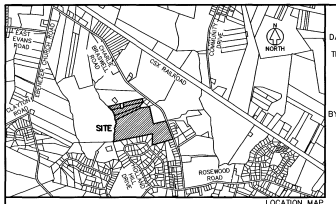
P-73-C



PRESENTED
FOR REGISTRATION
DATE November 8, 2022
TIME 11:21:04 AM
CONSTANCE B. CORAM
REGISTER OF DEEDS
WAYNE COUNTY, N.C.
BY _____
DEPUTY, ASSISTANT

THE 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.
_____ 11/8/22
REVIEW OFFICER DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
"FOR RECORDING PURPOSES ONLY"
APPROVED _____
DISTRICT ENGINEER
DATE Nov 2, 2022

ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY

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

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.

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.

J. C. Daughtry 11-8-2022
CHAIRMAN DATE
WAYNE COUNTY BOARD OF COMMISSIONERS

NOTES:
THE PROPERTY IS ZONED RA-20 (WAYNE COUNTY).

A PORTION OF ARTHUR'S CREEK SECTION ONE IS LOCATED IN A VOLUNTARY AG DISTRICT
PROPERTIES 1/2 MILE BUFFER.

THE PROPERTY IS LOCATED IN THE WATER SUPPLY WATERSHED AREA NEUSE RIVER (GOLDSBORO).

SITE DATA
TOTAL AREA WITHIN TRACT = 16.817 ACRES± INCLUDING ROAD RIGHT-OF-WAYS
TOTAL AREA WITHIN RIGHT-OF-WAY OF NCSR 125 (CHARLIE BRASWELL ROAD) = 0.574 ACRE±
TOTAL AREA WITHIN PROPOSED ROAD RIGHT-OF-WAYS = 2.377 ACRES±
TOTAL AREA WITHIN TRACT = 13.866 ACRES± EXCLUDING ROAD RIGHT-OF-WAYS
TOTAL AREA CLUSTER MAIL BOX LOT = 11,115 SQUARE FEET OR 0.255 ACRE±
TOTAL AREA WITHIN WITHIN LOTS = 13.611 ACRES±
TOTAL NUMBER OF LOTS = 18
AVERAGE LOT SIZE = 32,939 SQUARE FEET OR 0.756 ACRE±
MINIMUM LOT SIZE = 20,160 SQUARE FEET

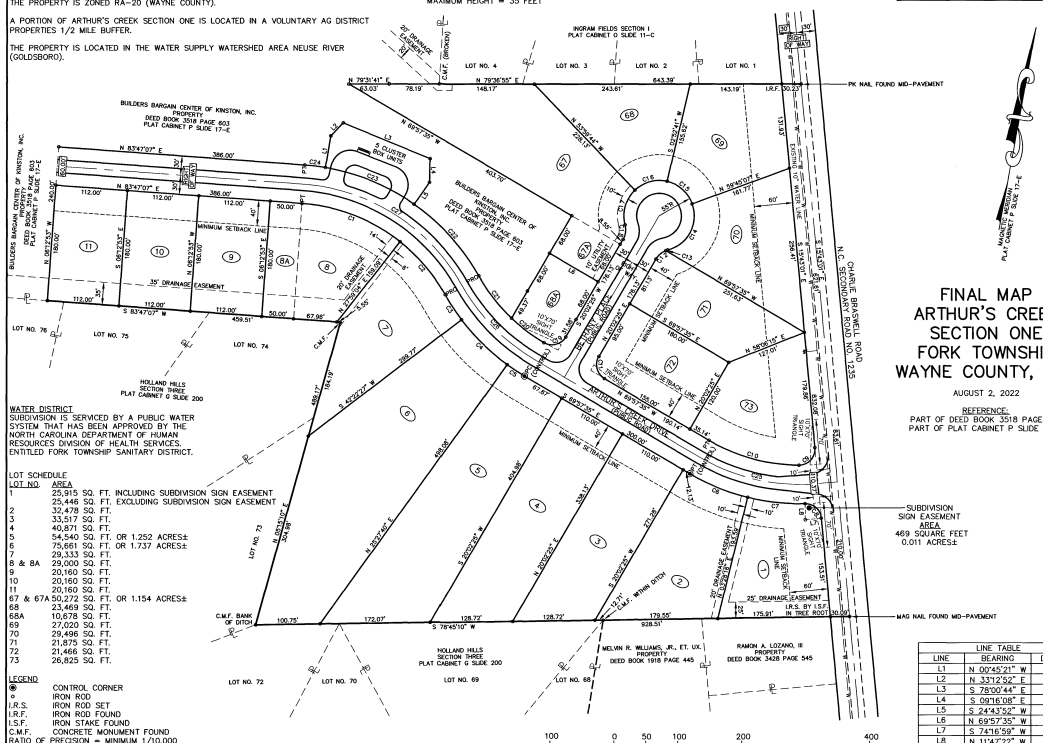
NOTE:
A 10' WIDE UTILITY EASEMENT IS RESERVED ALONG ALL RIGHT-OF-WAYS IN THIS SUBDIVISION.

