

- LEGEND**
- EXISTING IRON PIPE
 - ⊙ EXISTING IRON ROD
 - IRON ROD SET
 - EXISTING CONCRETE MONUMENT
 - △ CALCULATED/SET POINT
- P.D.E. PUBLIC DRAINAGE EASEMENT
C.L.D.E. CROSS LOT DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT

NOTE 'A'
THIS PROPERTY IS LOCATED IN ZONE 'X'
(MINIMAL FLOOD RISK) AND IS NOT WITHIN
A SPECIAL FLOOD HAZARD AREA.
FIRM # 372026620K
PANEL: 2662
EFFECTIVE DATE: 06/20/2018

NOTE 'B'
ALL DISTANCES ARE HORIZONTAL GROUND UNLESS
OTHERWISE STATED

NOTE 'C'
ALL AREAS COMPUTED BY COORDINATE METHOD

NOTE 'D'
THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO
ANY AND ALL EASEMENTS, RIGHTS OF WAY AND
RESTRICTIONS OF RECORD

NOTE 'E'
NO EVIDENCE OF LANDFILL OR CEMETERY WAS
FOUND AT THE TIME OF SURVEY.

NOTE 'F'
UNDERGROUND UTILITIES WERE NOT CONSIDERED
ON THIS SURVEY

NOTE 'G'
NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE

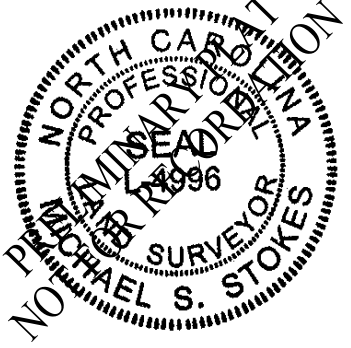
REFERENCES

PC J - 300
PC O - 692C
PC O - 2D
PC O - 61J, 62B, 62C, 62D
PC O - 80G
PC O - 98F, 98G
PC H - 166
PC L - 39H
PC P - 23-E
PC P - 32-G
OTHER REFERENCES SHOWN HEREON

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED
ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE
REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS
CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS _____ DAY OF _____, A.D. 2022

SIGNATURE _____ L-4996
MICHAEL S. STOKES



SURVEYOR CERTIFICATION

I, _____ CERTIFY THE FOLLOWING:

1) 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.

I, MICHAEL STOKES, CERTIFY THAT THIS MAP WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL GPS (OR GNSS)
SURVEY MADE UNDER MY SUPERVISION AND THE
FOLLOWING INFORMATION WAS USED TO PERFORM THE
SURVEY:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS (OR GNSS) FIELD PROCEDURE: RTN (360 EPOCH
OBSERVATIONS)
DATE(S) OF SURVEY: 11/5/2018
DATUM/EPOCH: NAD83/NSRS2011
PUBLISHED/FIXED CONTROL: RTN BROADCAST BASE
GEOID MODEL: GEOID12B
UNITS: US SURVEY FEET
COMBINED FACTOR: 0.999880
HORIZONTAL POSITIONS ARE REFERENCED TO
NAD83/NSRS(2011)
VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING
(GEOID12B)



TYPICAL INTERSECTION DETAIL

SITE DATA

SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 25'
CORNER SIDE: 25'
MINIMUM PROPOSED LOT SIZE: 17,500 S.F.
AVERAGE PROPOSED LOT SIZE: 22,260 S.F.
LOTS IN PHASE 7: 83
MAX IMPERVIOUS: 4,000 S.F.
AREA TOTAL PHASE 7: 49.12 ACRES
AREA IN LOTS: 42.61 ACRES
AREA IN RIGHT OF WAY: 6.51 ACRES
*A 10' GRADING, SLOPE, ROAD MAINTENANCE AND
UTILITY EASEMENT IS RESERVED ALONG AND
ADJACENT TO ALL STREET RIGHTS OF WAY
*A 5' DRAINAGE AND UTILITY EASEMENT IS
RESERVED ON EACH SIDE OF ALL INTERIOR
LOT LINES UNLESS SHOWN OTHERWISE

