93'	25.00'	89°12'54"	N7° 34' 12"E	35.11'
C15	39.27'	25.00'	90°00'00"	N82° 49' 20"W	35.36'
C16	39.27'	25.00'	90°00'00"	S7° 10' 40"W	35.36'
C17	39.27'	25.00'	90°00'00"	S82° 49' 20"E	35.36'
C18	39.27'	25.00'	90°00'00"	N7° 10' 40"E	35.36'

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. THIS PROPERTY IS LOCATED IN ZONE "X" REFERENCE F.E.M.A. COMMUNITY PANEL NO. 3720354700K EFFECTIVE DATE: 06/20/2018

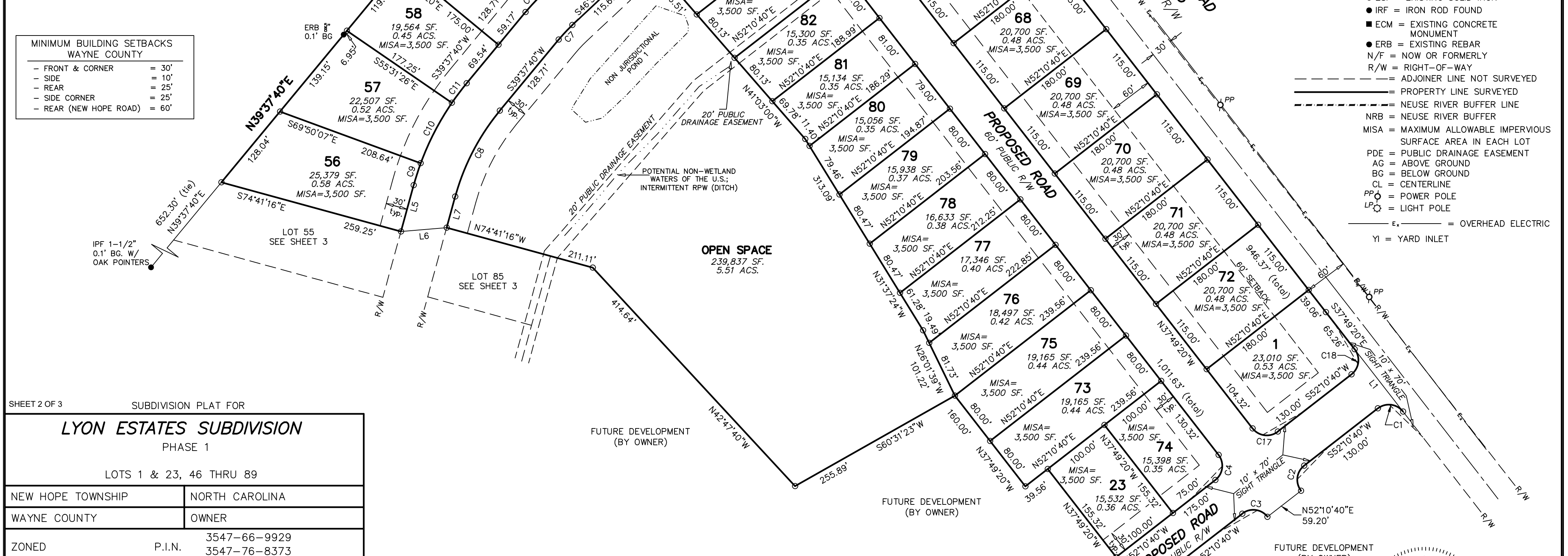
- NOTES**
1. AREA BY COORDINATE CALCULATION.
  2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
  3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
  4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
  5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
  6. NO GRID MONUMENT FOUND WITHIN 2000 FEET OF PROPERTY.
  7. DASHED LINES REPRESENT LINES NOT SURVEYED BY THIS OFFICE.
  8. RESTRICTIVE COVENANTS RECORDED AT DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_
  9. IRON PIPES SET AT ALL NEW LOT CORNERS.
  10. OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
  11. WATER WILL BE PROVIDED BY EASTERN WAYNE SANITARY DISTRICT.

**MINIMUM BUILDING SETBACKS WAYNE COUNTY**

- FRONT & CORNER	= 30'
- SIDE	= 10'
- REAR	= 25'
- SIDE CORNER	= 25'
- REAR (NEW HOPE ROAD)	= 60'

HATCHED AREA DENOTES WETLANDS DELINEATED BY OTHERS.

- LEGEND**
- EIP = EXISTING IRON PIPE
  - = IRON PIPE SET AT ALL LOT CORNERS
  - ESI = EXISTING SOLID IRON
  - IRF = IRON ROD FOUND
  - ECM = EXISTING CONCRETE MONUMENT
  - ERB = EXISTING REBAR
  - N/F = NOW OR FORMERLY
  - R/W = RIGHT-OF-WAY
  - - - = ADJOINER LINE NOT SURVEYED
  - = PROPERTY LINE SURVEYED
  - - - = NEUSE RIVER BUFFER LINE
  - NRB = NEUSE RIVER BUFFER
  - MISA = MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA IN EACH LOT
  - PDE = PUBLIC DRAINAGE EASEMENT
  - AG = ABOVE GROUND
  - BG = BELOW GROUND
  - CL = CENTERLINE
  - PP = POWER POLE
  - LP = LIGHT POLE
  - E = OVERHEAD ELECTRIC
  - YI = YARD INLET



SHEET 2 OF 3 SUBDIVISION PLAT FOR

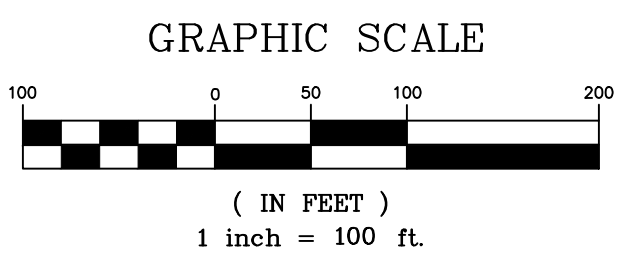
**LYON ESTATES SUBDIVISION**  
PHASE 1  
LOTS 1 & 23, 46 THRU 89

NEW HOPE TOWNSHIP	NORTH CAROLINA
WAYNE COUNTY	OWNER
ZONED	P.I.N. 3547-66-9929
	3547-76-8373

**STEWART-PROCTOR, PLLC**  
ENGINEERING and SURVEYING  
(FIRM LICENSE NUMBER P-0148)  
319 CHAPANOKE ROAD SUITE 106  
RALEIGH, NC 27603  
TEL. 919 779-1855 FAX 919 779-1661

DATE 12/04/2023 SURVEYED BY RBJ JOB  
SCALE 1"=100' DRAWN BY MSR DWG. NO.  
REVISIONS

OWNER:  
NEW MULBERRY GROUP LLC.  
14201 WYNDFIELD CIRCLE  
RALEIGH, NC 27615



**PRELIMINARY PLAT**  
NOT FOR RECORDATION  
SALES, OR CONVEYANCES

PROFESSIONAL SURVEYOR  
BERT H. PROCTOR