

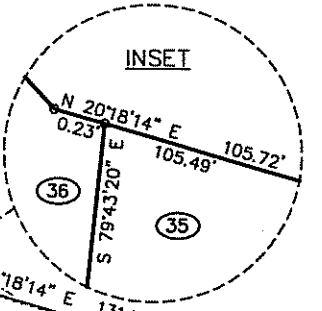
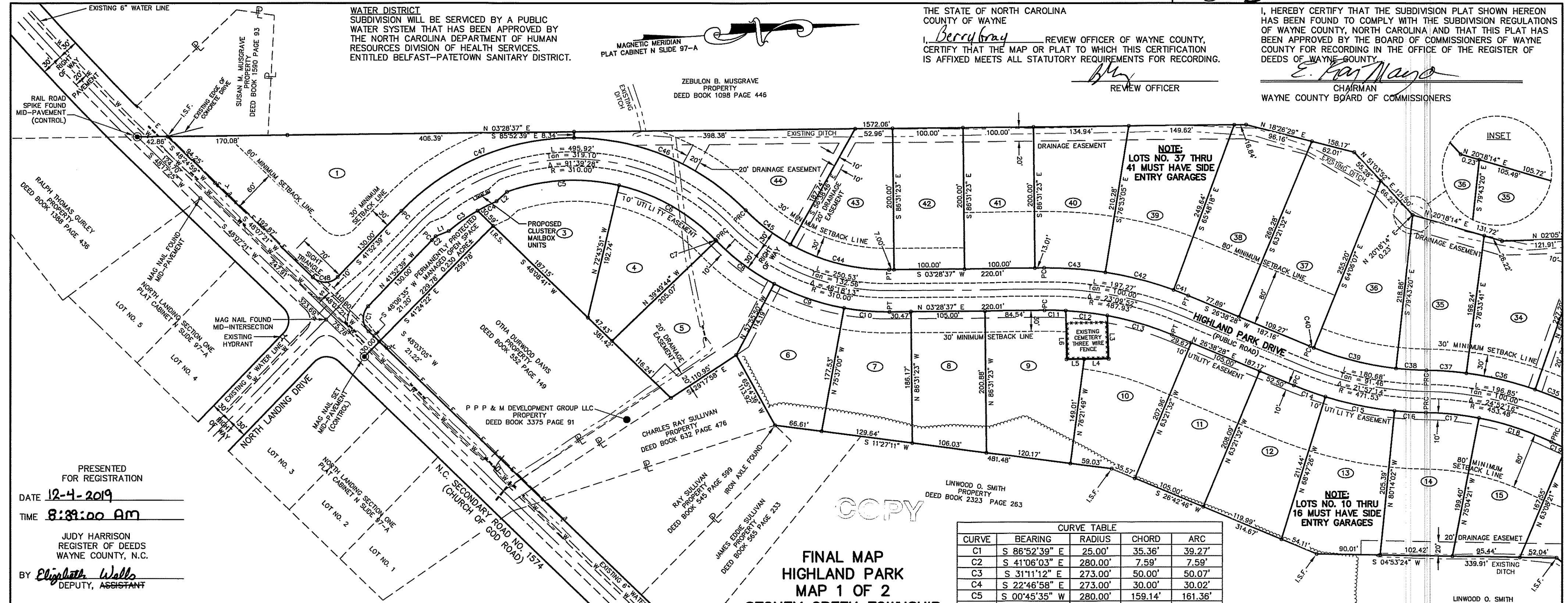
THE STATE OF NORTH CAROLINA  
COUNTY OF WAYNE  
I, Berry Gray REVIEW OFFICER OF WAYNE COUNTY,  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION  
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

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.

