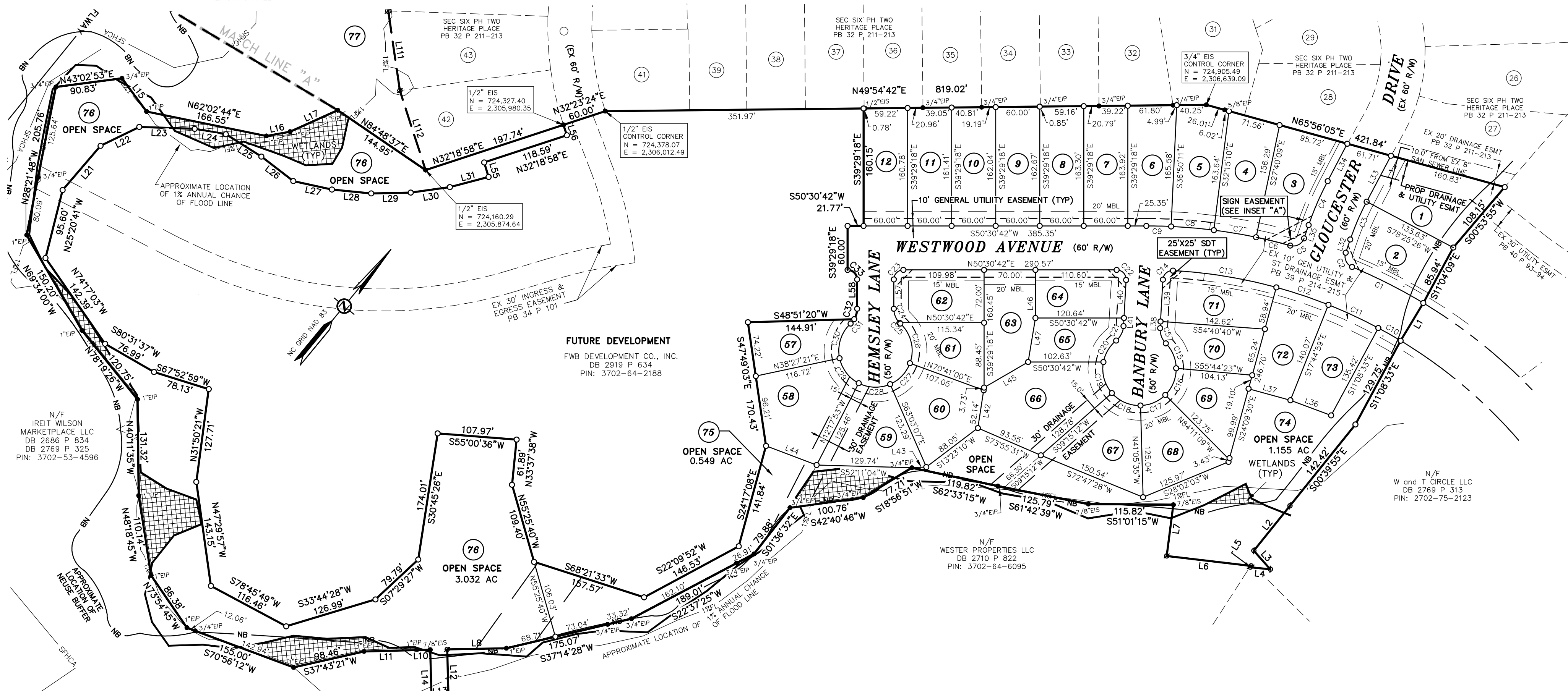


**LEGEND**

- EXISTING IRON (SIZE DENOTED)
- NEW 5/8" IRON SET
- ∅ NO POINT SET
- EXISTING CONCRETE MONUMENT
- NEW CONCRETE MONUMENT
- ▲ EXISTING PK NAIL
- △ NEW PK NAIL
- AXLE
- EXISTING AXLE



