

DRAWING NUMBER
S/D 3384

DAVID PRODUCTS • NEW HAVEN, CONNECTICUT
REGISTERED ENGINEER IN THE STATE OF N.C.

DRAWING NUMBER
P 67 J

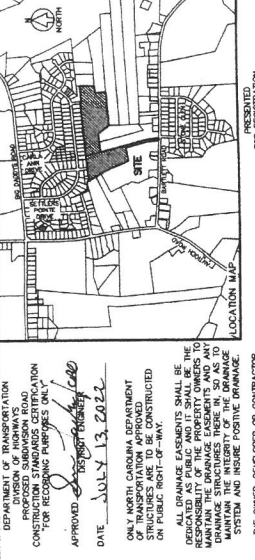
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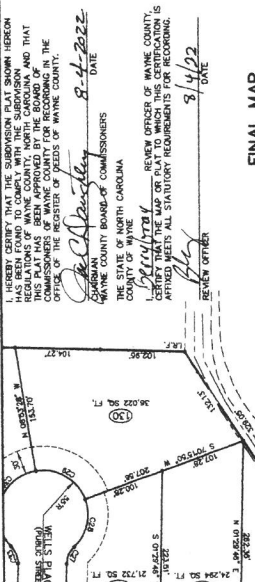
DATE 8/4/22
BY CONSTABLE B. CORAM
REGISTER OF DEEDS
WAYNE COUNTY, N.C.

FOR PRESENTATION
TO THE BOARD OF
COMMISSIONERS
OF TRANSPORTATION
AND PUBLIC SAFETY
FOR REVIEW AND APPROVAL
OF A PROPOSED SUBDIVISION
ROAD RIGHT-OF-WAY
IN THE TOWN OF PRINCETON,
WAYNE COUNTY, N.C.

ALL DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND TO BE RESPONSIBLE FOR CONTRACTOR SHALL SET THE CENTERLINE OF THE ROWWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM ALL ROAD FRONTS.
THE 10' X 70' SHOT TRIANGLES TAKES PRECEDENCE OVER ANY SIGN EASMENTS.

MINIMUM SETBACK REQUIREMENTS
FRONT - 20 FEET
SIDE - 10 FEET
CORNER - 25 FEET
ADJACENT HEIGHT - 35 FEET
NOTE: SETBACKS SHALL BE MEASURED FROM THE EXTERIOR WALLS OF THE BUILDINGS.
SETBACKS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE SUBDIVISION.

Table with 10 columns: CIRCLE, BEARING, CHORD, ANGLE, DISTANCE, BEARING, CHORD, ANGLE, DISTANCE. It lists various points and measurements for the subdivision plan.



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FINAL MAP
SETTLERS POINT
SECTION FIVE
MAP 1 OF 2
PIKEVILLE TOWNSHIP
WAYNE COUNTY, N.C.
JUNE 29, 2022
DEED BOOK 3311 PAGE 59
PLAT CARNET N SLIDE 89-C
REFERENCES:
SITE DATA
TRACT = 32.804 ACRES, INCLUDING ROAD RIGHT-OF-WAYS
TOTAL AREA WITHIN PROPOSED ROAD RIGHT-OF-WAYS = 4.958 ACRES
TOTAL AREA WITHIN PROPOSED ROAD RIGHT-OF-WAYS EXCLUDING ROAD RIGHT-OF-WAYS = 27.845 ACRES
TOTAL AREA WITHIN TRACT LOTS = 24.130 ACRES
TOTAL NUMBER OF LOTS = 48
MINIMUM LOT SIZE = 0.536 ACRES
MINIMUM LOT SIZE = 13,700 SQUARE FEET

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ROAD MAINTENANCE UNDERSTANDING
THE DEVELOPER UNDERSTANDS AND AGREES TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION ROADS AND DRIVEWAYS. THE DEVELOPER SHALL MAINTAIN THE ROADS AND DRIVEWAYS TO THE SATISFACTION OF THE ADJACENT PROPERTY OWNERS. THIS MAINTENANCE OBLIGATION SHALL BE IN ADDITION TO ANY OTHER OBLIGATIONS THAT MAY BE IMPOSED BY ANY APPLICABLE STATUTES, ORDINANCES, OR CONTRACTS. THE DEVELOPER SHALL MAINTAIN THE ROADS AND DRIVEWAYS TO THE SATISFACTION OF THE ADJACENT PROPERTY OWNERS. THIS MAINTENANCE OBLIGATION SHALL BE IN ADDITION TO ANY OTHER OBLIGATIONS THAT MAY BE IMPOSED BY ANY APPLICABLE STATUTES, ORDINANCES, OR CONTRACTS.

