

THIS IS TO CERTIFY THAT I, THE OFFICER _____ OF THE CORPORATION, BY AUTHORITY OF THE BOARD OF DIRECTORS THE OWNER OF THE PROPERTY DESCRIBED HEREON, THE PROPERTY IS LOCATED WITHIN THE PLANNING JURISDICTION OF THE CITY OF GOLDSBORO, THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL THE PROPERTY SHOWN ON THIS PLAN AS DEDICATED FOR ANY OTHER PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE GOLDSBORO CITY COUNCIL IN THE PUBLIC INTEREST.

I HEREBY CERTIFY THAT ALL THE STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF GOLDSBORO'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR COMPLETION (WITHIN ONE YEAR AFTER DATE BELOW) HAS BEEN ASSURED BY POSTING OF AN IMPROVEMENT GUARANTEE AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN COMPLIANCE WITH THE CITY OF GOLDSBORO'S UNIFIED DEVELOPMENT ORDINANCE. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR HAS APPROVED THIS PLAT, SUBJECT TO ITS RECORDING IN THE WAYNE COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

PRESENTED FOR REGISTRATION
 DATE _____
 TIME _____
 LOIS J. MOORING
 REGISTER OF DEEDS
 WAYNE COUNTY, N.C.
 BY _____
 DEPUTY, ASSISTANT

CORPORATION _____
 OFFICER _____ DATE _____
 SWORN AN SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2008
 MY COMMISSION EXPIRES _____
 NOTARY PUBLIC _____

THE 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.

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

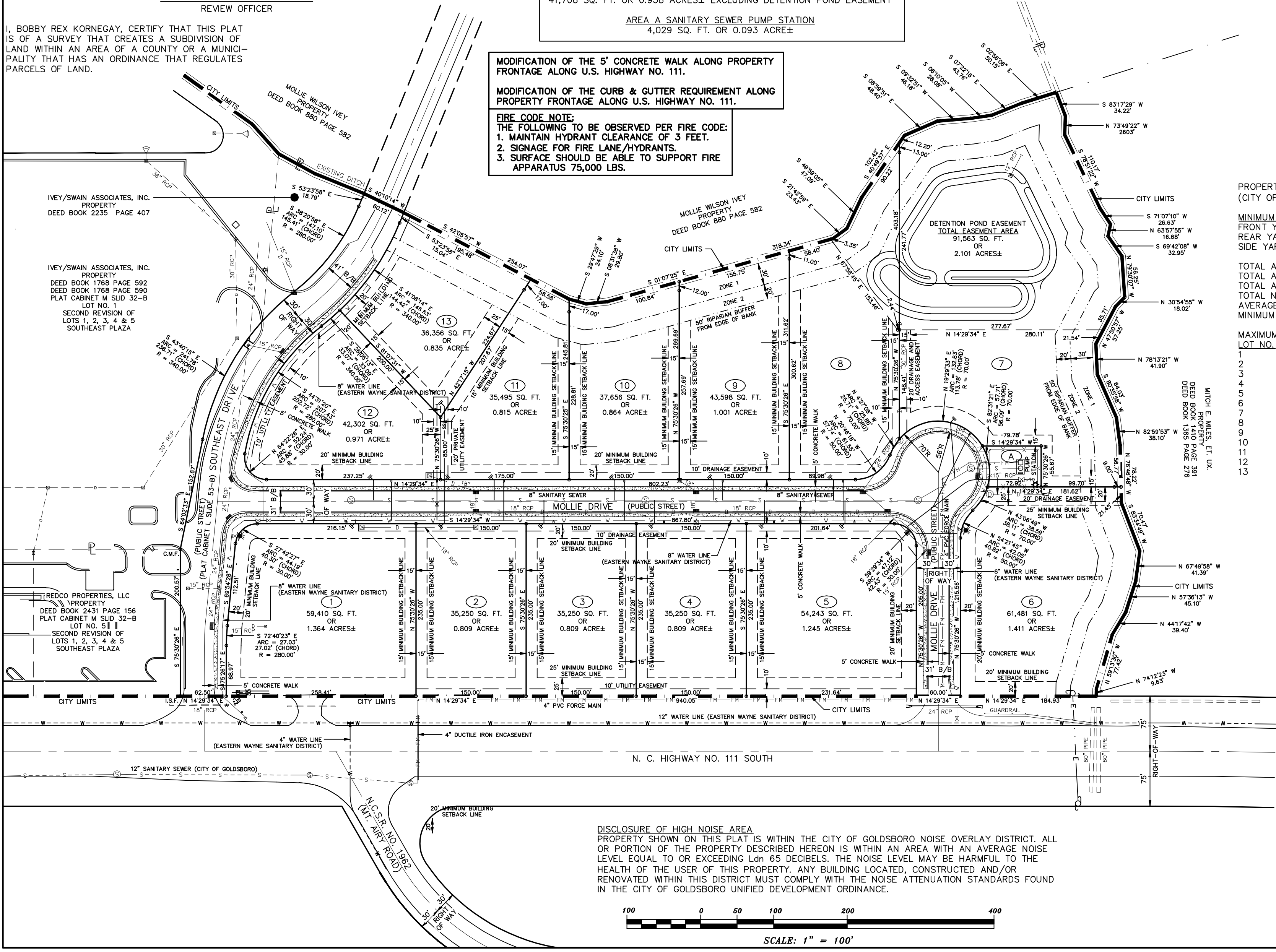
AREA LOT NO. 7
 127,612 SQ. FT. OR 2.930 ACRES± INCLUDING DETENTION POND EASEMENT
 47,702 SQ. FT. OR 1.095 ACRES± EXCLUDING DETENTION POND EASEMENT

