

CERTIFICATION

NORTH CAROLINA

I, RICHARD M. BENTON, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF (DESCRIPTIONS) AS RECORDED IN DEED BOOK 3826, PAGE 138.

THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:10,000 THAT THE GLOBAL POSITIONING SATELLITE SYSTEM (GPS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY - CLASS A

POSITION ASSUMED -

TYPE OF GPS FIELD PROCEDURE - RTK

DATE OF SURVEY - 11/22/23

DATA/PROJ - NAD83(2011)

FILE(S)/PROJ-COORDIN. USE - D.E. YRS

COORD MODEL - GEO10218

COMBINED FACTOR - 0.999883586

UNITS - U.S. SURVEY FEET

THAT THE PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (N.C. REG. 110) AND THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 14TH DAY OF FEBRUARY, 2024.

I, RICHARD M. BENTON, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Richard M. Benton
PROFESSIONAL LAND SURVEYOR - L-1252

I HEREBY GRANT REVIEW RIGHTS OF WAYNE COUNTY GOVTY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

RMB
REVIEW OFFICER 3/22/24 DATE



REVISION MADE 03/13/24
RELOCATED MAILBOX KIOSK

PRESENTED FOR REGISTRATION
DATE: 3-22-24
TIME: 10:33:40 AM

CONSTANCE CORAM
REGISTER OF DEEDS
WAYNE COUNTY, NC

BY: *David R. Allen* DEPUTY, ASSISTANT

P-106-A Bk 3885, Pg 205



VICINITY MAP
NOT TO SCALE

- NOTES:**
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER WAYNE COUNTY FIRM 3720360500J DATED 12/02/2005.
 - SUBJECT PROPERTY IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD, IF ANY.
 - ROAD/STREET RIGHT-OF-WAY WIDTH SHOWN HEREON WAS DETERMINED FROM RECORDED DOCUMENTS, IF REFERENCED, EXISTING MONUMENTATION OR A DETERMINATION BY THE REGISTER OF DEEDS.
 - THE SUBJECT PROPERTY IS ZONED R10 AND WILL BE SUBJECT TO ALL RESTRICTIONS IN THE TOWN OF FREMONT LAND USE ORDINANCE. THE TOWN OF FREMONT SHOULD BE CONTACTED FOR DETAILS ON RESTRICTIONS PRIOR TO LOT IMPROVEMENTS. THESE RESTRICTIONS MAY INCLUDE, BUT NOT BE LIMITED TO, SETBACKS, HEIGHT, WINDSHIELD SURFACE, ETC.

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION OF WAYNE COUNTY, AND THAT I (WE) HEREBY ADMIT THIS PLAN OF SUBDIVISION TO BE A PUBLIC DOCUMENT AND ESTABLISH MY (OUR) INTENT TO FULLY COMPLY WITH ALL REQUIREMENTS IN THIS SUBDIVISION AS TO THE COUNTY'S MINIMUM DESIGN REQUIREMENTS, AS NOTED.

Jonny R. Stone 3/20/2024
OWNER(S)

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF FREMONT AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE COUNTY.

Jan M. Atto 3/19/2024
REGISTER

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | N 84°21'20"E | 52.74 |
| L2 | S 64°56'34"E | 23.00 |
| L3 | S 64°56'34"E | 23.30 |
| L4 | S 08°58'00"W | 69.30 |
| L5 | S 18°46'09"W | 70.40 |
| L6 | S 10°42'00"W | 43.48 |
| L7 | S 05°47'22"W | 120.81 |
| L8 | S 06°09'02"W | 71.42 |
| L9 | S 05°09'42"W | 18.16 |
| L10 | S 03°18'41"W | 81.05 |
| L11 | S 07°05'08"E | 64.89 |
| L12 | S 12°14'25"E | 20.17 |
| L13 | S 27°28'15"E | 14.25 |
| L14 | S 28°09'38"E | 21.94 |
| L15 | S 40°09'33"E | 21.79 |
| L16 | E 64°43'53" | 10.50 |
| L17 | S 07°25'27"E | 31.61 |
| L18 | S 50°22'03"E | 27.41 |
| L19 | N 89°37'09"E | 35.19 |
| L20 | S 27°53'00"W | 20.00 |
| L21 | S 27°53'00"W | 31.64 |
| L22 | N 80°50'11"W | 104.50 |
| L23 | N 81°26'41"W | 103.80 |
| L24 | N 81°26'41"W | 102.08 |
| L25 | N 80°23'47"W | 38.54 |
| L26 | S 05°00'00"W | 43.28 |
| L27 | N 89°37'09"E | 32.66 |
| L28 | S 28°03'34"E | 20.00 |
| L29 | S 28°03'34"E | 20.00 |
| L30 | N 28°03'34"E | 20.00 |
| L31 | S 43°58'07"W | 10.00 |
| L32 | S 28°03'34"E | 20.00 |
| L33 | N 43°58'07"W | 10.00 |