APPROVED BY THE BOARD OF COMMISSIONERS OF TRANSPORTATION AND PUBLIC SAFETY FOR REVIEW AND APPROVAL OF A PROPOSED SUBDIVISION ROAD RIGHT-OF-WAY IN THE TOWN OF PRINCETON, WAYNE COUNTY, N.C.

APPROVED BY THE BOARD OF COMMISSIONERS OF TRANSPORTATION AND PUBLIC SAFETY FOR REVIEW AND APPROVAL OF A PROPOSED SUBDIVISION ROAD RIGHT-OF-WAY IN THE TOWN OF PRINCETON, WAYNE COUNTY, N.C.

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SETTLERS POINT - PIKEVILLE, PRINCETON TOWNSHIP, WAYNE COUNTY, N.C. T58-220282-0225F30 S/D 3384

DRAWING NUMBER
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DRAWING NUMBER
P 68-A

DRAWING NUMBER
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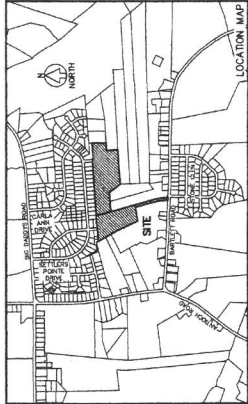
DRAWING NUMBER
S/D 3384

SACED PRODUCTS • NEWCASTLE, MINNESOTA
REGISTERED BY PATENT NUMBER 6202
POSTED UNDER THE TRADE NAME OF PAPER ON FILM

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DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
CONSTRUCTION STANDARDS CERTIFICATION
FOR ROADWAY PURPOSES ONLY

APPROVED: *[Signature]* DATE: **July 13, 2022**

DATE: **July 13, 2022**

THE STATE OF NORTH CAROLINA
COUNTY OF WAYNE

DATE: **8/4/22**
TIME: **4:14:49 PM**

REGISTERED: *[Signature]*
WAYNE COUNTY, N.C.

**FINAL MAP
SETTLERS POINTE
SECTION FIVE
MAP 2 OF 2
PIKEVILLE TOWNSHIP
WAYNE COUNTY, N.C.**

MINIMUM SETBACK BOUNDARIES
REAR = 25 FEET
SIDE = 10 FEET
CORNER = 25 FEET
MAXIMUM HEIGHT = 35 FEET

NOTE:
A 10' WIDE UTILITY EASEMENT
IS TO BE MAINTAINED
ALONG THE RIGHT-OF-WAYS IN THIS
SUBDIVISION.

WATER DISTRICT
SERVED BY A PUBLIC WATER
SYSTEM THAT HAS BEEN APPROVED BY THE
LOCAL WATER SUPPLY AGENCY AND THE
RESOURCES DIVISION OF HEALTH SERVICES.
ENTITLED BELFAST-PATE TOWN SANITARY DISTRICT.

