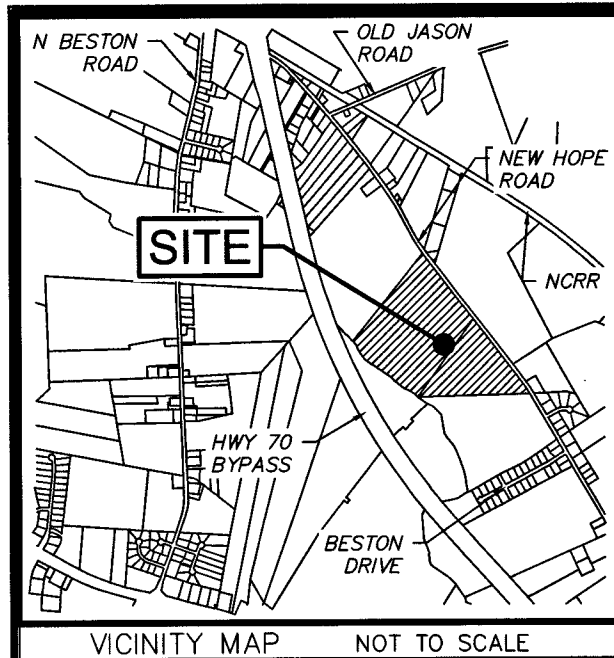
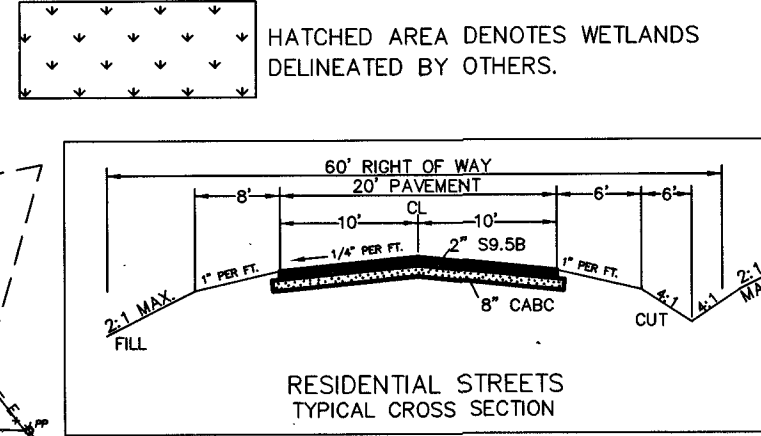


Q-12-A (1/3)



Certificate of the county health department: 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION 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 3750, PAGE 264, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF WAYNE COUNTY.

- 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.

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

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.

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION Approved: [Signature] District Engineer Date: MAR 7, 2025

- ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY.
- THE 10' X 70' SIGHT TRIANGLES TAKES PRECEDENCE OVER ANY SIGN EASEMENT.
- THE OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.
- 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.

WAYNE COUNTY NORTH CAROLINA THIS MAP WAS FILED FOR REGISTRATION AT 08:28:14 O'CLOCK P. M. ON THIS 13 DAY OF march, 2025 REGISTERED IN PLAT CABINET Q-12 SLIDE A

Table with subdivision details: LYON ESTATES SUBDIVISION PHASE 1, LOT 1, LOTS 46, 47, 49 THRU 73 & LOTS 75 THRU 89, NEW HOPE TOWNSHIP NORTH CAROLINA, WAYNE COUNTY OWNER, ZONED OH P.I.N. 3547-66-9929, STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING, DATE 03/03/2025, SURVEYED BY RBJ, SCALE 1"=200', DRAWN BY MSR, DWG. NO. LYON ESTATES-PH 1

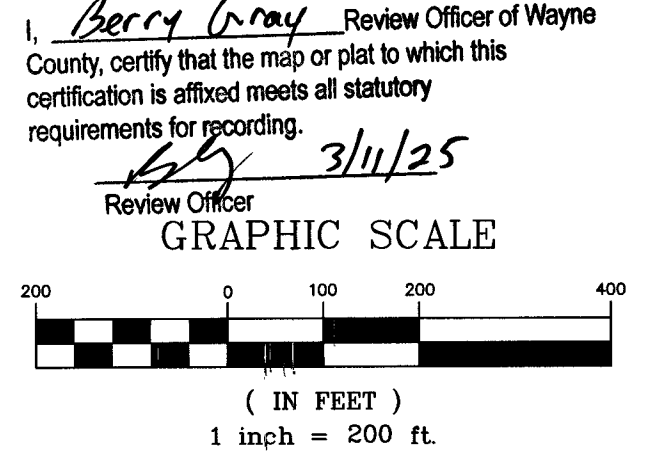
N/F WAYMAKER HEALING ENTERPRISES LLC PIN: 3547-65-3836 D.B. 3702, PG. 486

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
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--- = PROPERTY LINE SURVEYED
--- = NEUSE RIVER BUFFER LINE
--- = 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
--- = OVERHEAD ELECTRIC
YI = YARD INLET

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

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.



