

DATE Sept 27, 2022

APPROVED [Signature] DISTRICT ENGINEER

FOR RECORDING PURPOSES ONLY

CONSTRUCTION STANDARDS CERTIFICATION

DIVISION OF HIGHWAYS

DEPARTMENT OF TRANSPORTATION

NOTES:

PROPERTY ZONED OH (WAYNE COUNTY)

PROPERTY LOCATED IN A HOG FARM 1/2 MILE BUFFER

PROPERTY LOCATED IN A TURKEY FARM 1/2 MILE BUFFER

PROPERTY LOCATED IN A VOLUNTARY AG DISTRICT PROPERTIES 1/2 MILE BUFFER

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

DATE 10-4-2022

DATE 10-4-2022

DATE 10-4-2022

DATE 10-4-2022

DATE 10-4-2022

DATE 10-4-2022

DATE 10/5/22

DATE 10/5/22

DATE 10/5/22

DATE 10/5/22

DATE 10/5/22

DATE 10/5/22

DATE October 5, 2022

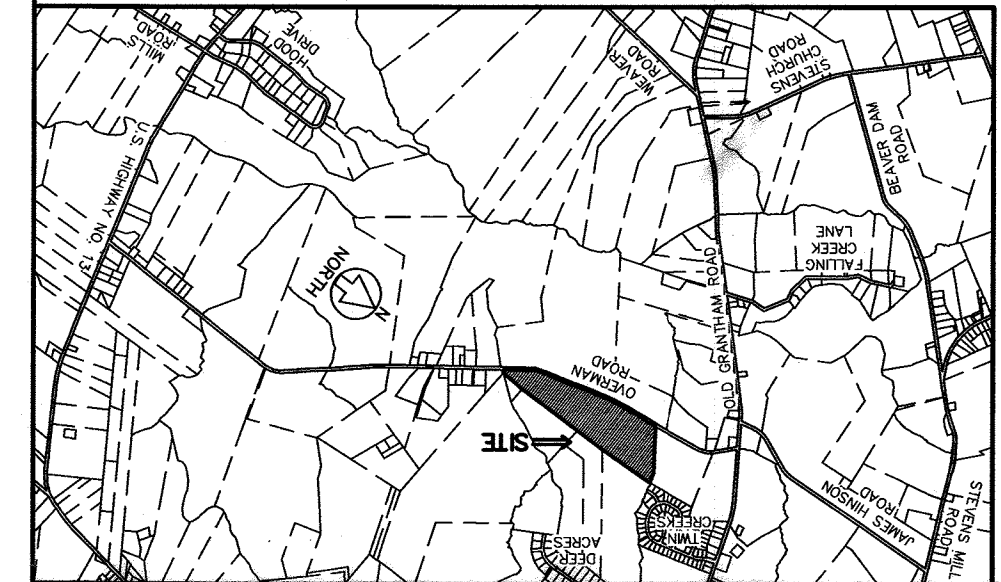
DATE October 5, 2022

DATE October 5, 2022

DATE October 5, 2022

DATE October 5, 2022

DATE October 5, 2022



FINAL MAP
GRAND OAKS
PHASE TWO
BROGDEN TOWNSHIP
WAYNE COUNTY, N.C.

SEPTEMBER 20, 2022

REFERENCE:
DEED BOOK 3642 PAGE 280

MINIMUM LOT SIZE = 15,000 SQUARE FEET
AVERAGE LOT SIZE = 17,996 SQUARE FEET OR 0.413 ACRES±
TOTAL NUMBER OF LOTS = 50
TOTAL AREA WITHIN LOTS = 12,394 ACRES±
TOTAL AREA WITHIN PROPOSED RIGHT-OF-WAYS = 2,868 ACRES±
TOTAL AREA WITHIN TRACT = 15,262 ACRES± EXCLUDING ROAD RIGHT-OF-WAYS
TOTAL AREA WITHIN NCSR 1218 (OVERMAN ROAD) = 0.280 ACRES±
TOTAL AREA WITHIN TRACT = 15,542 ACRES± INCLUDING ROAD RIGHT-OF-WAYS

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

LEGEND:
● CONTROL CORNER
○ IRON ROD SET
○ IRON ROD FOUND
○ RATIO OF PRECISION = MINIMUM 1/10,000
NO HORIZONTAL CONTROL WITHIN 2,000 FEET
AREA COMPUTED BY D.M.D. METHOD