PROPERTY ZONED RA-20
(WAYNE COUNTY)

MINIMUM SETBACK REQUIREMENTS
NCSR 1235 (CHARLIE BRASWELL ROAD) = 60 FEET
FRONT = 40 FEET
REAR = 25 FEET
SIDE = 20 FEET
MAXIMUM HEIGHT = 35 FEET

CURVE TABLE					
CURVE	BEARING	RADIUS	CHORD	ARC	DELTA
C1	S 79°06'55" E	280.00'	164.66'	167.13'	34°11'56"
C2	S 50°53'28" E	280.00'	108.05'	108.73'	22°14'57"
C3	S 43°41'46" E	340.00'	46.60'	46.64'	7°51'33"
C4	S 56°04'56" E	340.00'	100.00'	100.36'	16°54'47"
C5	S 67°14'57" E	340.00'	32.16'	32.17'	5°25'15"
C6	S 78°14'39" E	340.00'	97.98'	98.32'	16°34'09"
C7	N 85°50'27" E	340.00'	90.29'	90.56'	15°15'38"
C8	S 58°45'12" E	25.00'	34.12'	37.56'	86°04'21"
C9	S 32°05'46" W	25.00'	37.05'	41.72'	95°37'35"
C10	N 85°01'31" W	280.00'	145.56'	147.25'	30°07'52"
C11	N 24°57'35" W	25.00'	35.36'	39.27'	90°00'00"
C12	N 39°31'30" E	30.00'	20.01'	20.40'	38°58'09"
C13	N 62°04'28" E	30.00'	3.21'	3.21'	6°07'48"
C14	N 17°26'45" E	55.00'	81.35'	91.57'	95°23'15"
C15	N 58°41'06" W	55.00'	52.38'	54.59'	56°52'26"
C16	S 64°26'28" W	55.00'	52.38'	54.59'	56°52'26"
C17	S 05°28'22" W	55.00'	55.88'	58.62'	61°03'47"
C18	S 02°30'33" E	30.00'	23.01'	23.61'	45°05'57"
C19	S 65°03'22" W	25.00'	35.37'	39.28'	90°01'54"
C20	N 63°25'39" W	280.00'	63.40'	63.53'	13°00'03"
C21	N 48°20'49" W	280.00'	83.55'	83.86'	17°09'38"
C22	N 52°31'04" W	340.00'	150.09'	151.33'	25°30'08"
C23	N 78°00'44" W	340.00'	150.00'	151.24'	25°29'14"
C24	S 86°30'53" W	340.00'	32.38'	32.39'	5°27'32"

CURVE TABLE					
CURVE	BEARING	RADIUS	CHORD	ARC	DELTA
C25	N 87°50'18" W	310.00'	190.34'	193.47'	35°45'27"
C26	N 54°51'47" W	310.00'	161.48'	163.36'	30°11'35"
C27	N 67°59'26" W	310.00'	293.21'	305.41'	56°26'53"



FINAL MAP
ARTHUR'S CREEK
SECTION ONE
FORK TOWNSHIP
WAYNE COUNTY, N.C.