LOTS TO BE SERVED WATER BY NORTHWEST
WAYNE SANITATION DISTRICT AND SANITARY
SEWER BY ON SITE PRIVATE SEPTIC SYSTEMS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	350.00'	79.56'	79.39'	N 29°40'58" E	013°01'28.16"
C2	350.00'	84.09'	83.89'	N 43°04'42" E	013°45'58.90"
C3	350.00'	84.10'	83.89'	N 56°50'42" E	013°46'00.57"
C4	350.00'	84.10'	83.90'	N 70°36'43" E	013°46'02.18"
C5	35.00'	27.55'	26.84'	N 54°57'11" E	045°05'56.86"
C6	50.00'	6.53'	6.53'	N 36°08'51" E	007°29'15.83"
C7	50.00'	68.86'	63.54'	N 79°20'40" E	078°54'23.04"
C8	50.00'	51.64'	49.37'	S 31°37'00" E	059°10'16.61"
C9	50.00'	108.76'	88.55'	S 80°17'07" W	124°37'58.25"
C10	35.00'	27.55'	26.84'	N 79°56'52" W	045°05'56.86"
C11	25.00'	39.27'	35.36'	S 32°30'10" W	090°00'00.00"
C12	25.06'	37.15'	33.84'	S 52°06'39" E	084°56'53.12"
C13	35.00'	3.82'	3.81'	N 82°14'26" E	006°14'52.38"
C14	35.00'	23.73'	23.28'	N 59°41'27" E	038°51'04.48"
C15	50.00'	66.29'	61.64'	N 78°14'46" E	075°57'40.28"
C16	50.00'	51.64'	49.37'	S 34°11'16" E	059°10'17.91"
C17	50.00'	51.61'	49.35'	S 24°58'03" W	059°08'19.81"
C18	50.00'	66.26'	61.52'	N 87°29'59" W	075°55'35.72"
C19	35.00'	23.77'	23.32'	N 68°59'41" W	038°54'59.26"
C20	25.00'	37.29'	33.77'	S 88°27'21" W	086°10'57.60"
C21	25.00'	35.93'	32.91'	S 44°11'44" W	082°20'15.88"
C22	350.00'	123.05'	122.42'	S 13°05'55" W	020°08'38.18"
C23	25.00'	37.20'	33.86'	S 18°15'02" E	085°15'33.86"
C24	35.00'	19.32'	19.08'	S 76°41'36" E	031°37'34.39"
C25	35.00'	20.80'	20.50'	S 70°27'52" W	034°03'28.95"
C26	50.00'	77.55'	70.01'	E 088°51'52.23"	
C27	50.00'	58.36'	55.10'	S 04°15'49" E	086°52'22.79"
C28	50.00'	63.34'	59.19'	S 65°27'50" W	072°34'54.39"
C29	50.00'	15.15'	15.10'	N 69°33'46" W	017°21'53.95"
C30	27.89'	36.39'	33.86'	S 76°29'24" W	074°45'00.29"
C31	580.00'	189.47'	188.87'	S 42°13'51" W	016°44'28.33"
C32	580.00'	89.06'	88.97'	S 55°00'01" W	004°47'51.17"
C33	530.00'	238.47'	237.44'	N 45°17'47" E	025°53'17.74"
C34	530.00'	84.93'	84.84'	S 27°45'41" W	009°10'54.04"
C35	300.00'	44.94'	44.89'	N 18°52'46" E	008°34'56.79"
C36	300.00'	141.82'	140.50'	N 01°02'44" E	027°05'08.92"
C37	25.00'	44.23'	38.68'	N 63°10'59" W	101°22'16.18"
C38	200.00'	149.98'	148.47'	S 44°39'04" W	042°57'39.11"
C39	250.00'	50.94'	50.86'	N 29°00'30" E	011°40'31.98"
C40	250.00'	85.15'	84.74'	N 44°36'13" E	019°30'52.81"
C41	250.00'	69.53'	69.30'	N 62°19'40" E	015°56'02.50"
C42	25.00'	36.12'	33.06'	N 28°53'56" E	082°47'31.99"
C43	25.00'	39.27'	35.36'	N 57°29'50" W	090°00'00.00"
C44	25.00'	37.76'	34.29'	S 34°12'30" W	086°35'16.76"
C45	450.00'	86.92'	86.79'	S 03°33'08" E	011°04'02.21"
C46	450.00'	87.75'	87.62'	S 07°34'05" W	011°10'23.68"
C47	450.00'	78.67'	78.57'	S 18°09'45" W	010°00'57.56"
C48	35.00'	27.55'	26.84'	S 00°37'16" W	045°05'56.86"
C49	50.00'	45.04'	43.53'	S 03°52'36" W	051°36'37.68"
C50	50.00'	72.98'	66.60'	S 71°26'19" W	083°30'47.12"
C51	50.00'	72.84'	66.57'	N 25°04'12" W	063°28'11.06"
C52	50.00'	45.03'	43.53'	N 42°28'02" E	051°36'17.88"
C53	35.00'	27.55'	26.84'	N 45°43'13" E	045°05'56.86"
C54	400.00'	218.83'	216.11'	N 07°29'53" E	051°20'42.89"
C55	25.00'	41.16'	36.68'	N 35°20'10" W	094°19'21.81"
C56	300.00'	162.59'	160.61'	S 61°58'34" W	031°03'11.36"
C57	300.00'	121.89'	121.05'	S 34°48'36" W	023°16'43.94"
C58	580.00'	12.23'	12.23'	N 23°46'29" E	001°12'30.29"