**FUTURE DEVELOPMENT**  
 FWB DEVELOPMENT CO., INC.  
 DB 2919 P 634  
 PIN: 3702-64-2188

N/F  
 IREIT WILSON  
 MARKETPLACE LLC  
 DB 2686 P 834  
 DB 2769 P 325  
 PIN: 3702-53-4596

N/F  
 W and T CIRCLE LLC  
 DB 2769 P 313  
 PIN: 2702-75-2123

N/F  
 W and T FARM LLC  
 DB 2762 P 810  
 DB 2769 P 321  
 PIN: 3702-73-6256

LINE	BEARING	DISTANCE
L1	S08°32'04"E	60.00'
L2	S00°40'04"E	78.51'
L3	S81°09'55"E	33.95'
L4	S56°27'37"W	27.60'
L5	N06°44'52"W	2.04'
L6	S57°15'03"W	115.72'
L7	N32°03'44"W	70.36'
L8	S49°22'20"W	80.60'
L9	S49°03'35"W	18.80'
L10	S49°03'35"W	71.51'
L11	S37°43'21"W	98.46'
L12	S41°01'17"E	63.32'
L13	S43°23'33"W	23.19'
L14	N41°01'17"W	65.74'
L15	S78°05'14"E	56.33'
L16	N40°14'27"E	32.85'
L17	N28°16'49"E	71.23'
L18	N01°07'29"E	79.42'
L19	N24°30'41"E	58.74'
L20	N52°27'48"E	75.50'
L21	N60°21'28"E	43.06'
L22	N82°41'39"E	57.25'
L23	N87°59'15"E	54.84'
L24	N62°56'29"E	53.84'
L25	S08°32'04"E	60.00'
L26	S00°40'04"E	78.51'
L27	S81°09'55"E	33.95'
L28	S56°27'37"W	27.60'
L29	N06°44'52"W	2.04'
L30	S57°15'03"W	115.72'
L31	N32°03'44"W	70.36'
L32	S49°22'20"W	80.60'
L33	S49°03'35"W	18.80'
L34	S49°03'35"W	71.51'
L35	S37°43'21"W	98.46'
L36	S41°01'17"E	63.32'
L37	S43°23'33"W	23.19'
L38	N41°01'17"W	65.74'
L39	S78°05'14"E	56.33'
L40	N40°14'27"E	32.85'
L41	N28°16'49"E	71.23'
L42	N01°07'29"E	79.42'
L43	N24°30'41"E	58.74'
L44	N52°27'48"E	75.50'
L45	N60°21'28"E	43.06'
L46	N82°41'39"E	57.25'
L47	N87°59'15"E	54.84'
L48	N62°56'29"E	53.84'