E. Ray Mayo  
CHAIRMAN  
WAYNE COUNTY BOARD OF COMMISSIONERS



ZEBULON B. MUSGRAVE  
PROPERTY  
DEED BOOK 1098 PAGE 446



**CURVE TABLE**

CURVE	BEARING	RADIUS	CHORD	ARC
C1	S 86°52'39" E	25.00'	35.36'	39.27'
C2	S 41°06'03" E	280.00'	7.59'	7.59'
C3	S 31°11'12" E	273.00'	50.00'	50.07'
C4	S 22°46'58" E	273.00'	30.00'	30.02'
C5	S 00°45'35" W	280.00'	159.14'	161.36'
C6	S 33°31'29" W	280.00'	156.76'	158.88'
C7	N 49°37'10" E	340.00'	1.91'	1.91'
C8	N 40°48'13" E	340.00'	102.33'	102.72'
C9	N 23°15'58" E	340.00'	105.00'	105.42'
C10	N 08°55'48" E	340.00'	64.62'	64.72'
C11	S 05°21'32" W	457.93'	30.08'	30.08'
C12	S 10°57'31" W	457.93'	59.38'	59.43'
C13	S 20°39'31" W	457.93'	95.46'	95.63'
C14	N 23°55'31" E	501.53'	47.53'	47.55'
C15	N 15°29'16" E	501.53'	100.00'	100.17'
C16	N 07°13'36" E	501.53'	44.44'	44.46'
C17	S 09°48'29" W	423.48'	75.59'	75.69'
C18	S 22°14'34" W	423.48'	107.84'	108.14'
C19	N 28°12'34" E	472.76'	22.26'	22.26'
C20	N 19°52'29" E	472.76'	115.00'	115.29'
C21	N 08°29'47" E	472.76'	72.41'	72.48'
C22	S 49°06'14" W	25.00'	35.36'	39.27'
C23	S 40°53'46" W	25.00'	35.36'	39.27'
C24	S 26°39'13" W	30.00'	23.01'	23.61'
C25	N 07°22'31" E	55.00'	73.36'	80.30'
C26	N 49°31'51" W	55.00'	28.55'	28.88'
C27	N 85°53'46" W	55.00'	40.00'	40.94'
C28	S 46°21'49" W	55.00'	48.94'	50.72'
C29	S 10°31'26" E	55.00'	55.78'	58.50'
C30	N 18°26'45" W	30.00'	23.01'	23.61'
C31	N 49°06'14" E	25.00'	35.36'	39.27'
C32	N 40°53'46" W	25.00'	35.36'	39.27'
C33	N 11°48'18" E	412.76'	110.62'	110.96'
C34	N 24°31'56" E	412.76'	72.32'	72.42'
C35	S 26°26'04" W	483.48'	52.69'	52.72'
C36	S 17°22'30" W	483.48'	100.00'	100.18'
C37	S 08°03'47" W	483.48'	56.94'	56.97'
C38	N 07°28'57" E	441.53'	43.06'	43.08'
C39	N 18°05'16" E	441.53'	120.00'	120.37'
C40	N 26°16'11" E	441.53'	5.73'	5.73'
C41	S 25°25'05" W	517.93'	22.11'	22.11'
C42	S 18°39'19" W	517.93'	100.00'	100.16'
C43	S 08°17'46" W	517.93'	87.03'	87.13'
C44	N 18°24'56" E	280.00'	144.36'	146.01'
C45	N 41°34'02" E	280.00'	80.00'	80.27'
C46	S 26°57'05" W	340.00'	263.83'	270.94'
C47	S 18°52'39" E	340.00'	265.70'	272.97'
C48	N 03°07'21" E	25.00'	35.36'	39.27'

**FINAL MAP  
HIGHLAND PARK  
MAP 1 OF 2  
STONEY CREEK TOWNSHIP  
WAYNE COUNTY, N.C.**

SEPTEMBER 23, 2019

REFERENCE:  
DEED BOOK 3375 PAGE 91

OWNER & DEVELOPER  
P, P, P & M DEVELOPMENT GROUP, LLC  
PO DRAWER E  
GOLDSBORO, NORTH CAROLINA 27533-9705

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 17°54'28" W	20.00'
L2	N 38°09'59" W	20.00'
L3	N 87°37'51" W	61.39'
L4	N 03°33'19" E	34.51'
L5	N 03°33'19" E	25.00'
L6	S 86°58'47" E	69.03'
L7	N 04°06'14" E	25.00'
L8	N 04°06'14" E	62.10'
L9	S 04°06'13" W	11.91'
L10	S 04°06'14" W	25.00'
L11	N 03°28'37" E	15.47'
L12	N 03°28'37" E	15.00'
L13	S 86°31'23" E	44.27'

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.

WAYNE COUNTY HEALTH DEPARTMENT  
PROPERTY ZONED CA AND OH AS DEPICTED ON PLAT.

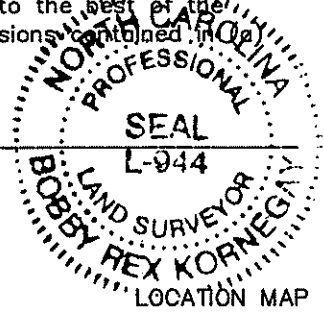
**MINIMUM SETBACK REQUIREMENTS**  
FRONT N.C.S.R. NO. 1574 (CHURCH OF GOD ROAD) = 60 FEET  
FRONT = 30 FEET  
REAR = 25 FEET  
SIDE = 10 FEET  
CORNER = 25 FEET