LINE	BEARING	DISTANCE
L1	N 74°45'52" W	50.51'
L2	S 77°30'10" W	12.79'
L3	S 39°14'23" W	52.10'
L4	S 84°51'44" E	59.83'
L5	N 18°31'51" W	51.24'
L6	S 66°49'46" E	281.04'
L7	S 18°45'48" E	6.87'

N/F
RUDOLPH F. HOOKS JR.
PIN: 2663334416
DB 1044 PG 184

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE
PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS
LOCATED IN THE SUBDIVISION JURISDICTION OF WAYNE
COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION
PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM
SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS,
PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR
PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL
ELECTRICAL SYSTEMS AND ALL SEWER AND WATER
LINES TO THE COUNTY OF WAYNE

DATE _____ OWNER(S) _____

DATE _____ OWNER(S) _____

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF WAYNE

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

DATE _____ REVIEW OFFICER _____

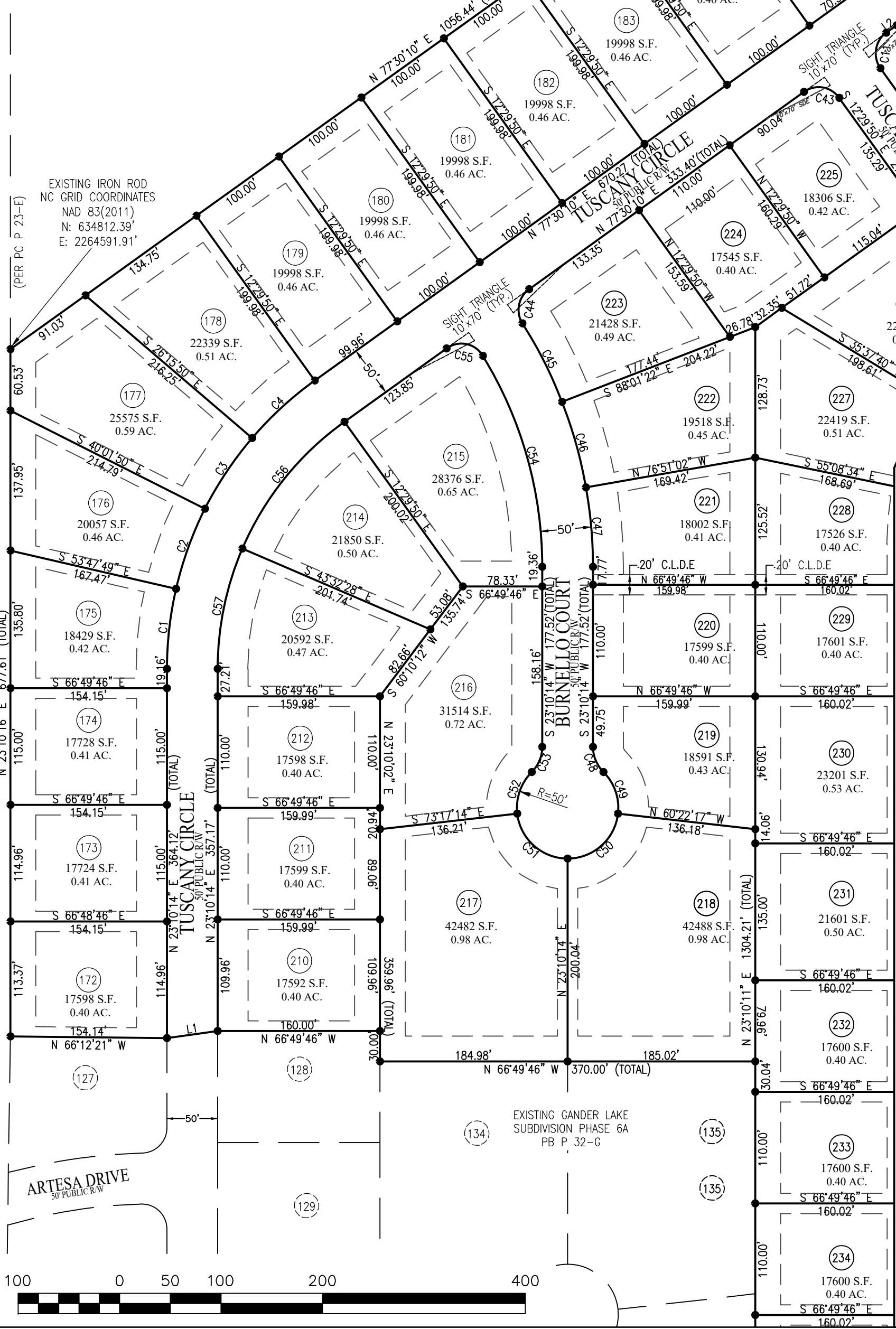
WAYNE COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, WAYNE COUNTY

THIS INSTRUMENT WAS PRESENTED FOR
REGISTRATION AND RECORDING THIS _____ DAY
OF _____ 20____ AT _____

BY _____
REG. OF DEEDS ASST. REG. OF DEEDS

COMMON AREA 62.24 ACRES



COMMON AREA 62.24 ACRES

N/F
PATRICK G. MURPHY
PIN: 2663740415
DB 3048 PG 856
13.25 ACRES

I, _____ AM RESPONSIBLE FOR THE CONSTRUCTION,
MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF THE SUBDIVISION
STREETS UNTIL: a) APPROVED OR 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.

DATE _____ OWNER _____

WATERSHED CERTIFICATION

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH
THE WAYNE COUNTY WATERSHED PROTECTION ORDINANCE
FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.
PROPERTY OWNER _____ DATE _____

WAYNE COUNTY HEALTH CERTIFICATION

THE WAYNE COUNTY HEALTH DEPARTMENT HAS PERFORMED
A SOIL ANALYSIS ON EACH LOT WITHIN THIS SUBDIVISION.
COPIES OF 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 ENVIRONMENTAL HEALTH DEPT. DATE _____

CERTIFICATE OF APPROVAL 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.