LOT SCHEDULE
43 18,524 SQ. FT.
44 24,551 SQ. FT.
45 24,680 SQ. FT.
46 24,766 SQ. FT.
47 17,860 SQ. FT.
48 15,498 SQ. FT.
49 17,866 SQ. FT.
50 15,750 SQ. FT.
51 15,750 SQ. FT.
52 15,750 SQ. FT.
53 15,652 SQ. FT.
54 15,460 SQ. FT.
55 17,111 SQ. FT.
56 19,699 SQ. FT.
57 18,009 SQ. FT.
58 15,481 SQ. FT.
59 15,481 SQ. FT.
60 17,556 SQ. FT.
61 15,841 SQ. FT.
62 15,750 SQ. FT.
63 15,750 SQ. FT.
64 15,143 SQ. FT.
65 19,590 SQ. FT.
66 15,353 SQ. FT.
67 17,943 SQ. FT.
68 23,861 SQ. FT.

OFFSITE SEWER LOT
LOT NO. AREA
55A 6,402 SQ. FT.

CURVE TABLE
CURVE BEARING ARC CHORD DELTA
C1 N 22°42'28" E 565.82 86.95 87.03 84°48'48"
C2 N 13°20'39" E 565.82 91.98 91.85 91°18'51"
C3 N 05°49'30" E 565.82 96.50 96.53 5°43'27"
C4 S 47°57'46" W 28.00 39.27 39.27 90°00'00"
C5 S 42°02'14" E 28.00 39.27 39.27 90°00'00"
C6 S 47°57'46" W 28.00 39.27 39.27 90°00'00"
C7 S 52°32'32" W 28.00 39.27 39.27 90°00'00"
C8 N 11°31'40" E 56.00 65.48 65.48 73°04'07"
C9 N 53°26'37" W 56.00 52.38 52.38 56°52'26"
C10 N 69°40'58" W 56.00 52.38 52.38 56°52'26"
C11 S 12°48'32" W 56.00 25.45 25.45 102°45'22"
C12 S 28°52'56" E 56.00 25.45 25.45 102°45'22"
C13 S 12°48'32" W 56.00 25.45 25.45 102°45'22"
C14 N 43°13'12" W 28.00 39.27 39.27 90°00'00"
C15 S 77°32'41" W 340.00 72.50 72.50 131°05'18"
C16 S 67°59'44" W 280.00 118.45 118.45 131°05'18"
C17 S 67°59'44" W 280.00 118.45 118.45 131°05'18"
C18 N 48°24'55" W 28.00 39.06 39.06 102°45'22"
C19 N 47°57'46" E 28.00 39.27 39.27 90°00'00"
C20 S 82°02'14" E 28.00 39.27 39.27 90°00'00"
C21 S 75°05'12" W 340.00 68.57 68.57 111°14'13"
C22 S 67°59'44" W 340.00 68.57 68.57 111°14'13"
C23 S 67°59'44" W 340.00 68.57 68.57 111°14'13"
C24 S 81°37'09" W 56.00 52.38 52.38 56°52'26"
C25 S 25°03'53" E 56.00 47.14 47.14 102°45'22"
C26 S 25°03'53" E 56.00 47.14 47.14 102°45'22"
C27 S 25°03'53" E 56.00 47.14 47.14 102°45'22"
C28 S 44°31'52" E 28.00 39.27 39.27 90°00'00"
C29 S 27°16'46" W 280.00 60.66 60.66 122°44'46"
C30 S 86°13'28" W 280.00 60.66 60.66 122°44'46"
C31 S 86°13'28" W 280.00 60.66 60.66 122°44'46"
C32 N 42°02'14" W 28.00 39.27 39.27 90°00'00"
C33 N 09°58'50" E 508.82 123.60 123.60 14°02'07"
C34 N 17°34'22" E 535.82 272.30 272.30 19°31'11"
C35 S 47°57'46" W 310.00 310.00 310.00 140°00'00"
C36 S 80°01'05" W 310.00 310.00 310.00 140°00'00"
C37 S 80°01'05" W 310.00 310.00 310.00 140°00'00"
C38 S 80°01'05" W 310.00 310.00 310.00 140°00'00"

DEVELOPER/OWNER

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22

DATE 9/28/22