**LEGEND**  
● CONTROL CORNER  
I.R.S. IRON ROD SET  
I.P.F. IRON PIPE FOUND  
RATIO OF PRECISION = MINIMUM 1/10,000  
NO HORIZONTAL CONTROL WITHIN 2,000 FEET  
AREA COMPUTED BY D.M.D. METHOD

**SITE DATA**  
TOTAL AREA WITHIN TRACT = 37.418 ACRES± INCLUDING ROAD RIGHT-OF-WAYS  
TOTAL AREA WITHIN ROAD RIGHT-OF-WAY N.C.S.R. NO. 1574 (CHURCH OF GOD ROAD) = 0.284 ACRE±  
TOTAL AREA WITHIN PROPOSED ROAD RIGHT-OF-WAYS = 4.709 ACRES±  
TOTAL AREA EXISTING CEMETERY = 0.089 ACRE±  
TOTAL AREA IN PERMANENTLY PROTECTED MANAGED OPEN SPACE = 0.230 ACRE±  
TOTAL AREA IN PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE = 7.590 ACRES±  
TOTAL AREA WITHIN LOTS = 24.516 ACRES±  
TOTAL NUMBER OF LOTS = 39  
AVERAGE LOT SIZE = 27,561 SQUARE FEET OR 0.633 ACRE±  
MINIMUM LOT SIZE = 20,000 SQUARE FEET

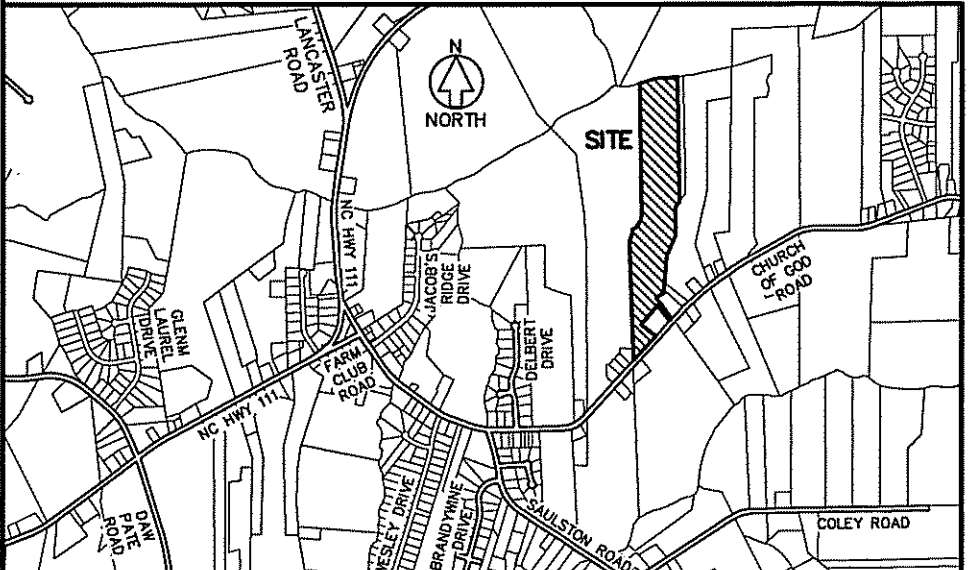
PRESENTED FOR REGISTRATION  
DATE 12-4-2019  
TIME 8:38:00 AM  
JUDY HARRISON  
REGISTER OF DEEDS  
WAYNE COUNTY, N.C.  
BY Eligbeth Walls  
DEPUTY, ASSISTANT

- I, Bobby Rex Kornegay, certify:
- (X) a. 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.
  - ( ) b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
  - ( ) c. Any one of the following:
    - ( ) 1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
    - ( ) 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
    - ( ) 3. That the survey is a control survey. For the purpose of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
    - ( ) 4. That the survey is of a proposed easement for public utility as defined in G.S. 62-3.
  - ( ) d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;
  - ( ) e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to the provisions contained in the subdivision plat through (d) above.



DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION  
"FOR RECORDING PURPOSES ONLY"  
APPROVED Don Ruffolo  
DISTRICT ENGINEER  
DATE SEPT 30, 2019

ALL THE LOTS IN THE HIGHLAND PARK SUBDIVISION MUST BE SERVED BY THE INTERNAL STREET SYSTEM.  
ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY  
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  
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 THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.



**ROAD MAINTENANCE UNDERSTANDING**  
P, P, P & M DEVELOPMENT GROUP, 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.

Tm 9/23/19  
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 3375 PAGE 91 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.

Tm 9/23/19, 2019  
OWNER(S)

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 3375 PAGE 91. 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, WITH MY HAND AND SEAL THIS 23RD DAY OF SEPTEMBER, 2019.  
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