AREA LOT NO. 8
 53,363 SQ. FT. OR 1.225 ACRES± INCLUDING DETENTION POND EASEMENT
 41,708 SQ. FT. OR 0.958 ACRES± EXCLUDING DETENTION POND EASEMENT

AREA A SANITARY SEWER PUMP STATION
 4,029 SQ. FT. OR 0.093 ACRE±

MODIFICATION OF THE 5' CONCRETE WALK ALONG PROPERTY FRONTAGE ALONG U.S. HIGHWAY NO. 111.
 MODIFICATION OF THE CURB & GUTTER REQUIREMENT ALONG PROPERTY FRONTAGE ALONG U.S. HIGHWAY NO. 111.

FIRE CODE NOTE:
 THE FOLLOWING TO BE OBSERVED PER FIRE CODE:
 1. MAINTAIN HYDRANT CLEARANCE OF 3 FEET.
 2. SIGNAGE FOR FIRE LANE/HYDRANTS.
 3. SURFACE SHOULD BE ABLE TO SUPPORT FIRE APPARATUS 75,000 LBS.



FINAL MAP SOUTHEAST COMMERCIAL PARK NEW HOPE TOWNSHIP WAYNE COUNTY, N.C.

REFERENCE:
 DEED BOOK 2516 PAGE 172
 DEED BOOK 2235 PAGE 407
 PLAT CABINET M SLIDE 32-B - TRACT NO. 1
 PLAT CABINET L SLIDE 53-B

OWNER & DEVELOPER
 IVEY COMMERCIAL PROPERTIES, INC.
 229 N.C. HIGHWAY 111 SOUTH
 GOLDSBORO, NORTH CAROLINA 27534
 (919)778-3130

PROPERTY ZONED GENERAL BUSINESS (GB)
 (CITY OF GOLDSBORO)

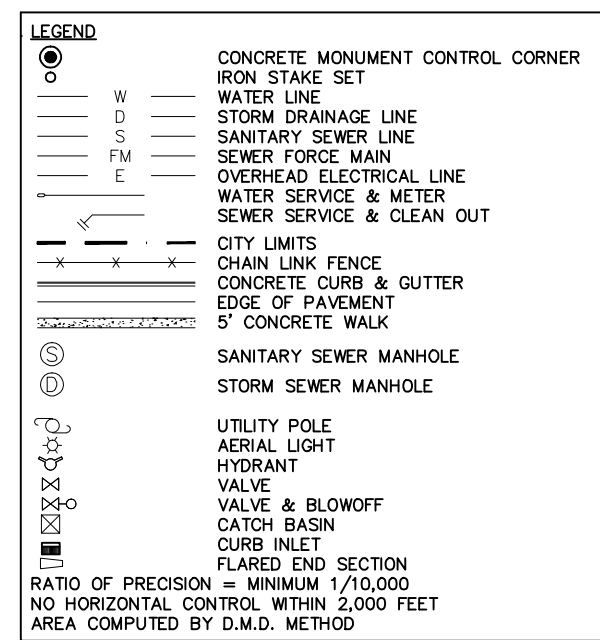
MINIMUM SETBACK REQUIREMENTS
 FRONT YARD = 20 FEET
 REAR YARD = 25 FEET
 SIDE YARD = 15 FEET

