

Plat Cabinet H Slide 10F

FINAL MAP TIFFANY GARDENS SECTION NO. FOUR NEW HOPE TOWNSHIP WAYNE COUNTY, N. C.

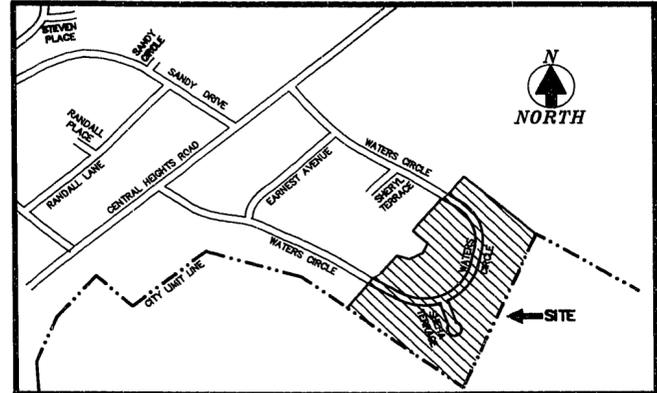
MARCH 10, 1993

OWNERS AND DEVELOPERS
TIFFANY GARDENS DEVELOPMENT COMPANY
420 WATERS CIRCLE
GOLDSBORO, NORTH CAROLINA 27534
919/778-5948

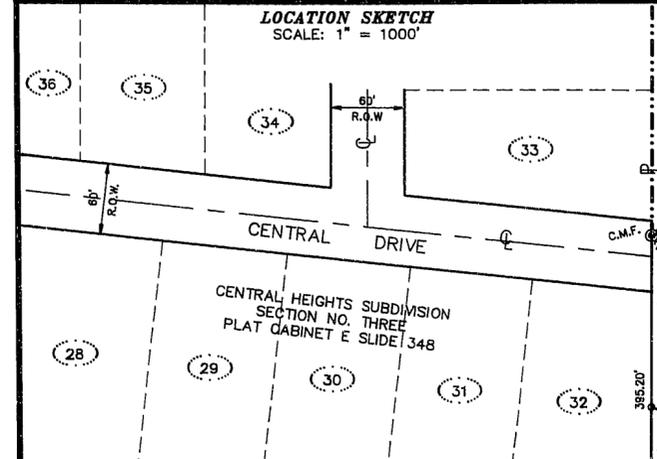
- LEGEND**
- IRON STAKE
 - CONCRETE MONUMENT CONTROL CORNER
 - C.M.F. CONCRETE MONUMENT FOUND
 - PROPOSED PAVEMENT
 - - - EXISTING PAVEMENT
 - PROPOSED WATER LINE
 - - - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - - - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - - - EXISTING SANITARY SEWER MANHOLE
 - ERROR OF CLOSURE = MINIMUM 1/10,000
 - AREA COMPUTED BY D.M.D. METHOD

THIS PLAT APPROVED BY THE CITY ENGINEER,
THE PLANNING COMMISSION, AND THE CITY
COUNCIL OF THE CITY OF GOLDSBORO.
DATE
Jerry H. Ballentine 3-13-93
CITY ENGINEER
Gene D. Thomas 3/29/93
EXECUTIVE SECRETARY OF PLANNING COMMISSION
Quincy M. Ray, CMC
CITY CLERK

STATE OF NORTH CAROLINA - WAYNE COUNTY
THE FOREGOING OR ANNEXED CERTIFICATE OF
Debra S. Manning
NOTARY PUBLIC IS CERTIFIED TO BE CORRECT.
THIS INSTRUMENT DULY RECORDED AND VERIFIED,
THIS 10 DAY OF August, 1993 AT
1:30 O'CLOCK P.M. PLAT CABINET
SLIDE
DEBORAH C. LANE
REGISTER OF DEEDS, WAYNE COUNTY, N.C.
BY *Debra S. Manning*



LOCATION SKETCH
SCALE: 1" = 1000'



