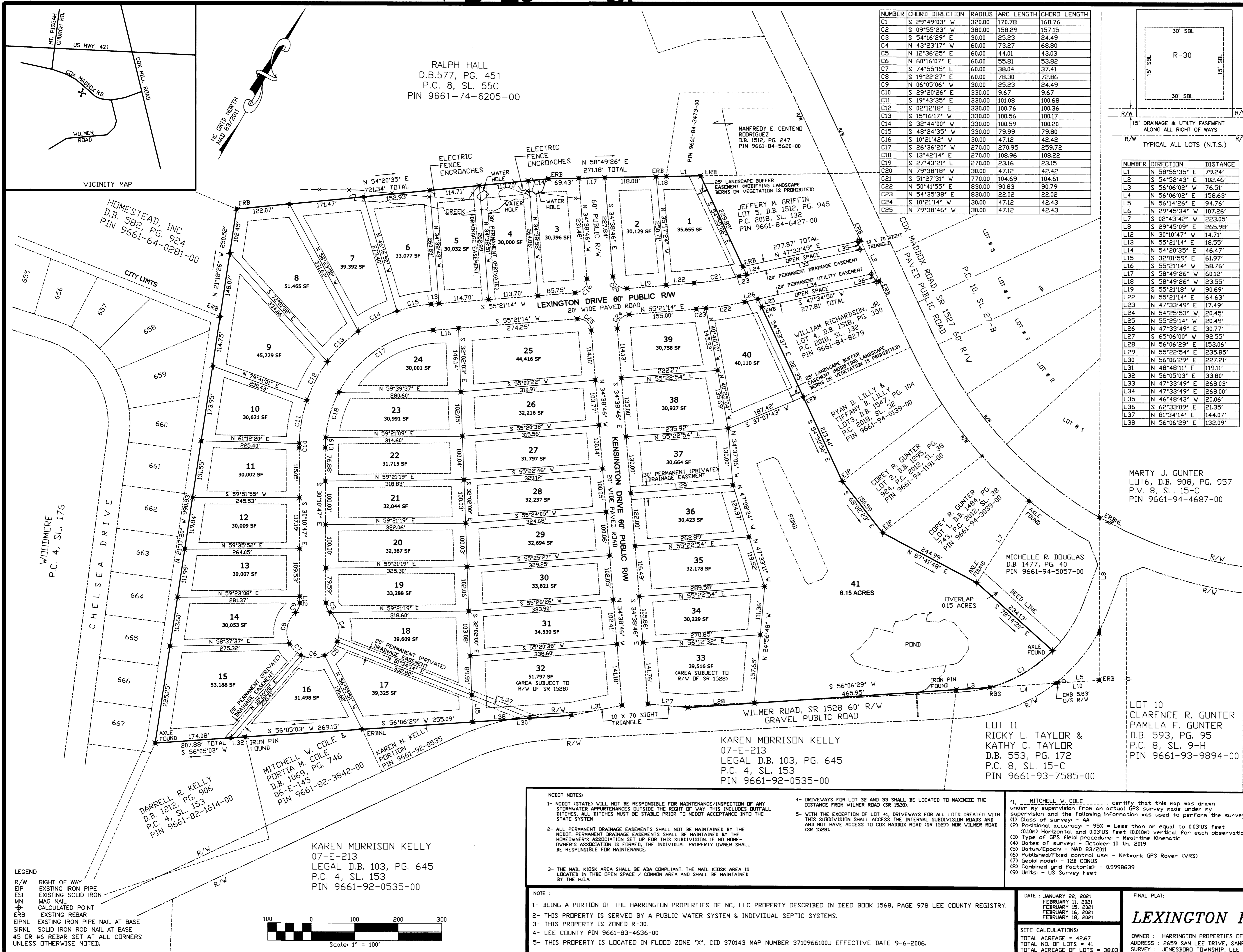
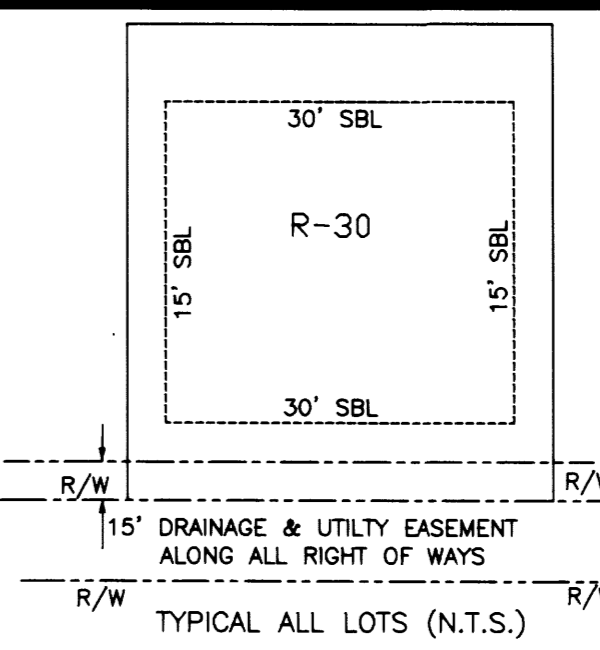