LINE	BEARING	DISTANCE
L28	N56°07'54"E	53.84'
L29	N49°19'18"E	53.84'
L30	N42°30'42"E	53.84'
L31	N35°48'27"E	54.55'
L32	N20°24'33"W	19.14'
L33	N11°36'04"W	70.81'
L34	S11°51'20"E	57.60'
L35	S20°24'33"E	19.14'
L36	S70°55'44"W	59.22'
L37	S65°56'25"W	59.15'
L38	N36°14'47"W	9.14'
L39	N36°14'47"W	57.19'
L40	S36°14'47"E	51.93'
L41	S36°14'47"E	11.05'
L42	S30°43'58"E	55.87'
L43	S47°33'48"W	19.79'
L44	S71°12'48"W	73.69'
L45	S20°20'48"W	69.39'
L46	S39°29'18"E	65.58'
L47	S30°01'34"E	60.83'
L48	N56°20'57"W	20.65'
L49	N57°40'00"W	14.94'
L50	S39°29'18"E	39.97'
L51	N39°29'18"W	39.97'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	730.00'	108.91'	S77°21'50"W	108.81'
C2	15.50'	23.40'	N63°39'35"W	21.24'
C3	370.00'	56.21'	N16°03'24"W	56.16'
C4	430.00'	65.33'	S16°03'24"E	65.27'
C5	15.50'	23.40'	S22°50'29"W	21.24'
C6	730.00'	47.92'	S64°12'41"W	47.91'
C7	730.00'	58.40'	S60°02'20"W	58.38'
C8	730.00'	58.40'	S55°27'19"W	58.38'
C9	730.00'	33.79'	S51°50'15"W	33.78'
C10	670.00'	35.01'	N80°09'23"E	35.01'
C11	670.00'	74.95'	N75°27'17"E	74.91'
C12	670.00'	74.94'	N69°02'45"E	74.90'
C13	670.00'	143.02'	N59°43'35"E	142.75'
C14	13.00'	20.39'	N08°40'57"E	18.36'
C15	50.00'	37.66'	N62°01'35"W	36.78'
C16	50.00'	40.37'	N17°19'02"W	39.28'
C17	50.00'	37.61'	N27°21'38"E	36.73'
C18	50.00'	43.94'	N74°04'48"E	42.54'
C19	50.00'	45.43'	S54°43'07"E	43.88'
C20	50.00'	34.73'	S08°47'22"E	34.04'
C21	27.50'	22.73'	S12°34'03"E	22.09'
C22	13.00'	21.16'	S82°52'02"E	18.90'
C23	13.00'	20.42'	N05°30'42"E	18.38'
C24	27.50'	21.02'	N61°22'57"W	20.51'
C25	27.50'	1.71'	N85°03'40"W	1.71'
C26	50.00'	58.93'	N53°04'53"W	55.58'
C27	50.00'	40.37'	N03°48'57"E	39.29'
C28	50.00'	44.29'	N52°19'30"E	42.86'
C29	50.00'	44.29'	S76°55'16"E	42.86'
C30	50.00'	51.85'	S21°50'15"E	49.56'
C31	27.50'	7.80'	N00°15'33"W	7.78'
C32	27.50'	14.93'	S23°56'17"E	14.74'
C33	13.00'	20.42'	S84°29'18"E	18.38'
C57	27.50'	22.73'	S59°55'30"E	22.09'

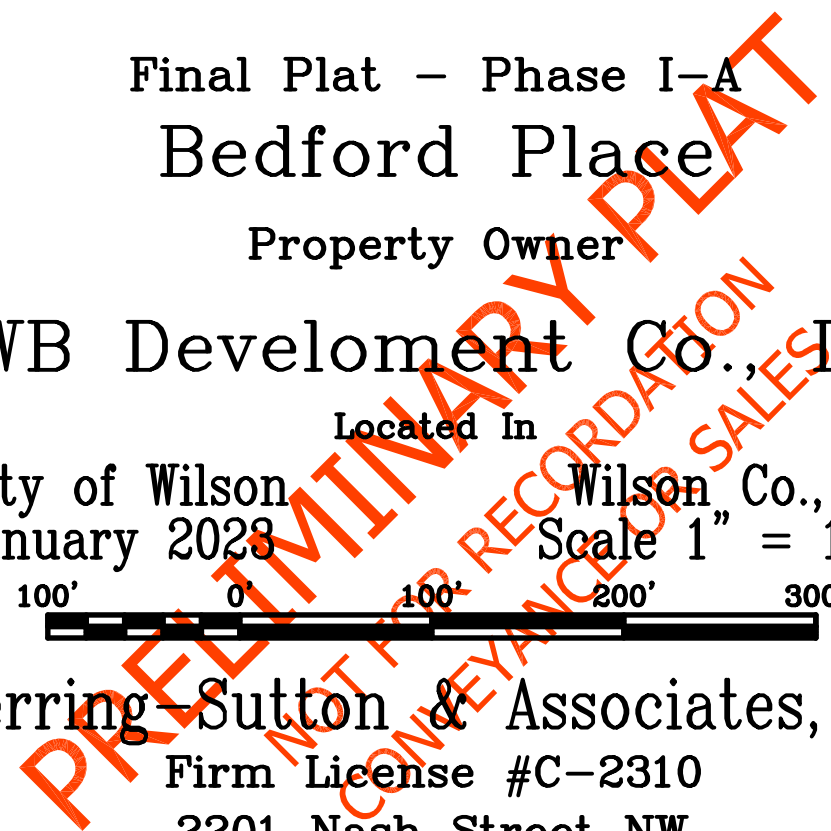
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	430.00'	13.21'	S19°31'44"E	13.21'
C3	15.50'	23.40'	S22°50'29"W	21.24'
C4	730.00'	10.43'	S65°40'57"W	10.43'
C5	730.00'	22.66'	S64°23'03"W	22.65'
C6	730.00'	14.83'	S62°54'47"W	14.83'