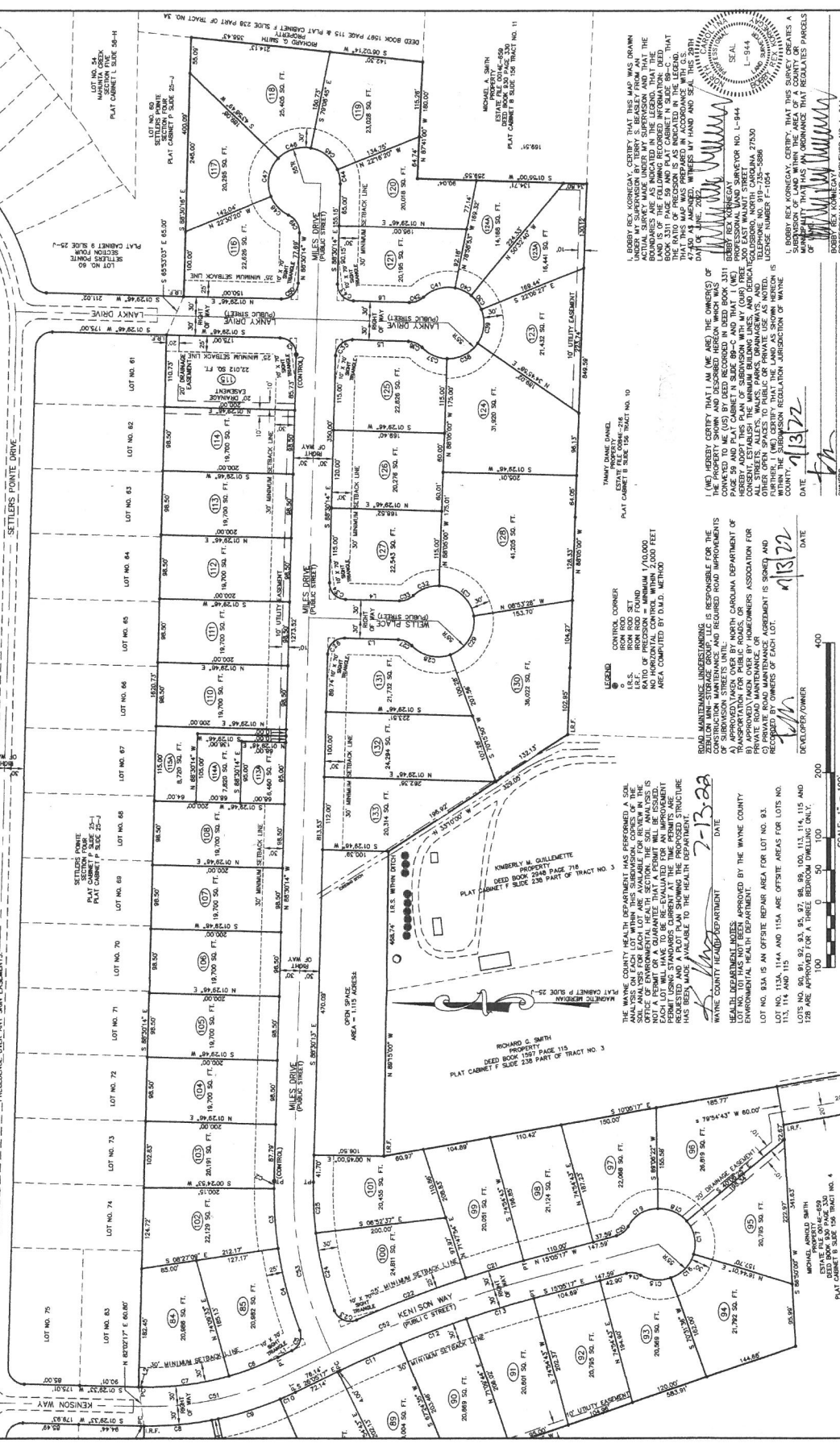
ONLY NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION CONSTRUCTION
STANDARDS CERTIFICATION IS VALID FOR
ROADWAY PURPOSES ONLY.

ALL DRAINAGE EASEMENTS SHALL BE
RESPONSIBILITY OF THE PROPERTY OWNERS TO
MAINTAIN THE DRAINAGE EASEMENTS AND ANY
MAINTAIN THE INTEGRITY OF THE DRAINAGE
SYSTEM AND INSURE POSITIVE DRAINAGE.

THE OWNER, DEVELOPER OR CONTRACTOR
SHALL MAINTAIN A DRAINAGE EASEMENT
ROADWAY DITCH BACK TO A MINIMUM OF 12
FEET FROM THE EXISTING/PROPOSED EDGE OF
THE 10' WIDE UTILITY EASEMENTS.
PRECEDENCE OVER ANY SIGN EASEMENTS.