# PC 2021 Slide 23



NUMBER	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 29°45'03"	W	320.00	170.78	168.76
C2	S 09°55'31"	W	380.00	158.29	157.15
C3	S 54°16'29"	E	30.00	25.23	24.49
C4	N 43°23'17"	W	60.00	73.27	68.80
C5	N 12°36'25"	E	60.00	44.01	43.03
C6	N 60°16'07"	E	60.00	55.81	53.82
C7	S 74°55'15"	E	60.00	38.04	37.41
C8	S 19°22'27"	E	60.00	78.30	72.86
C9	N 06°05'06"	W	30.00	25.23	24.49
C10	S 29°20'26"	E	30.00	9.67	9.67
C11	S 19°43'35"	E	30.00	101.08	100.68
C12	S 02°12'18"	E	30.00	100.76	100.36
C13	S 15°16'17"	W	30.00	100.56	100.17
C14	S 32°44'00"	W	30.00	100.59	100.20
C15	S 48°24'35"	W	30.00	79.99	79.80
C16	S 10°21'42"	E	30.00	47.12	42.42
C17	S 26°36'20"	E	270.00	270.95	259.72
C18	S 13°42'14"	E	270.00	108.96	108.22
C19	S 27°43'21"	E	270.00	23.16	23.15
C20	N 79°38'18"	W	30.00	47.12	42.42
C21	N 51°27'31"	W	770.00	104.69	104.61
C22	N 50°41'55"	E	830.00	90.83	90.79
C23	N 54°35'38"	E	830.00	22.02	22.02
C24	S 10°21'14"	W	30.00	47.12	42.43
C25	N 79°38'46"	W	30.00	47.12	42.43



NUMBER	DIRECTION	DISTANCE
L1	N 58°59'35"	E 79.24'
L2	S 54°52'43"	E 102.46'
L3	S 56°06'02"	W 76.51'
L4	N 56°06'02"	E 158.63'
L5	N 56°14'26"	E 94.76'
L6	N 29°45'34"	W 107.26'
L7	S 02°43'42"	W 223.05'
L8	S 29°45'09"	E 265.98'
L9	S 30°10'47"	W 14.71'
L10	N 55°21'14"	E 18.55'
L11	N 54°20'35"	E 46.47'
L12	S 32°01'59"	E 61.97'
L13	S 55°21'14"	W 58.76'
L14	S 58°49'26"	W 60.12'
L15	S 58°49'26"	W 23.55'
L16	S 55°21'18"	E 90.69'
L17	N 55°21'14"	E 64.63'
L18	N 47°33'49"	E 17.49'
L19	N 54°25'53"	W 20.45'
L20	N 55°28'14"	W 20.49'
L21	N 47°33'49"	E 30.77'
L22	S 65°06'00"	E 92.55'
L23	N 56°06'29"	E 153.06'
L24	N 55°22'54"	E 235.85'
L25	N 56°06'29"	E 227.21'
L26	N 48°48'11"	E 119.11'
L27	N 56°05'03"	E 33.80'
L28	N 47°33'49"	E 268.03'
L29	N 46°48'43"	W 20.06'
L30	S 62°33'09"	E 21.35'
L31	N 81°34'14"	E 144.07'
L32	N 56°06'29"	E 132.09'

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

THE ROADS INDICATED ON THIS PLAN 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 *Marty J. Gunter* 2-22-21  
DISTRICT ENGINEER DATE