AUGUST 2, 2022

REFERENCE:
PART OF DEED BOOK 3518 PAGE 603
PART OF PLAT CABINET P SLIDE 17-E

WATER DISTRICT
SUBDIVISION IS 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.

LOT SCHEDULE

LOT NO.	AREA
1	25,915 SQ. FT. INCLUDING SUBDIVISION SIGN EASEMENT 25,446 SQ. FT. EXCLUDING SUBDIVISION SIGN EASEMENT
2	32,478 SQ. FT.
3	33,517 SQ. FT.
4	40,871 SQ. FT.
5	54,540 SQ. FT. OR 1.252 ACRES±
6	75,661 SQ. FT. OR 1.737 ACRES±
7	29,333 SQ. FT.
8 & 8A	29,000 SQ. FT.
9	20,160 SQ. FT.
10	20,160 SQ. FT.
11	20,160 SQ. FT.
67 & 67A	50,272 SQ. FT. OR 1.154 ACRES±
68	23,469 SQ. FT.
68A	10,678 SQ. FT.
69	27,020 SQ. FT.
70	29,496 SQ. FT.
71	21,875 SQ. FT.
72	21,466 SQ. FT.
73	26,825 SQ. FT.

LEGEND
◉ CONTROL CORNER
o IRON ROD
I.R.S. IRON ROD SET
I.R.F. IRON ROD FOUND
I.S.F. IRON STAKE FOUND
C.M.F. CONCRETE MONUMENT FOUND
RATIO OF PRECISION = MINIMUM 1/10,000
NO HORIZONTAL CONTROL WITHIN 2,000 FEET
AREA COMPUTED BY D.M.D. METHOD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°45'21" W	50.00'
L2	N 33°12'52" E	28.18'
L3	S 78°00'44" E	146.68'
L4	S 09°16'08" E	36.83'
L5	S 24°43'52" W	41.75'
L6	N 69°57'35" W	88.00'
L7	S 74°16'59" W	25.00'
L8	N 11°47'22" W	25.00'

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.

K. Kline 11-3-22
WAYNE COUNTY HEALTH DEPARTMENT DATE

HEALTH DEPARTMENT NOTES:
THE LOTS IN ARTHUR'S CREEK SECTION ONE ARE RESTRICTED TO THREE BEDROOM DWELLINGS.

ROAD MAINTENANCE UNDERSTANDING
BUILDERS BARGAIN CENTER OF KINSTON, INC. IS 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 ROAD MAINTENANCE, OR
C) PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

Tim M. Perry 11/2/22
DEVELOPER/OWNER 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 DEED BOOK 3518 PAGE 603 AND PLAT CABINET P SLIDE 17-E 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.
DATE 11/2/22

Tim M. Perry
OWNERS

I, BOBBY REX KORNEGAY, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION BY TERRY S. BEASLEY FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THAT THE BOUNDARIES ARE AS INDICATED IN THE LEGEND. THAT THE LAND IS OF THE FOLLOWING RECORDED INFORMATION: DEED BOOK 3518 PAGE 603 AND PLAT CABINET P SLIDE 17-E . 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 2ND DAY OF AUGUST, 2022.

BOBBY REX KORNEGAY
PROFESSIONAL LAND SURVEYOR NO. L-944
300 EAST WALNUT STREET
GOLDSBORO, NORTH CAROLINA 27530
TELEPHONE NO. 919-735-5886
LICENSE NUMBER F-1054

SEAL L-944 CAROLINA BOBBY REX KORNEGAY LAND SURVEYOR

I, BOBBY REX KORNEGAY, 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.

BOBBY REX KORNEGAY
PROFESSIONAL LAND SURVEYOR NO. L-944