

# Cab 4 Slide 4-17 Map 006

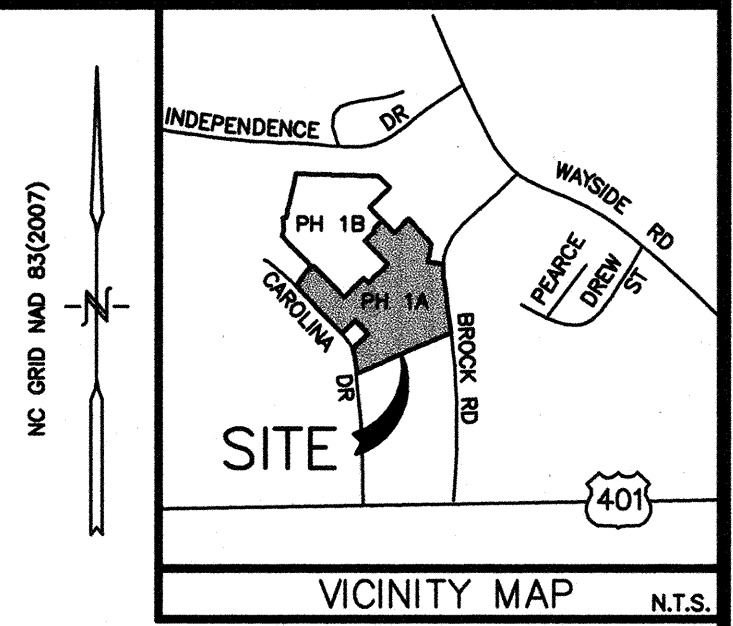
File: S:\HC1009 WEDGEFIELD\PHASE 1A FINAL 3 of 3.dwg, Layout: Model, By: DStephens, Plotted: Thu Jan 20, 2011 at 11:18am, XREFs Used:

**NOTES:**

1. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
2. SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, STREETS, AND ASSESSMENTS, IF ANY, AS THE SAME MAY APPEAR OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
3. ALL DISTANCES ARE HORIZONTAL GROUND.
4. AREA BY COORDINATE COMPUTATION.
5. SURVEY FROM INFORMATION FOUND IN DEEDS AND PLATS OF RECORD IN HOKE COUNTY REGISTRY AND CORNERS LOCATED IN FIELD.
6. AREA OF PHASE I-A IS 32.75 ACRES, INCLUDING WELL LOTS.
7. NO NC GRID MONUMENTS WITHIN 2000' OF THIS PROPERTY. NC GRID COORDINATES ESTABLISHED BY GPS METHODS USING RTN (REAL TIME NETWORK). HORIZONTAL COORDINATES NC GRID NAD83(2007) AND ELEVATIONS NAVD 88 DATUM.
8. TOTAL OF 75 LOTS IN PHASE I-A.
9. TOTAL OF 4012.2 L.F. OF STREETS IN PHASE I-A (SEE TABLE)  
TOTAL AREA STREET RIGHT-OF-WAY = 4.87 ACRES
10. PROPERTY IS ZONED R-8
11. WATER BY HOKE COUNTY; SEWER BY PWC.
12. ALL PROPOSED STREETS SHALL BE PUBLIC; ALL PROPOSED STREET R/W WIDTHS ARE 50' EXCEPT ENTRANCE OFF BROCK ROAD IS 80' WIDTH.
13. DASHED OR BROKEN LINES ARE FROM DEED DESCRIPTIONS, PLATS OF RECORD OR PARTIAL SURVEY AND NOT AN ACTUAL FIELD SURVEY.
14. PUBLIC OPEN SPACE = 1.03 ACRES  
PRIVATE OPEN SPACE = 7.11 ACRES
15. ALL LOTS SHALL ONLY ACCESS INTERNAL SUBDIVISION ROADS WITH NO DIRECT ACCESS TO SR. 1317 (BROCK ROAD).

OWNER: THOMAS FAMILY BUSINESS  
605 S. REILLY ROAD  
FAYETTEVILLE, N.C. 28314  
PHONE (910) 864-0864  
FAX (910) 484-6800

ENGINEER: FREDERICK M. HOBBS, P.E. #8983  
300 S.W. BROAD STREET  
SOUTHERN PINES, N.C. 28387  
PHONE (910) 692-5616  
FAX (910) 692-7342



**AREA INFORMATION**  
32.75 ACRES TOTAL

- TITLE REFERENCES**
- DEED BOOK 910 PAGE 882
  - DEED BOOK 914 PAGE 510
  - DEED BOOK 908 PAGE 477
  - DEED BOOK 727 PAGE 280
  - DEED BOOK 743 PAGE 256
  - DEED BOOK 731 PAGE 95
  - DEED BOOK 731 PAGE 91
  - DEED BOOK 731 PAGE 87
  - \* HOKE COUNTY REGISTRY \*

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
**PROPOSED SUBDIVISION ROAD MINIMUM CONSTRUCTION STANDARDS CERTIFICATION**

THE ROADS INDICATED ON THIS PLAT ARE DESIGNED TO THE DEPARTMENT'S MINIMUM CONSTRUCTION STANDARDS. THE ROADS MUST BE CONSTRUCTED TO THESE STANDARDS, PAVED, AND IN AN ACCEPTABLE STATE OF MAINTENANCE AT THE TIME THAT THEY ARE ACCEPTED ONTO THE STATE SYSTEM. ALL RESPONSIBILITY FOR THE ROADS REMAINS WITH THE OWNER OF THE PROPERTY, HIS HEIRS, OR ASSIGNS UNTIL SUCH TIME AS THE ROADS ARE ACCEPTED FOR MAINTENANCE BY THE BOARD OF TRANSPORTATION.