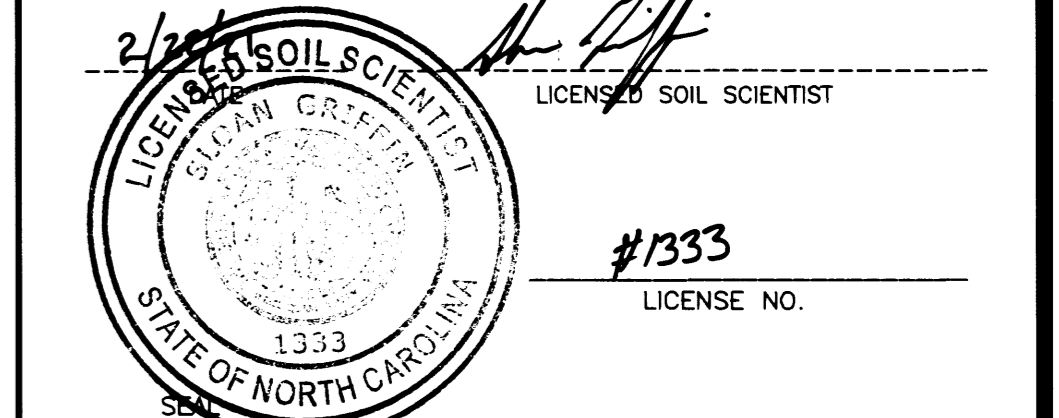
CERTIFICATE OF APPROVAL OF DESIGN AND INSTALLATION OF WATER UTILITIES

I HEREBY CERTIFY THAT ALL WATER UTILITIES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OF SANFORD SPECIFICATIONS AND STANDARDS IN THE LEXINGTON FARMS SUBDIVISION OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER SATISFACTORY TO THE CITY OF SANFORD HAS BEEN RECEIVED.

*Victoria S.* 2-22-21  
DIRECTOR OF PUBLIC WORKS DATE

CERTIFICATE OF APPROVAL OF PRIVATE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM

I HEREBY CERTIFY THAT THE LOT(S) ON THIS PLAN HAVE BEEN EVALUATED UNDER THE CURRENT PROVISIONS OF TITLE 15A NCAC 18A 1900 ET SEQ., AND THE REGULATIONS GOVERNING CONSTRUCTION AND ABANDONMENT OF WELLS IN LEE COUNTY AND FOUND TO HAVE ACCEPTABLE SOILS FOR AN ON-SITE, SUBSURFACE SEWAGE TREATMENT AND DISPOSAL SYSTEM. NOTWITHSTANDING ANY VARIATIONS IN SOIL SPECIFIC USES AND POTENTIAL FOR CHANGES IN REGULATIONS OR SOIL CONDITIONS, ISSUANCE OF A WELL PERMIT OR IMPROVEMENT PERMIT BY LEE COUNTY ENVIRONMENTAL HEALTH IS NOT GUARANTEED.



CERTIFICATE OF FINAL PLAT APPROVAL

IN ACCORDANCE WITH CITY OF SANFORD / TOWN OF BROADWAY / LEE COUNTY UNIFIED DEVELOPMENT ORDINANCE, HAVING MET THE GENERAL REQUIREMENTS OF THE PRELIMINARY PLAT AS APPROVED, FINAL AUTHORITY IS HEREBY GRANTED TO THE LEXINGTON FARMS SUBDIVISION SHOWN HEREIN.

*M. J. Gunter* 2/19/2021  
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL PUBLIC WATER LINES TO THE CITY OF SANFORD.

*Clarence R. Gunter* 2-19-2021  
*Pamela F. Gunter* 2-19-2021  
OWNER(S) DATE

STATE OF NORTH CAROLINA COUNTY OF LEE

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

DATE 2-23-2021 *William Canaday* REVIEW OFFICER

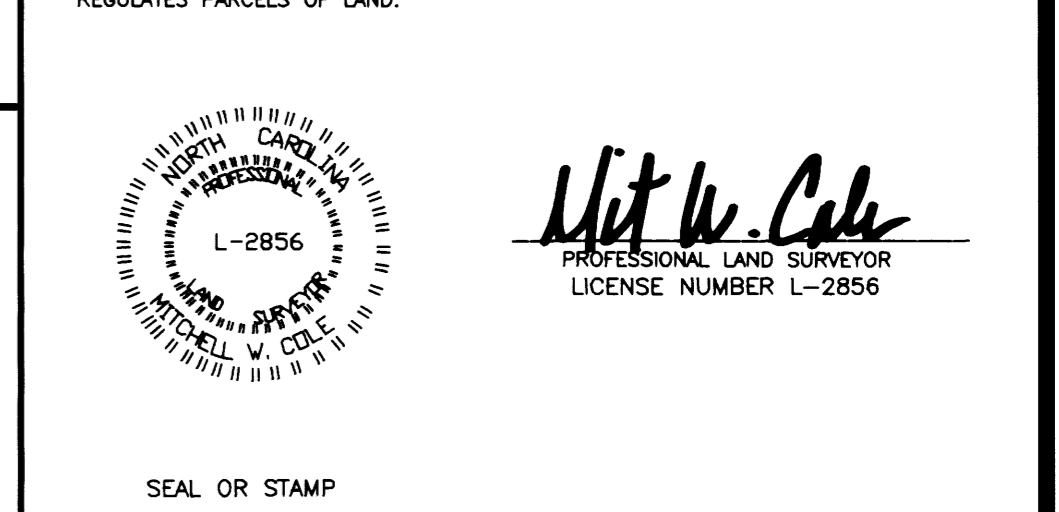
NORTH CAROLINA, LEE COUNTY  
PRESENTED FOR REGISTRATION ON THE 23<sup>rd</sup> DAY OF February, 2021 AT 1:27 P.M.