MINIMUM BUILDING SETBACKS WAYNE COUNTY: FRONT & CORNER = 30', SIDE = 10', REAR = 25', SIDE CORNER = 25', REAR (NEW HOPE ROAD) = 60'

Certificate of approval for recording: I hereby certify that the plat shown hereon has been found to comply with the Subdivision Regulations of Wayne County, North Carolina, and that this plat has been approved for recording in the Office of the Register of Deeds of Wayne County.

Road Maintenance Certification I/We New Mulberry Group, LLC GHASSAN AL-AWAR 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 c) Private road maintenance agreement is signed and recorded by owners of each lot.

SITE DATA PHASE 1: PIN 3547768375, 3547669929, ZONED OH, MINIMUM REQUIRED LOT SIZE ALONG NEW HOPE RD. = 20,000 S.F., MINIMUM LOT SIZE ALONG NEW HOPE RD. = 20,700 S.F., MINIMUM REQUIRED LOT SIZE = 15,000 S.F., MINIMUM LOT SIZE = 15,000 S.F., MINIMUM REQUIRED LOT WIDTH = 60', MINIMUM LOT WIDTH = 80', TOTAL TRACT SIZE = 43.90 ACRES, NO. OF PROPOSED LOTS = 43, OPEN SPACE PROVIDED = 18.08 ACRES, AVERAGE LOT SIZE = 0.49 ACRES (21,626 SF), AREA IN LOTS = 21.35 ACRES, AREA IN R/W = 4.47 ACRES, LINEAR FEET OF STREET = 3,227 LF, IMPERVIOUS IN STREET = 1.56 ACRES, IMPERVIOUS IN LOTS = 3.70 ACRES, TOTAL IMPERVIOUS = 5.26 ACRES, % IMPERVIOUS = 11.7%

I Herbert H. Proctor Jr., certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 3750, page 264; that the boundaries not surveyed are clearly indicated as drawn from references noted on said map; that the ratio of precision as calculated is 1: 10,000; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey.

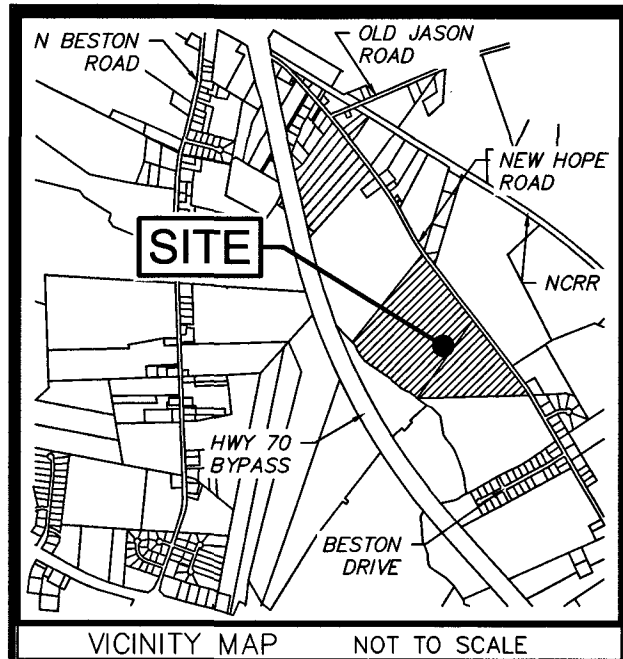
Class of survey "A" Positional accuracy 0.10' Type of GPS field procedure: VRS (NC) Dates of survey: 12/08/23 to 03/03/2025 Datum/Epoch: NAD83 NSRS 2011 Published/Fixed-control use: NC GNSS RTN Geoid model: Geoid 12B Combined grid factor(s): 0.999994687 Units: US Survey Feet



That this plat was prepared in accordance with G.S. 47-30 as amended. That this plat meets the requirement of G.S. 47-30 section F-11-A. Witness my original signature and seal this 4th day of March, 2025.

Professional Land Surveyor L-3621

Q-12-A (213)



- 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.