TOTAL AREA WITHIN TRACT INCLUDING ROAD RIGHT-OF-WAYS = 18.197 ACRES±
 TOTAL AREA WITHIN ROAD RIGHT-OF-WAYS = 3.016 ACRES±
 TOTAL AREA WITHIN LOTS = 15.181 ACRES±
 TOTAL NUMBER OF LOTS = 13
 AVERAGE LOT SIZE = 50,868 SQ. FT. OR 1.168 ACRES±
 MINIMUM LOT SIZE = 35,250 SQ. FT. OR 0.809 ACRE±

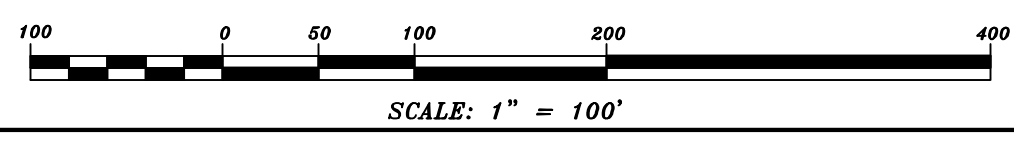
MAXIMUM BUILT-UPON AREA

LOT NO.	AREA	SQ. FT.	OR	ACRES±	
1	41,532	SQ. FT.	OR	0.953	ACRES±
2	22,800	SQ. FT.	OR	0.523	ACRES±
3	22,800	SQ. FT.	OR	0.523	ACRES±
4	22,800	SQ. FT.	OR	0.523	ACRES±
5	37,341	SQ. FT.	OR	0.857	ACRES±
6	34,655	SQ. FT.	OR	0.795	ACRES±
7	28,273	SQ. FT.	OR	0.649	ACRES±
8	28,345	SQ. FT.	OR	0.650	ACRES±
9	25,626	SQ. FT.	OR	0.588	ACRES±
10	20,800	SQ. FT.	OR	0.477	ACRES±
11	21,857	SQ. FT.	OR	0.501	ACRES±
12	27,948	SQ. FT.	OR	0.641	ACRES±
13	17,193	SQ. FT.	OR	0.394	ACRES±

LOT A
 S 82°31'42" E
 ARC = 57.71'
 56.09' (CHORD)
 R = 70.00'



DISCLOSURE OF HIGH NOISE AREA
 PROPERTY SHOWN ON THIS PLAT IS WITHIN THE CITY OF GOLDSBORO NOISE OVERLAY DISTRICT. ALL OR PORTION OF THE PROPERTY DESCRIBED HEREON IS WITHIN AN AREA WITH AN AVERAGE NOISE LEVEL EQUAL TO OR EXCEEDING Ldn 65 DECIBELS. THE NOISE LEVEL MAY BE HARMFUL TO THE HEALTH OF THE USER OF THIS PROPERTY. ANY BUILDING LOCATED, CONSTRUCTED AND/OR RENOVATED WITHIN THIS DISTRICT MUST COMPLY WITH THE NOISE ATTENUATION STANDARDS FOUND IN THE CITY OF GOLDSBORO UNIFIED DEVELOPMENT ORDINANCE.



I, BOBBY REX KORNEGAY, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE BOUNDARIES ARE AS INDICATED IN THE LEGEND. THAT THE LAND IS ALL OF THE FOLLOWING RECORDED INFORMATION: DEED BOOK 2516 PAGE 172 DEED BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION IS AS INDICATED IN THE LEGEND. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 20TH DAY OF FEBRUARY, 2008.

PROFESSIONAL LAND SURVEYOR NO. L-944
 GOLDSBORO, NORTH CAROLINA
 300 EAST WALNUT STREET
 TELEPHONE NO. 919-735-5886