

Cab 4 Slide 4-25 Map 008

File: S:\HC1009 WEDGEFIELD\PHASE 1B FINAL.dwg, Layout: Model, By: DStephens, Plotted: Wed Jun 29, 2011 at 9:55am, 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 1-B IS 19.66 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 77 LOTS IN PHASE 1-A.
9. TOTAL OF 3825.9 L.F. OF STREETS IN PHASE 1-B (SEE TABLE) TOTAL AREA STREET RIGHT-OF-WAY = 4.46 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 = 1.23 ACRES
15. ALL LOTS SHALL ONLY ACCESS INTERNAL SUBDIVISION ROADS WITH NO DIRECT ACCESS TO SR. 1317 (BROCK ROAD).

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, David Garretson 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 David Garretson

DATE 6/30/11

NORTH CAROLINA
HOKE COUNTY

PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PLAT CABINET 4 SLIDE 4-25, THIS THE 30th DAY OF June, 2011.

Chris R. Adair REGISTER OF DEEDS map #008

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 29 DAY OF June, 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):

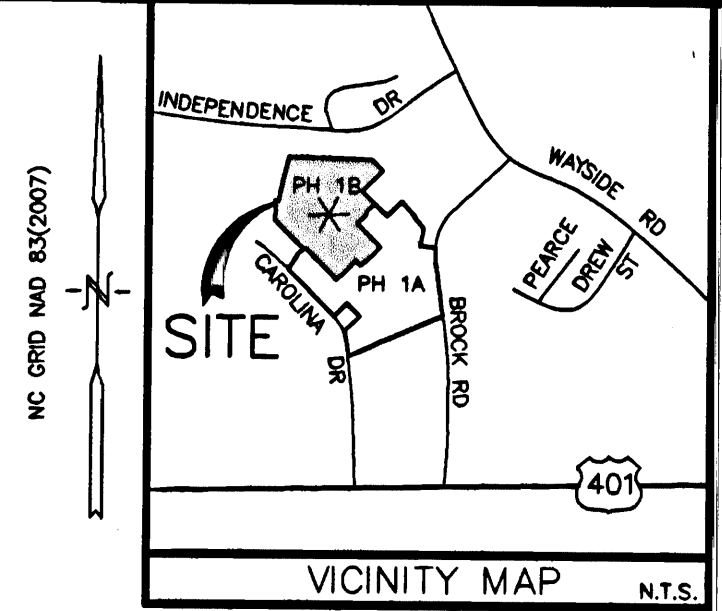
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

William C. McIlwain, Jr. 6/29/11
SURVEYOR DATE

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.18'	N 12°50'13" E
L2	50.35'	N 12°50'13" E
L3	35.24'	S 85°52'37" W
L4	55.67'	N 12°31'50" E
L5	19.35'	S 12°51'33" W
L6	4.98'	S 12°51'33" W
L7	42.19'	S 88°22'21" E
L8	48.80'	S 88°22'21" E
L9	89.62'	S 88°29'37" E
L10	10.98'	S 88°29'37" E
L11	101.91'	S 88°30'17" E
L12	87.42'	S 88°30'17" E
L13	14.15'	S 88°30'17" E
L14	65.85'	S 88°31'20" E
L15	36.69'	S 88°31'20" E
L16	43.31'	N 88°29'11" W
L17	80.00'	N 88°29'11" W
L18	82.58'	N 88°29'11" W
L19	69.52'	N 88°29'11" W
L20	132.71'	N 88°29'11" W
L21	23.74'	S 70°17'45" E
L22	55.20'	S 20°19'51" W
L23	59.26'	N 17°26'21" W
L24	80.00'	S 44°35'30" E
L25	32.35'	S 44°35'30" E
L26	47.65'	S 44°35'30" E
L27	32.35'	S 44°35'30" E
L28	47.65'	S 44°35'30" E
L29	32.35'	S 44°35'30" E
L30	47.65'	S 44°35'30" E
L31	32.35'	S 44°35'30" E
L32	47.65'	S 44°35'30" E
L33	32.35'	S 44°35'30" E
L34	47.65'	S 44°35'30" E
L35	32.35'	S 44°35'30" E
L36	47.65'	S 44°35'30" E
L37	32.35'	S 44°35'30" E
L38	47.65'	S 44°35'30" E
L39	32.35'	S 44°35'30" E
L40	47.65'	S 44°35'30" E
L41	32.35'	S 44°35'30" E
L42	47.65'	S 44°35'30" E
L43	50.13'	S 49°29'26" W
L44	80.00'	S 44°35'30" E
L45	80.00'	S 44°35'30" E
L46	80.00'	S 44°35'30" E
L47	80.00'	S 44°35'30" E
L48	80.00'	S 44°35'30" E
L49	80.00'	S 44°35'30" E
L50	80.00'	S 44°35'30" E
L51	80.00'	S 44°35'30" E
L52	80.00'	S 44°35'30" E
L53	80.00'	S 44°35'30" E
L54	80.00'	S 44°35'30" E
L55	80.00'	S 44°35'30" E
L56	69.84'	N 77°15'03" W
L57	50.08'	S 42°08'33" W
L58	80.00'	S 44°35'30" E
L59	80.00'	S 44°35'30" E
L60	80.00'	S 44°35'30" E
L61	80.00'	S 44°35'30" E
L62	25.00'	S 44°35'30" E
L63	55.00'	S 44°35'30" E
L64	80.00'	S 44°35'30" E
L65	34.75'	S 89°48'43" W
L66	15.64'	N 83°54'13" W
L67	36.39'	S 76°45'33" W
L68	17.52'	N 12°44'57" E
L69	51.75'	S 88°27'52" E
L70	27.70'	S 44°35'30" E
L71	11.10'	S 44°35'30" E
L72	16.80'	N 12°44'57" E
L73	33.46'	S 44°35'30" E
L74	36.32'	S 44°35'30" E
L75	36.38'	S 76°45'58" W
L76	21.55'	N 83°54'13" W
L77	14.54'	S 44°35'30" E

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



LINEAR FEET OF STREETS

FOUNTAIN GROVE DRIVE - 1143.99 LF
PEACEFORD AVENUE - 568.17 LF
WEDGEFIELD DRIVE - 1928.73 LF
WINDSWEEP STREET - 185.01 LF

BUILDING SETBACK REQUIREMENTS

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

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.

AREA INFORMATION
19.66 ACRES

APPROVED James T. James
ASSIST - DISTRICT ENGINEER

DATE 6/30/11

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. C. Howell
OWNER

CERTIFICATE OF APPROVAL

APPROVED FOR RECORDING BY THE SUBDIVISION ADMINISTRATOR OF HOKE COUNTY, NORTH CAROLINA ON THE 30 DAY OF June, 2011 PURSUANT TO THE HOKE COUNTY SUBDIVISION ORDINANCE. MUST BE RECORDED WITHIN FIFTEEN (15) DAYS OF THIS DATE.

David Garretson
SUBDIVISION ADMINISTRATOR

FINAL SUBDIVISION PLAT
~ PHASE 1-B ~

WEDGEFIELD

DEVELOPED BY

THOMAS FAMILY BUSINESS

McLAUCHLIN TOWNSHIP

HOKE COUNTY NORTH CAROLINA
SCALE 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft. SHEET 2 OF 2

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