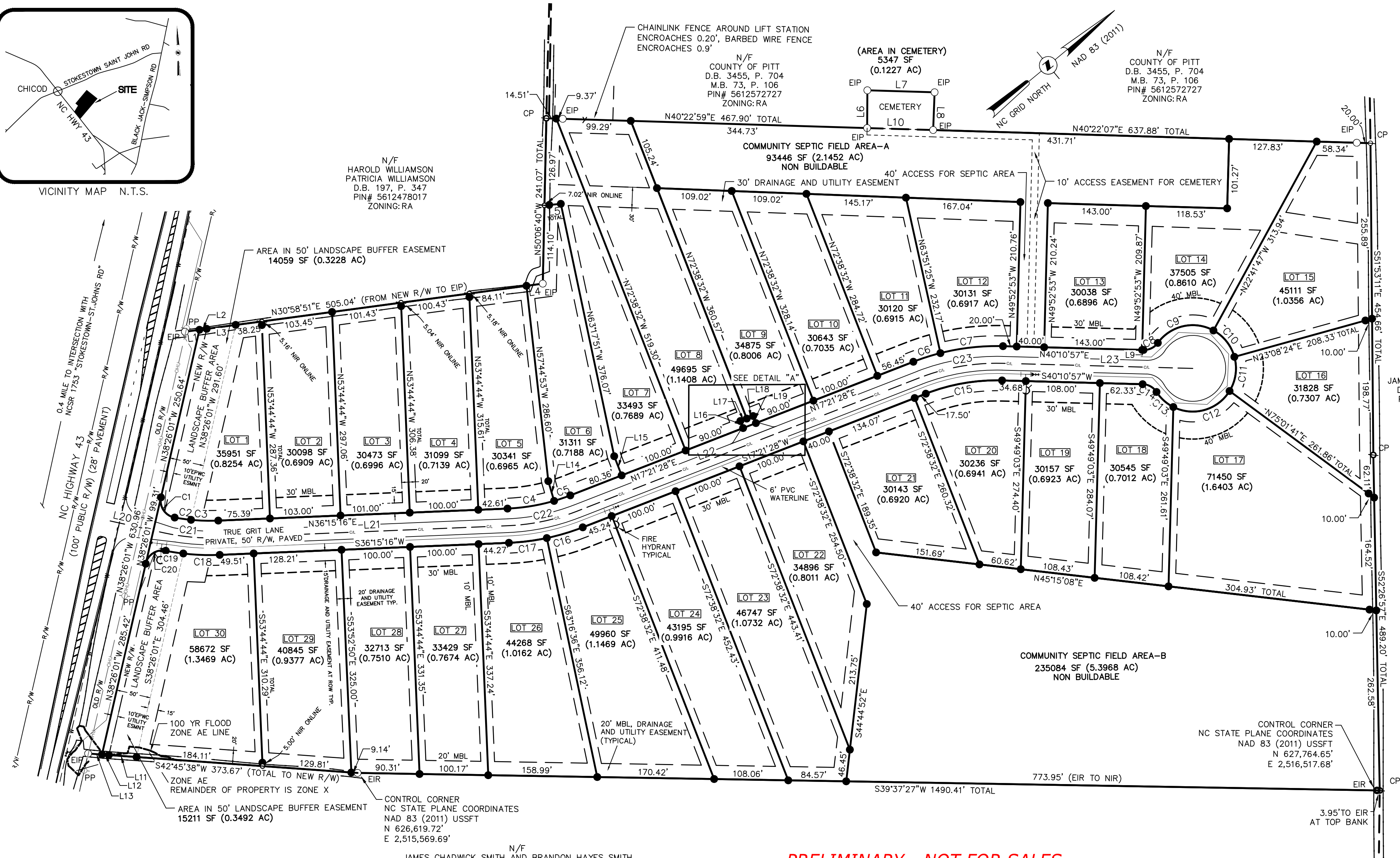


VICINITY MAP N.T.S.