**Inset "A"**  
no scale

**NORTH CAROLINA  
 WILSON COUNTY  
 FILED FOR REGISTRATION**

AT \_\_\_\_\_ O'CLOCK A.P.M. \_\_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_ AND RECORDED  
 IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 REGISTER OF DEEDS

Final Plat - Phase I-A  
**Bedford Place**  
 Property Owner  
**FWB Development Co., Inc.**  
 Located In  
 City of Wilson, North Carolina, NC  
 January 2028  
 Scale 1" = 100'  
**Herring-Sutton & Associates, P.A.**  
 Firm License #C-2310  
 2201 Nash Street NW  
 Wilson, North Carolina 27896  
 (252) 291-8887



**NOTES:**

THERE SHALL BE A BLACNKET DRAINAGE EASEMENT ACROSS LOTS 74-76 FOR THE PURPOSE OF ACCESS TO STORMWATER SCOUR HOLES

LOTS LESS THAN 70' IN WIDTH WILL REQUIRE COMPLIANCE WITH SECTION 5.3.2.B.4 OF THE UDO.

A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA ACCORDING TO MAP NUMBER 3720370200K DATED APRIL 16, 2013.

THIS PROPERTY IS LOCATED WITHIN A WS4-P WILSON COUNTY PROTECTED WATERSHED AREA.

DITCH/DITCHES ON SITE MAY BE SUBJECT TO THE NEUSE BUFFER REGULATIONS.

THERE IS A 10' DRAINAGE & GENERAL UTILITY EASEMENT LOCATED ALONG PROPOSED R/W's.

25'x25' SIGHT DISTANCE TRIANGLES ARE REQUIRED AT ALL STREET INTERSECTIONS WITHIN THE CITY OF WILSON UNLESS NOTED OTHERWISE.

ALL RIGHT-OF-WAYS ARE PUBLIC UNLESS NOTED OTHERWISE.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT/POLICY AND IS MADE SUBJECT TO ANY DOCUMENT OF RECORD WHICH MAY AFFECT SUBJECT PROPERTY.

PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES.

WETLANDS DELINEATION HAVE BEEN MADE AT THIS TIME AS SHOWN.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

AREA COMPUTED BY COORDINATE METHOD.

N/F  
WILSON CHRISTIAN SCHOOL INC  
DB 1584 P 355  
PIN: 3702-34-9412

N/F  
VJP LLC  
DB 2982 P 47  
PIN: 3702-54-3508

N/F  
U T WILLIAMSON JR  
DB 2308 P 356  
PIN: 3702-33-9115

N/F  
IREIT WILSON  
MARKETPLACE LLC  
DB 2686 P 834  
DB 2769 P 325  
PIN: 3702-53-4596

77  
**14.106 ACRES  
Conservation Area**  
VJP, LLC  
DB 2982 P 47  
PIN: 3702-54-3508