RECORDED IN PLAT CABINET 2021 SLIDE 23

*Pamela G. Britt* By *Kelli v. Hunter*  
PAMELA G. BRITT, REGISTER OF DEEDS *ASST*

I, MITCHELL W. COLE, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1568, PAGE 978) THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND DRAWN FROM DEEDS AS INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 16<sup>th</sup> DAY OF FEBRUARY, A.D., 2021.

I, MITCHELL W. COLE FURTHER CERTIFY THAT THIS PLAN IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND IN THE AREA OF A COUNTY THAT REGULATES PARCELS OF LAND.



SEAL OR STAMP

DATE: JANUARY 22, 2021  
FEBRUARY 11, 2021  
FEBRUARY 15, 2021  
FEBRUARY 16, 2021  
FEBRUARY 18, 2021

SITE CALCULATIONS:  
TOTAL AREA = 42.67  
TOTAL NO. OF LOTS = 41  
TOTAL ACREAGE OF LOTS = 38.03

FINAL PLAT:  
**LEXINGTON FARMS**  
OWNER: HARRINGTON PROPERTIES OF NC, LLC  
ADDRESS: 2659 SAN LEE DRIVE, SANFORD, NORTH CAROLINA 27330  
SURVEY: JONESBORO TOWNSHIP, LEE COUNTY, NORTH CAROLINA

*Mitchell W. Cole, P.L.S.*  
PROFESSIONAL LAND SURVEYOR  
483 WILMER ROAD  
SANFORD, NORTH CAROLINA 27330  
PHONE (919) 258-3340

NCDOT NOTES:

- 1- NCDOT (STATE) WILL NOT BE RESPONSIBLE FOR MAINTENANCE/INSPECTION OF ANY STORMWATER APPURTENANCES OUTSIDE THE RIGHT OF WAY. THIS INCLUDES DUTCH DITCHES. ALL DITCHES MUST BE STABLE PRIOR TO NCDOT ACCEPTANCE INTO THE STATE SYSTEM.
- 2- ALL PERMANENT DRAINAGE EASEMENTS SHALL NOT BE MAINTAINED BY THE NCDOT. PERMANENT DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION SET UP FOR THIS SUBDIVISION. IF NO HOMEOWNER'S ASSOCIATION IS FORMED, THE INDIVIDUAL PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE.
- 3- THE MAIL KIOSK AREA SHALL BE ADA COMPLIANT. THE MAIL KIOSK AREA IS LOCATED IN THE OPEN SPACE / COMMON AREA AND SHALL BE MAINTAINED BY THE HOA.
- 4- DRIVEWAYS FOR LOT 32 AND 33 SHALL BE LOCATED TO MAXIMIZE THE DISTANCE FROM WILMER ROAD (SR 1528).
- 5- WITH THE EXCEPTION OF LOT 41, DRIVEWAYS FOR ALL LOTS CREATED WITH THIS SUBDIVISION SHALL ACCESS THE INTERNAL SUBDIVISION ROADS AND NOT HAVE ACCESS TO CDD MADDOX ROAD (SR 1527) NEAR WILMER ROAD (SR 1528).

NOTE:

- 1- BEING A PORTION OF THE HARRINGTON PROPERTIES OF NC, LLC PROPERTY DESCRIBED IN DEED BOOK 1568, PAGE 978 LEE COUNTY REGISTRY.
- 2- THIS PROPERTY IS SERVED BY A PUBLIC WATER SYSTEM & INDIVIDUAL SEPTIC SYSTEMS.
- 3- THIS PROPERTY IS ZONED R-30.
- 4- LEE COUNTY PIN 9661-83-4636-00
- 5- THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X', CID 370143 MAP NUMBER 3710966100J EFFECTIVE DATE 9-6-2006.

LEGEND

- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- ESI EXISTING SOLID IRON
- MIN MIN
- MCN CALCULATED POINT
- ERB EXISTING REBAR
- EIPNL EXISTING IRON PIPE NAIL AT BASE
- SIRNL SOLID IRON ROD NAIL AT BASE
- #5 DR #6 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