LOT SCHEDULE

LOT NO.	AREA
55	21,658 SQ. FT.
56	25,857 SQ. FT.
57	22,115 SQ. FT.
58	21,611 SQ. FT.
59	18,279 SQ. FT.
60	27,844 SQ. FT.
61	17,489 SQ. FT.
62	20,793 SQ. FT.
63	22,115 SQ. FT.
64	20,435 SQ. FT.
65	16,447 SQ. FT.
66	15,026 SQ. FT.
67	17,165 SQ. FT.
68	22,728 SQ. FT.
69	25,621 SQ. FT.
70	18,155 SQ. FT.
71	15,354 SQ. FT.
72	27,052 SQ. FT.
73	18,324 SQ. FT.
74	22,712 SQ. FT.
75	20,349 SQ. FT.
76	19,414 SQ. FT.
77	19,032 SQ. FT.
78	18,120 SQ. FT.

LINE TABLE

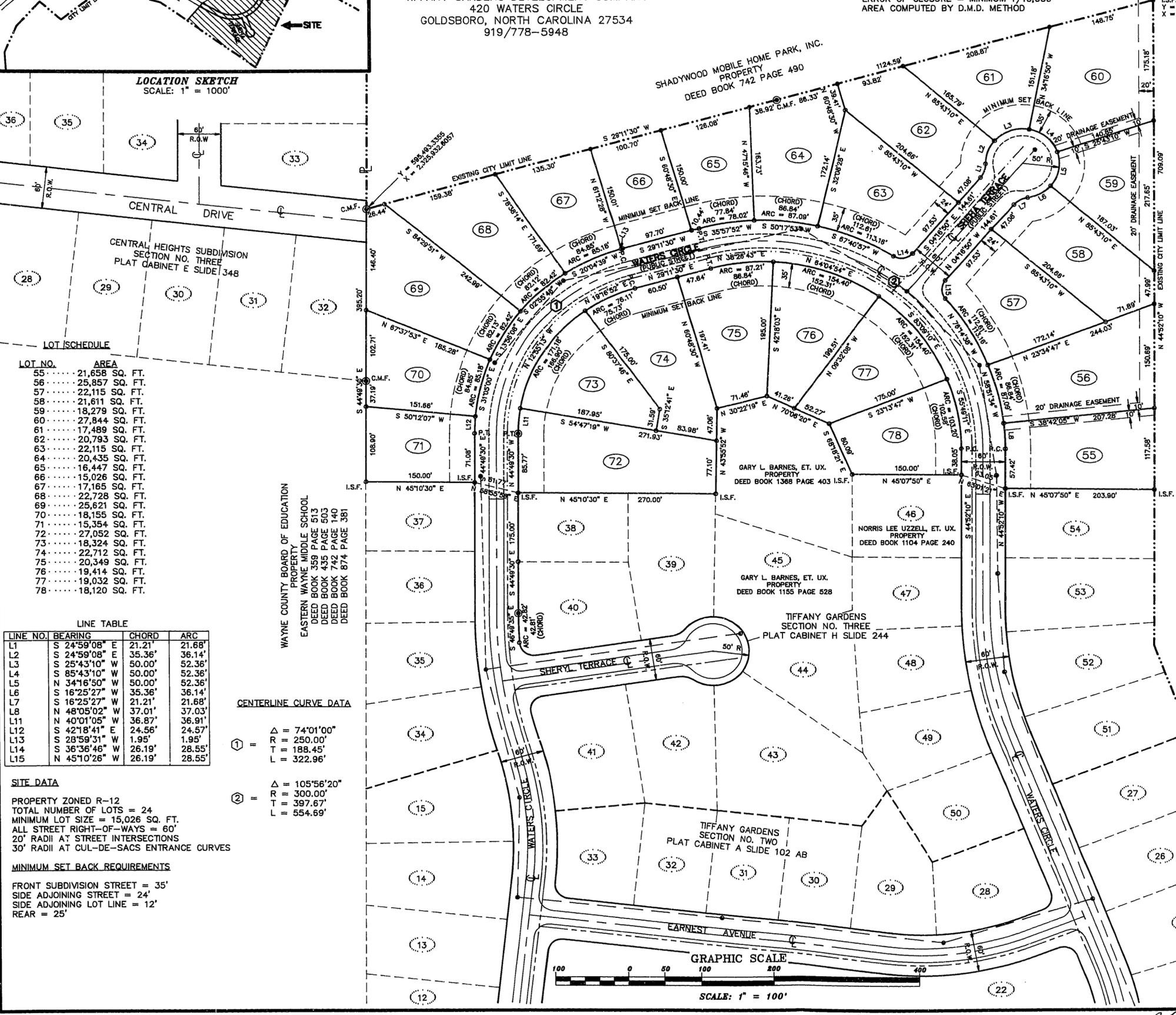
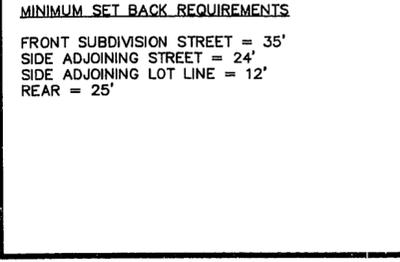
LINE NO.	BEARING	CHORD	ARC
L1	S 24°59'08" E	21.21'	21.68'
L2	S 24°59'08" E	35.36'	36.14'
L3	S 25°43'10" W	50.00'	52.36'
L4	S 85°43'10" W	50.00'	52.36'
L5	N 34°16'50" W	50.00'	52.36'
L6	S 16°25'27" W	35.36'	36.14'
L7	S 16°25'27" W	21.21'	21.68'
L8	N 48°05'02" W	37.01'	37.03'
L11	N 40°01'05" W	36.87'	36.91'
L12	S 42°18'41" E	24.56'	24.57'
L13	S 28°59'31" W	1.95'	1.95'
L14	S 36°36'46" W	26.19'	28.55'
L15	N 45°10'26" W	26.19'	28.55'