APPROVED *C. C. R. J.*  
DISTRICT ENGINEER  
DATE 1/20/11

**SPECIAL FLOOD HAZARD AREA NOTE**

NOTE: THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

REFERENCE: FLOOD PANEL #3710946600J  
DATE: OCT. 17, 2006

STATE OF NORTH CAROLINA  
COUNTY OF HOKE

I, Pat Shouse REVIEW OFFICER OF HOKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

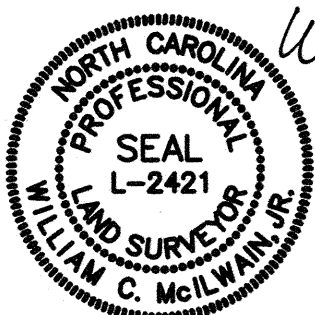
REVIEW OFFICER Pat Shouse  
DATE 1-20-11

NORTH CAROLINA  
HOKE COUNTY

PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

REGISTER OF DEEDS

I, WILLIAM C. McILWAIN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND (REFERENCES AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20 DAY OF Jan., A.D., 2011.



William C. McIlwain, Jr.  
PROFESSIONAL LAND SURVEYOR  
L-2421  
LICENSE NUMBER

I, WILLIAM C. McILWAIN, JR., PROFESSIONAL LAND SURVEYOR, NO. L-2421 CERTIFY TO THE FOLLOWING AS REQUIRED IN G.S. 47-30(f)(11):

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

William C. McIlwain, Jr. 1/20/11  
SURVEYOR DATE

**ONSITE WATER AND/OR SEWER NOTE**

NOTE: ALL THE LOTS AS SHOWN ON THIS PLAT ARE PROPOSED TO BE SERVED WITH ONSITE WATER BY HOKE COUNTY AND SEWER SYSTEMS BY PWC. THE LOTS AS SHOWN MEET THE MINIMUM SIZE PRESCRIBED BY THE HOKE COUNTY HEALTH DEPARTMENT FOR SUCH SYSTEM(S). HOWEVER, THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THAT ANY SUCH LOTS WILL MEET THE REQUIREMENTS FOR THE APPROVAL BY THE HEALTH DEPARTMENT FOR SUCH ONSITE SYSTEM(S).

William C. McIlwain, Jr. L-2421  
ENGINEER/SURVEYOR LICENSE OR REGISTRATION #

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF HOKE COUNTY, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND HEREBY ESTABLISH ALL LOTS AND DEDICATE ALL STREET, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

R. Paul Jones  
OWNER(S)

**CERTIFICATE OF APPROVAL**

APPROVED FOR RECORDING BY THE SUBDIVISION ADMINISTRATOR OF HOKE COUNTY, NORTH CAROLINA ON THE 20 DAY OF January 2011 PURSUANT TO THE HOKE COUNTY SUBDIVISION ORDINANCE. MUST BE RECORDED WITHIN FIFTEEN (15) DAYS OF THIS DATE.

Larry M. Chavis, Jr.  
SUBDIVISION ADMINISTRATOR

**LINEAR FEET OF STREETS**

- FOUNTAIN GROVE DRIVE - 600.6 LF
- PEACEFORD AVENUE - 1113.8 LF
- PILOT AVENUE - 450.0 LF
- INDIGO AVENUE - 425.0 LF
- GUMTREE DRIVE - 175.0 LF
- WEDGEFIELD DRIVE - 1247.8 LF

**BUILDING SETBACK REQUIREMENTS**

- FRONT - 25'
- REAR - 20'
- SIDE - 10'
- SIDE, CORNER LOT - 25'

FINAL SUBDIVISION PLAT  
~ PHASE 1-A ~

**WEDGEFIELD**

DEVELOPED BY

**THOMAS FAMILY BUSINESS**

McLAUCHLIN TOWNSHIP

HOKE COUNTY

NORTH CAROLINA

SCALE 1" = 100'

JANUARY, 2011

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft. SHEET 3 OF 3

**SURVEYOR:**  
WILLIAM C. McILWAIN, JR.  
300 S.W. BROAD STREET  
SOUTHERN PINES, N.C. 28387  
(910) 692-5616



**Hobbs, Upchurch & Associates, P.A.**  
Consulting Engineers, Surveyors & Land Planners  
Southern Pines, North Carolina 28387  
CERTIFICATE OF LICENSURE C-0454