CHAIRMAN, WAYNE COUNTY BOARD OF COMMISSIONERS DATE _____

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATION

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: _____
DATE _____ DISTRICT ENGINEER

NOTE: ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED
STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

NOTE: SITE TRIANGLE TAKES PRECEDENT OVER ANY SIGN EASEMENT

NOTE: OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE
EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE
EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

NOTE: 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 THERE IN, SO AS TO MAINTAIN THE
INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

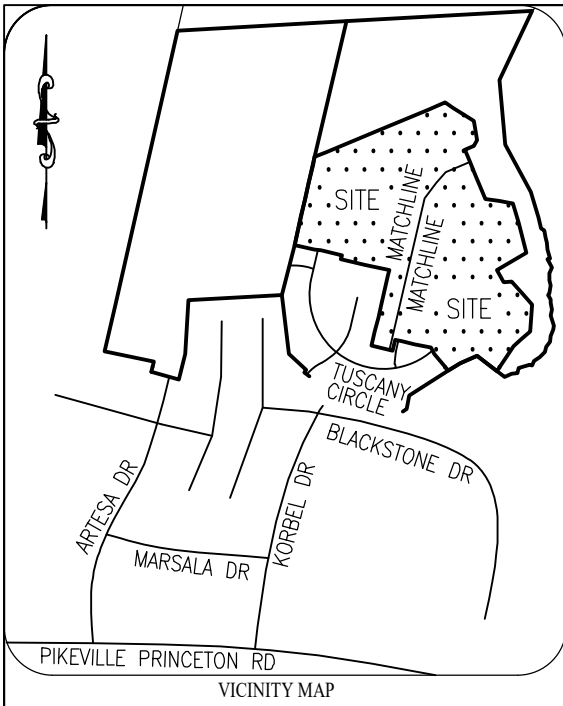
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS
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APPROVED BY THE BOARD OF COMMISSIONERS OF WAYNE COUNTY FOR
RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE
COUNTY.

CHAIRMAN, WAYNE COUNTY BOARD OF COMMISSIONERS DATE _____

SHEET 1 OF 2		
SCALE: 1" = 100'		
REVISION:		
DRAWN BY: JJM	COUNTY: WAYNE	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIP: BUCK SWAMP	DATE: 04-12-2022
FIELD BY: HF JH	ZONED: AR	PIN: 2663434468
CADD FILE: 20089		PIN: 2663531276

FINAL SUBDIVISION PLAT:
Gander Lake Phase 7
Prepared for:
Gander Lake Development, LLC.



LEGEND

- EXISTING IRON PIPE
- EXISTING IRON ROD
- IRON ROD SET
- EXISTING CONCRETE MONUMENT
- △ CALCULATED/SET POINT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- C.L.D.E. CROSS LOT DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

NOTE 'A'
THIS PROPERTY IS LOCATED IN ZONE 'X'
(MINIMAL FLOOD RISK) AND IS NOT WITHIN
A SPECIAL FLOOD HAZARD AREA.
FIRM # 3720266200K
PANEL: 2662
EFFECTIVE DATE: 06/20/2018

NOTE 'B'
ALL DISTANCES ARE HORIZONTAL GROUND UNLESS
OTHERWISE STATED

NOTE 'C'
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NOTE 'D'
THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO
ANY AND ALL EASEMENTS, RIGHTS OF WAY AND
RESTRICTIONS OF RECORD

NOTE 'E'
NO EVIDENCE OF LANDFILL OR CEMETERY WAS
FOUND AT THE TIME OF SURVEY.

NOTE 'F'
UNDERGROUND UTILITIES WERE NOT CONSIDERED
ON THIS SURVEY

NOTE 'G'
NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE

REFERENCES

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PC O - 692C
PC O - 2D
PC O - 61J, 62B, 62C, 62D
PC O - 80G
PC O - 98F, 98G
PC H - 166
PC L - 39H
PC P - 23-E
PC P - 32-G
OTHER REFERENCES SHOWN HEREON

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D. 2022

SIGNATURE _____ L-4996
MICHAEL S. STOKES



SURVEYOR CERTIFICATION

I, _____ CERTIFY THE FOLLOWING:

1) 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.