CENTERLINE CURVE DATA

①	Δ = 74°01'00"
	R = 250.00'
	T = 188.45'
	L = 322.96'
②	Δ = 105°56'20"
	R = 300.00'
	T = 397.67'
	L = 554.69'

SITE DATA
PROPERTY ZONED R-12
TOTAL NUMBER OF LOTS = 24
MINIMUM LOT SIZE = 15,026 SQ. FT.
ALL STREET RIGHT-OF-WAYS = 60'
20' RADII AT STREET INTERSECTIONS
30' RADII AT CUL-DE-SACS ENTRANCE CURVES

MINIMUM SET BACK REQUIREMENTS
FRONT SUBDIVISION STREET = 35'
SIDE ADJOINING STREET = 24'
SIDE ADJOINING LOT LINE = 12'
REAR = 25'



CRATER LAKE INDUSTRIAL PARK
PROPERTY
DEED BOOK 1006 PAGE 337

THIS TO CERTIFY THAT I, THE PRESIDENT OF THE TIFFANY GARDENS DEVELOPMENT COMPANY, BY AUTHORITY OF THE BOARD OF DIRECTORS HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) ACKNOWLEDGE THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF THE CITY OF GOLDSBORO.

TIFFANY GARDENS DEVELOPMENT COMPANY
COMPANY
DATE 3-31-93
Earnest Waters, Jr.
PRESIDENT

NOTE:
MODIFICATION OF SECTION 21-12(b)
CONTINUATION OF ADJOINING STREET SYSTEM

I, HEREBY CERTIFY THAT STREETS, UTILITIES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER, ACCORDING TO CITY SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION ENTITLED TIFFANY GARDENS SECTION NO. FOUR OR THAT A GUARANTEE OF THE INSTALLATIONS OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER SATISFACTORY TO THE CITY OF GOLDSBORO HAS BEEN RECEIVED.

C.R. Southland Aug 13 1993
DIRECTOR OF PUBLIC WORKS
Quincy M. Ray, CMC 4/8/93
CITY CLERK

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 918 PAGE 88 DEED BOOK 918 PAGE 88 THAT THE ERROR OF CLOSURE IS AS INDICATED IN THE LEGEND. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 29 DAY OF March, 1993.

Bobby Rex Kornegay
REGISTERED SURVEYOR NO. L-944
GOLDSBORO, NORTH CAROLINA
300 EAST WALNUT STREET
TELEPHONE NO. 919-735-5886

NORTH CAROLINA WAYNE COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT BOBBY REX KORNEGAY A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 29 DAY OF March, 1993.
Debra S. Manning
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-13-96
DATE