| CURVE | DELTA ANGLE | RADIUS | ARC | TANGENT | CHORD | CHORD BEARING |
|-------|-------------|---------|--------|---------|--------|---------------|
| C1 | 09°56'44" | 1936.14 | 222.83 | 1131.50 | 222.83 | N 89°18'13"W |
| C2 | 00°47'50" | 7485.40 | 103.57 | 51.79 | 103.57 | N 80°38'53"W |
| C3 | 00°47'50" | 7485.40 | 103.57 | 51.79 | 103.57 | N 81°26'23"W |
| C4 | 02°42'54" | 1935.49 | 92.66 | 46.34 | 92.66 | N 83°10'28"W |
| C5 | 09°49'21" | 1935.49 | 193.60 | 186.89 | 193.60 | N 87°50'00"W |

20 BRENTON CORPORATION
0.83800 ACRES
4.42663 ACRES
INCLUDING PROPOSED DRAINAGE EASEMENTS

RICHARD ASHLEY FLEMING
AND
ROBERT L. FLEMING III
D.B. 286, PG. 019
PARCEL 5

| AREA TABLE | AREA TABLE |
|------------|--------------------------------|
| 1 | *11,347 SQ. FT. 0.2605 ACRE |
| 2 | *10,075 SQ. FT. 0.2313 ACRE |
| 3 | *10,075 SQ. FT. 0.2313 ACRE |
| 4 | *10,075 SQ. FT. 0.2313 ACRE |
| 5 | *10,075 SQ. FT. 0.2313 ACRE |
| 6 | *10,075 SQ. FT. 0.2313 ACRE |
| 7 | *10,075 SQ. FT. 0.2313 ACRE |
| 8 | *10,075 SQ. FT. 0.2313 ACRE |
| 9 | *10,075 SQ. FT. 0.2313 ACRE |
| 10 | *10,075 SQ. FT. 0.2313 ACRE |
| 11 | *10,075 SQ. FT. 0.2313 ACRE |
| 12 | *10,075 SQ. FT. 0.2313 ACRE |
| 13 | *10,075 SQ. FT. 0.2313 ACRE |
| 14 | *10,872 SQ. FT. 0.2487 ACRE |
| 15 | *12,370 SQ. FT. 0.2836 ACRE |
| 16 | *10,075 SQ. FT. 0.2313 ACRE |
| 17 | *10,075 SQ. FT. 0.2313 ACRE |
| 18 | *10,075 SQ. FT. 0.2313 ACRE |
| 19 | *10,376 ACRE INCL. EASEMENT |

CRIDTIE
IRS (A) N = 651,651,104 FT.
E = 2,304,931,817 FT.
IRS (B) N = 652,762,548 FT.
E = 2,305,382,690 FT.
NAD83(2011) GRID COORDINATES
COMBINED FACTOR = 0.999883586

CURRENT OWNER
BRENTON CORPORATION
D.B. 3826, PG. 128

0' 50' 100' 200' 300' 400'

SCALE: 1" = 100'

- LEGEND**
- EIP EXISTING IRON PIPE
 - EIA EXISTING IRON ANGLE
 - EIR EXISTING IRON BAR
 - (B) BENT
 - MBL MINIMUM BUILDING LINE
 - DL DETAIL LENGTH
 - DB DEED BOOK
 - P.C. PLAT CABINET
 - S.D. SET
 - (O) INDICATES IRON ROD SET UNLESS OTHERWISE NOTED
 - (P) POWER POLE
 - OS OVERHEAD ELECTRIC LINE
 - (S) SANITARY SEWER LINE
 - (S) SANITARY SEWER LINE
 - (S) SURVEYED BOUNDARY LINE
 - (S) SURVEYED TIE LINE
 - (S) ORIGINAL PROPERTY LINE
 - (S) UN-SURVEYED TIE LINE
 - (S) RIGHT-OF-WAY LINE
 - (S) CENTERLINE
 - (S) RIGHT-OF-WAY

FINAL PLAT OF

THE COTTAGES ON VANCE

BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED BOOK 3826, PAGE 128 WAYNE COUNTY REGISTRY

TOWNSHIP WAYNE COUNTY NORTH CAROLINA

BENTON & ASSOCIATES APPROVED RMB DATE 02/14/24

LAND SURVEYING AND MAPPING SURVEYOR JHL DRAFTER RMB/CD

119 E WALNUT STREET GOLDSBORO, NC FAX 755-0960

FILE NUMBER 23-097-1