I, MICHAEL STOKES, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS (OR GNSS) FIELD PROCEDURE: RTN (360 EPOCH OBSERVATIONS)
DATE(S) OF SURVEY: 11/5/2018
DATUM/EPOCH: NAD83/NSRS2011
PUBLISHED/FIXED CONTROL: RTN BROADCAST BASE
GEOID MODEL: GEOID12B
UNITS: US SURVEY FEET
COMBINED FACTOR: 0.999880
HORIZONTAL POSITIONS ARE REFERENCED TO NAD83/NSRS(2011)
VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID12B)

SITE DATA

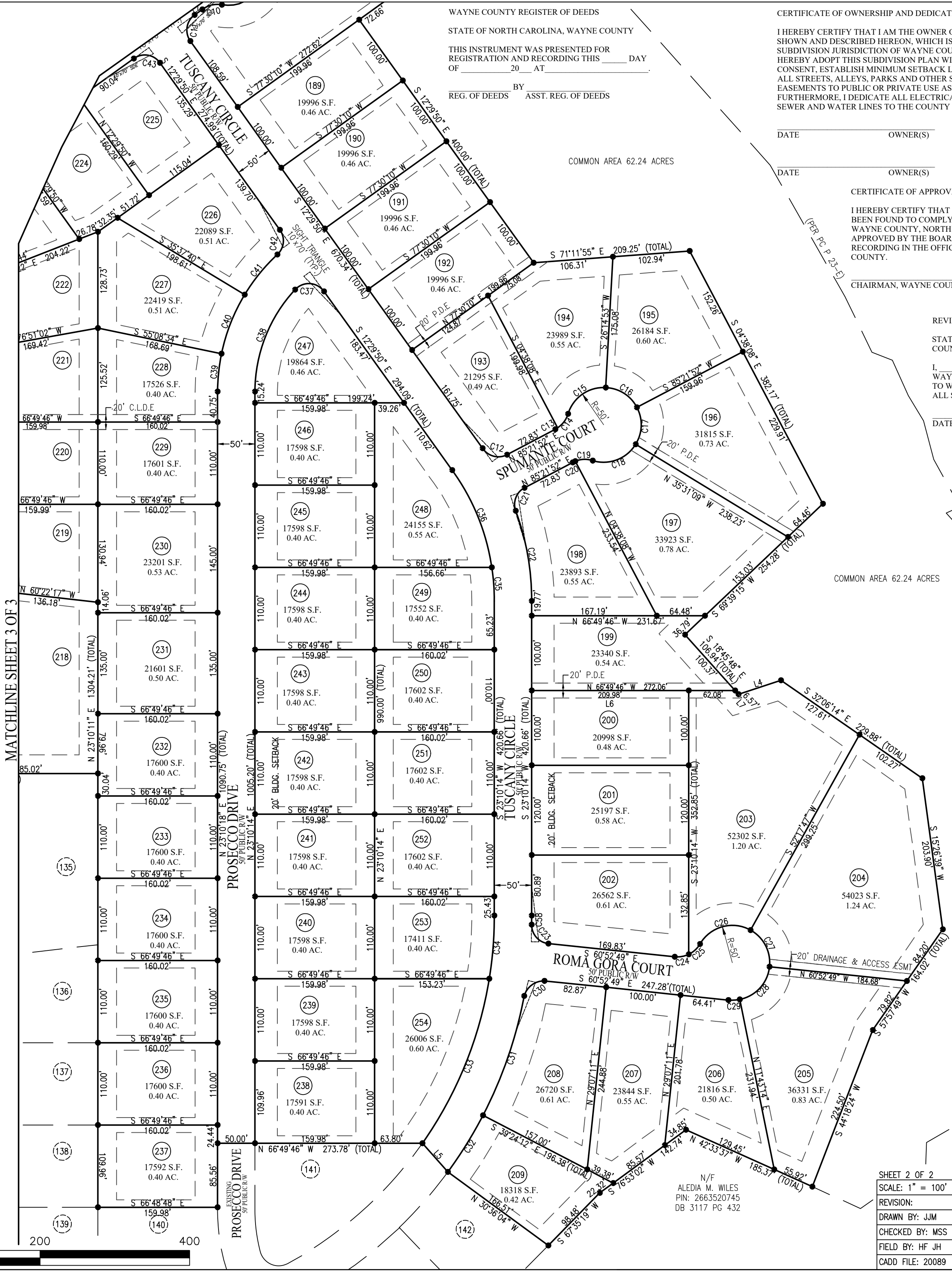
SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 25'
CORNER SIDE: 25'
MINIMUM PROPOSED LOT SIZE: 17,500 S.F.
AVERAGE PROPOSED LOT SIZE: 22,260 S.F.
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*A 5' DRAINAGE AND UTILITY EASEMENT IS RESERVED ON EACH SIDE OF ALL INTERIOR LOT LINES UNLESS SHOWN OTHERWISE