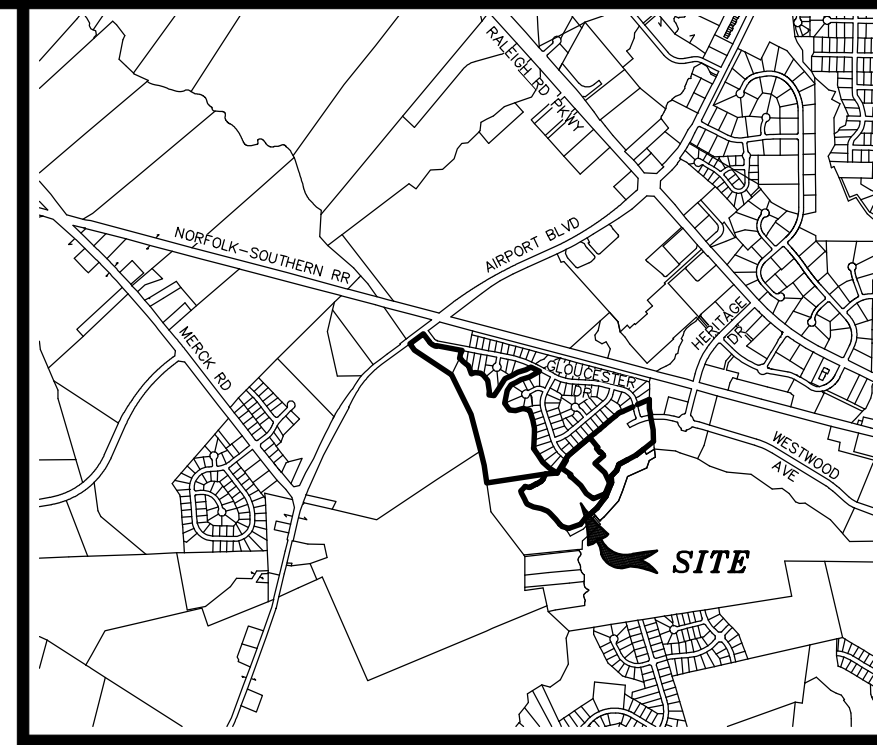
Lot #	Street Address	Corner Lot Alt	ZIP	Lot Area (SF)
1	3602 Gloucester Drive West		27893	12,616
2	3600 Gloucester Drive West	2210 Westwood Ave W		11,125
3	3601 Gloucester Drive West	2300 Westwood Ave W		11,814
4	2302 Westwood Avenue West			10,331
5	2304 Westwood Avenue West			10,841
6	2400 Westwood Avenue West			10,351
7	2402 Westwood Avenue West			9,817
8	2404 Westwood Avenue West			9,779
9	2406 Westwood Avenue West			9,741
10	2408 Westwood Avenue West			9,703
11	2410 Westwood Avenue West			9,666
12	2412 Westwood Avenue West			9,628
57	2502 Hemsley Lane West			7,848
58	2504 Hemsley Lane West			13,319
59	2507 Hemsley Lane West			10,768
60	2505 Hemsley Lane West			10,420
61	2503 Hemsley Lane West			7,506
62	2501 Hemsley Lane West	2409 Westwood Ave W		8,774
63	2405 Westwood Avenue West			9,536
64	2400 Banbury Lane West	2401 Westwood Ave W		7,992
65	2402 Banbury Lane West			6,825
66	2404 Banbury Lane West			15,567
67	2406 Banbury Lane West			10,949
68	2407 Banbury Lane West			9,619
69	2405 Banbury Lane West			8,234
70	2403 Banbury Lane West			7,847
71	2401 Banbury Lane West	2301 Westwood Ave W		9,985
72	2211 Westwood Avenue West			9,527
73	2209 Westwood Avenue West			9,261

NORTH CAROLINA  
WILSON COUNTY  
FILED FOR REGISTRATION

AT \_\_\_\_ O'CLOCK A.P.M. \_\_\_\_ DAY OF  
\_\_\_\_ AND RECORDED

IN BOOK \_\_\_\_ PAGE \_\_\_\_

REGISTER OF DEEDS



Vicinity Map  
Not to Scale

LINE	BEARING	DISTANCE
L100	N72°15'46"E	101.22'
L101	S70°56'28"E	83.19'
L102	S22°16'05"E	48.35'
L103	S17°53'56"E	80.01'
L104	S10°13'47"E	104.01'
L105	S01°26'00"W	60.07'
L106	S01°59'26"W	85.33'
L107	S03°39'45"W	86.43'
L108	S05°33'16"W	16.92'
L109	S32°41'00"E	98.06'
L110	S34°14'44"E	110.56'
L111	S47°47'24"E	109.86'
L112	S57°23'04"E	113.98'

Final Plat - Phase I-A  
Bedford Place  
Property Owner  
FWB Development Co., Inc.

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City of Wilson  
January 2023  
Wilson Co., NC  
Scale 1" = 100'

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Firm License #C-2310  
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Wilson, North Carolina 27896  
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