- 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.
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 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'

LINE TABLE

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'

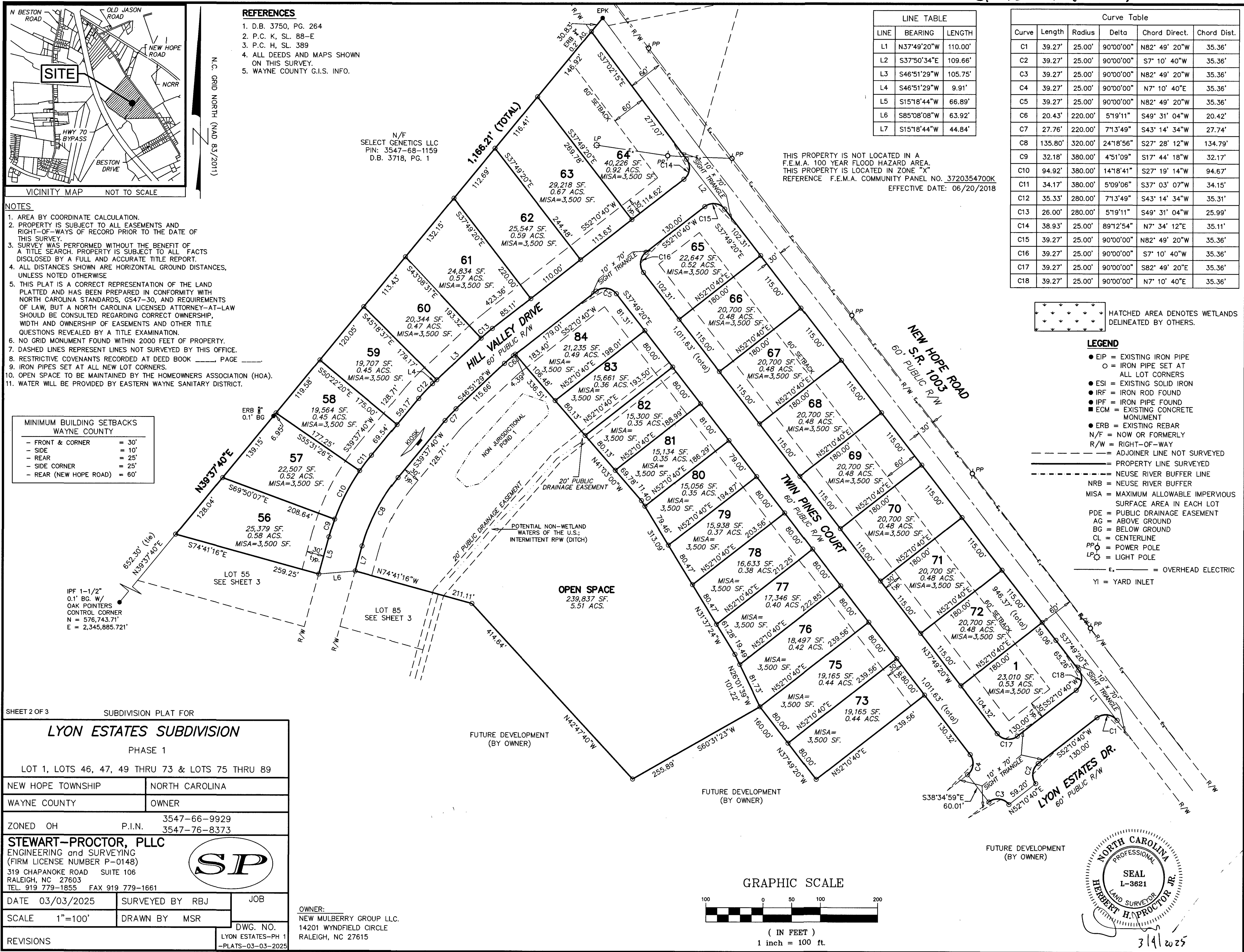
Curve Table

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

HATCHED AREA DENOTES WETLANDS DELINEATED BY OTHERS.

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 - — — = OVERHEAD ELECTRIC
 - YI = YARD INLET



SHEET 2 OF 3 SUBDIVISION PLAT FOR

LYON ESTATES SUBDIVISION

PHASE 1

LOT 1, LOTS 46, 47, 49 THRU 73 & LOTS 75 THRU 89

NEW HOPE TOWNSHIP	NORTH CAROLINA
WAYNE COUNTY	OWNER
ZONED OH	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 03/03/2025 SURVEYED BY RBJ JOB
SCALE 1"=100' DRAWN BY MSR DWG. NO.
REVISIONS LYON ESTATES-PH 1
-PLATS-03-03-2025

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