LOTS TO BE SERVED WATER BY NORTHWEST WAYNE SANITATION DISTRICT AND SANITARY SEWER BY ON SITE PRIVATE SEPTIC SYSTEMS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C7	50.00'	68.86'	63.54'	N 79°20'40" E	07°55'423.04"
C8	50.00'	51.64'	49.37'	S 31°37'00" E	05°91'016.61"
C9	50.00'	108.76'	88.55'	S 60°17'07" W	12°43'758.25"
C10	35.00'	27.55'	26.84'	N 79°56'52" W	04°50'566.86"
C11	25.00'	39.27'	35.36'	S 32°30'10" W	08°00'000.00"
C12	25.00'	37.15'	33.86'	S 32°06'51" E	08°45'533.12"
C13	35.00'	13.82'	3.81'	N 82°14'26" E	00°61'452.38"
C14	35.00'	23.73'	23.28'	N 59°41'22" E	03°85'104.48"
C15	50.00'	66.29'	61.54'	N 78°14'45" E	07°55'740.28"
C16	50.00'	51.64'	49.37'	S 34°11'16" E	05°91'017.91"
C17	50.00'	51.61'	49.35'	S 24°58'03" W	05°90'918.81"
C18	50.00'	66.26'	61.52'	N 87°29'59" W	07°55'553.72"
C19	35.00'	13.77'	23.32'	N 86°59'41" W	03°85'459.26"
C20	35.00'	3.78'	3.77'	S 88°27'21" W	00°61'057.60"
C21	25.00'	35.93'	32.91'	S 44°11'44" W	08°22'158.88"
C22	350.00'	123.05'	122.42'	S 13°05'55" W	02°00'083.18"
C23	25.00'	37.20'	33.86'	S 18°15'02" E	08°51'533.86"
C24	35.00'	19.32'	19.08'	S 03°37'54.39" W	00°31'373.39"
C25	35.00'	20.80'	20.50'	S 70°27'52" W	03°40'289.55"
C26	50.00'	77.55'	70.01'	S 82°07'57" E	08°85'152.21"
C27	50.00'	58.36'	55.10'	S 04°15'49" E	06°65'222.79"
C28	50.00'	63.34'	59.19'	S 65°27'50" W	07°24'344.39"
C29	50.00'	15.15'	15.10'	N 69°33'46" W	01°72'153.95"
C30	27.89'	36.39'	33.86'	S 76°29'24" W	07°44'500.29"
C31	580.00'	169.47'	168.87'	S 42°13'51" W	01°64'428.33"
C32	580.00'	89.06'	88.97'	S 55°00'01" W	00°84'475.11"
C33	530.00'	239.47'	237.44'	N 45°17'47" E	02°55'317.74"
C34	530.00'	84.93'	84.84'	S 27°45'41" W	00°91'054.04"
C35	300.00'	144.94'	144.89'	N 18°52'48" E	00°85'345.79"
C36	300.00'	141.82'	140.50'	N 01°02'44" E	02°70'089.92"
C37	25.00'	44.23'	38.68'	N 63°10'59" W	10°12'216.18"
C38	200.00'	149.96'	146.47'	S 44°39'04" W	04°25'391.11"
C39	250.00'	50.94'	50.86'	N 29°00'30" E	01°11'4031.98"
C40	250.00'	85.15'	84.74'	N 44°36'13" E	01°19'3052.81"
C41	250.00'	69.53'	69.30'	N 62°19'40" E	01°55'502.50"
C42	25.00'	36.12'	33.08'	N 28°53'56" E	08°24'319.99"
C43	25.00'	39.27'	35.36'	N 57°29'50" W	09°00'000.00"
C44	25.00'	37.78'	34.29'	S 34°12'30" W	08°63'518.76"
C45	450.00'	86.92'	86.79'	S 03°33'08" E	01°11'0402.21"
C46	450.00'	87.75'	87.82'	S 07°34'05" W	01°11'023.08"
C47	450.00'	78.67'	78.57'	S 18°09'45" W	01°00'057.55"
C48	35.00'	27.55'	26.84'	S 00°37'16" W	04°50'566.86"
C49	50.00'	45.04'	43.53'	S 03°52'36" W	05°13'637.66"
C50	50.00'	72.88'	66.60'	S 71°26'19" W	08°33'047.12"
C51	50.00'	72.84'	66.57'	N 25°04'12" W	08°37'2811.06"
C52	50.00'	45.03'	43.53'	N 42°28'02" E	05°15'5817.88"
C53	35.00'	27.55'	26.84'	N 45°43'13" E	04°50'566.86"
C54	400.00'	218.83'	218.11'	N 07°29'53" E	03°12'024.89"
C55	25.00'	41.16'	36.66'	N 55°20'10" W	09°41'9121.81"
C56	300.00'	162.59'	160.61'	S 61°58'34" W	03°10'311.36"
C57	300.00'	121.89'	121.05'	S 34°48'36" W	02°31'643.94"
C58	580.00'	12.23'	12.23'	N 23°46'29" E	00°12'302.29"