DEED BOOK 3311 PAGE 59
PLAT CABINET N SLIDE 89-C

DEED BOOK 1597 PAGE 115
PLAT CABINET P SLIDE 25-J



MINIMUM SETBACK BOUNDARIES
REAR = 25 FEET
SIDE = 10 FEET
CORNER = 25 FEET
MAXIMUM HEIGHT = 35 FEET

DEED BOOK 1597 PAGE 115
PLAT CABINET P SLIDE 25-J

I, BOBBY BECK KONGKAY, CERTIFY THAT THIS MAP WAS DRAWN
AND THE BOUNDARIES ARE AS INDICATED IN THE LEGEND AND THAT
THE ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THAT
BOOK 3311 PAGE 59 AND PLAT CABINET N SLIDE 89-C, THAT
BOOK 1597 PAGE 115 AND PLAT CABINET P SLIDE 25-J, THAT
THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S.
17-40 AS AMENDED, WITNESS MY HAND AND SEAL THIS 13TH
DAY OF JULY 2022.

[Signature]
BOBBY BECK KONGKAY
REGISTERED SURVEYOR NO. 1-544
L-544

I (M) HERBIE CERRY THAT I AM (WE ARE) THE OWNER(S) OF
THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS
PAGE 59 AND PLAT CABINET N SLIDE 89-C AND THAT I (M)
CERRY APPROVE THIS PLAN UNDER MY SUPERVISION AND THAT
CERRY APPROVE THIS PLAN UNDER MY SUPERVISION AND THAT
ALL STREETS, ALLEYS, WALKS, PARKS, DRIVEWAYS AND
FURTHER I (M) CERTIFY THAT THE LAND AS SHOWN HEREON IS
WITHIN THE JURISDICTION OF WAYNE COUNTY, NORTH CAROLINA.

[Signature]
HERBIE CERRY
REGISTERED SURVEYOR NO. 1-544
L-544

ROAD MAINTENANCE UNDERTAKINGS
ZELDON MINI-STORAGE GROUP, LLC IS RESPONSIBLE FOR THE
ROADWAY MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS
AS APPROVED UNDER BY NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION DIVISION OF HIGHWAYS CONSTRUCTION
STANDARDS CERTIFICATION FOR ROADWAY PURPOSES ONLY.
PRIVATE ROAD MAINTENANCE, OR MAINTENANCE IS SHOWN AND
RECORDED BY OWNERS OF EACH LOT.

[Signature]
ZELDON MINI-STORAGE GROUP, LLC
REGISTERED SURVEYOR NO. 1-544
L-544

THE COUNTY OF WAYNE, NORTH CAROLINA, HAS REVIEWED A SOIL
ANALYSIS FOR EACH LOT WITHIN THIS SUBDIVISION. COPIES OF THE
SOIL ANALYSIS ARE AVAILABLE FOR REVIEW IN THE OFFICE OF THE
REGISTERED SURVEYOR. A PERMIT WILL BE ISSUED, IF THE ANALYSIS
IS NOT A PERMIT OR A GUARANTEE THAT A PERMIT WILL BE ISSUED,
REQUESTED AND A PLAN SHOWING THE PROPOSED STRUCTURE
HAS BEEN SUBMITTED TO THE HEALTH DEPARTMENT.

[Signature]
WAYNE COUNTY HEALTH DEPARTMENT
REGISTERED SURVEYOR NO. 1-544
L-544

HEALTH DEPARTMENT NOTES
AS APPROVED BY THE WAYNE COUNTY
HEALTH DEPARTMENT.
LOT NO. 83A IS AN OFFSITE REPAIR AREA FOR LOTS NO. 83,
113, 114 AND 115.
LOTS NO. 80, 81, 82, 83, 84, 85, 87, 88, 89, 100, 113, 114, 115 AND
128 ARE APPROVED FOR A THREE BEDROOM DWELLING ONLY.

[Signature]
WAYNE COUNTY HEALTH DEPARTMENT
REGISTERED SURVEYOR NO. 1-544
L-544