LINE	BEARING	DISTANCE
L1	N 74°46'52" W	50.51'
L2	S 77°30'10" W	12.79'
L3	S 39°14'23" W	52.10'
L4	S 84°51'44" E	59.83'
L5	N 18°31'51" W	51.24'
L6	S 66°49'46" E	281.04'
L7	S 18°45'48" E	6.87'

MATCHLINE SHEET 3 OF 3



WAYNE COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, WAYNE COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS _____ DAY OF _____ 20 ____ AT _____
BY _____
REG. OF DEEDS ASST. REG. OF DEEDS

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAYNE COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS AND ALL SEWER AND WATER LINES TO THE COUNTY OF WAYNE

DATE _____ OWNER(S) _____

DATE _____ OWNER(S) _____

CERTIFICATE OF APPROVAL 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.

CHAIRMAN, WAYNE COUNTY BOARD OF COMMISSIONERS DATE _____

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF WAYNE

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

DATE _____ REVIEW OFFICER _____

N/F
BAKER
PIN: 2663622780
DB 2074 PG 595

COMMON AREA 62.24 ACRES

SITE DATA

OWNER:
GANDER LAKE DEVELOPMENT LLC.
AND RRT DEVELOPMENT LLC.
CLAYTON, NC 27528
SITE ADDRESS:
TUSCANY CIRCLE
PRINCETON, NC 27569-9523
PIN # 2663434468
DB 3117 PG 350, DB 3622 PG 715
PB P PG 23-E
MAILING ADDRESS
P.O. BOX 190
CLAYTON, NC 27528



Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

SHEET 2 OF 2

SCALE: 1" = 100'

REVISION:

DRAWN BY: JUM

CHECKED BY: MSS

FIELD BY: HF JH

CADD FILE: 20089

COUNTY: WAYNE

TOWNSHIP: BUCK SWAMP

ZONED: AR

STATE: NORTH CAROLINA

DATE: 04-12-2022

PIN: 2663434468

PIN: 2663531276

FINAL SUBDIVISION PLAT:
Gander Lake Phase 7
Prepared for:
Gander Lake Development, LLC.