W:\JONES\22063\Survey\CAD From Others\22063 BM RT WATERLINE EASEMENTS JB Checks.dwg Last Plotted by JAMES BURGESS for Green Engineering on Tuesday, October 17, 2023 11:11:11 AM



**PRELIMINARY - NOT FOR SALES,
RECORDATION OR CONVEYANCES**

**PRELIMINARY - NOT FOR SALES,
RECORDATION OR CONVEYANCES**

**FINAL SUBDIVISION PLAT
CHICOD LANDING**

LOCATED IN

**CHICOD TOWNSHIP
SEPTEMBER 25, 2023**

**PITT COUNTY, NC
SCALE: 1" = 100'**



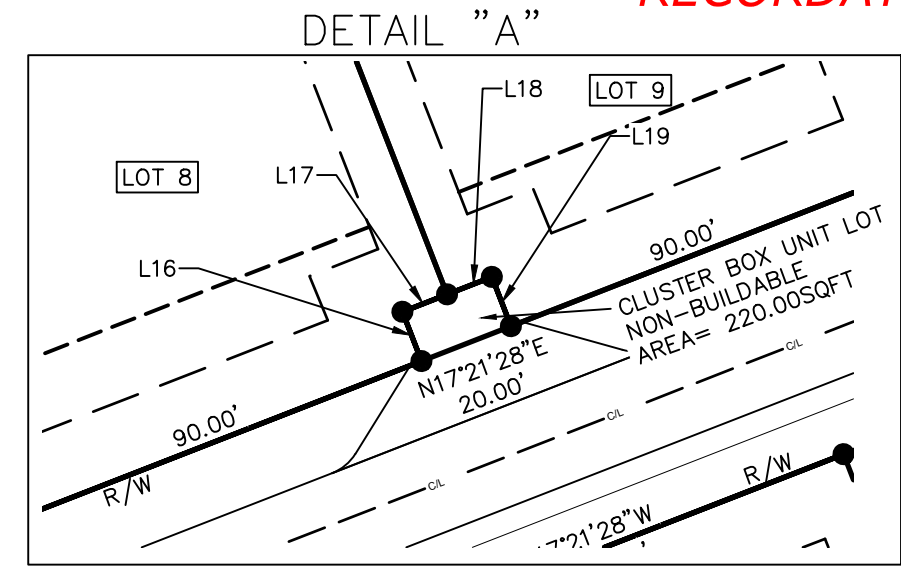
GREEN ENGINEERING

NC FIRM LICENSE: P-0115
WATER, WASTEWATER, SURVEYING, PLANNING, PROJECT MANAGEMENT
303 GOLDSBORO ST. EAST, P.O. BOX 609 WILSON, N.C. 27893
TEL (252) 237-5365 FAX (252) 243-7489 office@greeneng.com

SHEET 1 OF 2

LEGEND

—	PROPERTY LINE (SURVEYED)	DB. DEED BOOK
- - -	PROPERTY LINE (NOT SURVEYED)	PB. PLAT BOOK
R/W	RIGHT-OF-WAY LINE	PG. PAGE
—	OVERHEAD UTILITIES	R/W RIGHT-OF-WAY
---	MINIMUM BUILDING SETBACK LINE	RTK REAL TIME KINEMATIC
---	CENTERLINE ROAD	VRS VIRTUAL REFERENCE STATION
●	NEW IRON REBAR W/ CAP NIR	N.T.S. NOT TO SCALE
○	EXISTING IRON PIN/REBAR EIP/EIR	N/F NOW OR FORMERLY
✱	COMPUTED POINT	PROP. PROPERTY



SEE SHEET 2 OF 2 FOR LINE TABLES,
CURVE TABLES, NOTES AND CERTIFICATES

CERTIFICATE OF REVIEW OFFICER

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

REVIEW OFFICER _____ DATE _____

APPROVAL FOR RECORDING:
I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF PITT COUNTY, NORTH CAROLINA, AND IS APPROVED FOR RECORDING BY THE PITT COUNTY REGISTER OF DEEDS.

SUBDIVISION ADMINISTRATOR _____, 20____

COUNTY ACCEPTANCE OF DEDICATION:
I CERTIFY THAT PITT COUNTY HAS APPROVED THIS PLAN AND ANY NEW PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PARKS SHOWN HEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME.

PITT COUNTY MANAGER _____, 20____

SITE DATA:

NAME OF DEVELOPMENT: CHICOD LANDING

OWNER: JONES & SMITH CONTRACTORS LLC
112 WEST FIRE TOWER RD.
WINTERVILLE, NC 28590

SURVEYOR: GREEN ENGINEERING
303 GOLDSBORO ST. EAST
WILSON, NC 27893
252-237-5365

ENGINEER: AMP'D ENGINEERING, PLLC
POB 4580
EMERALD ISLE, NC 28594
919-795-9594

SITE ADDRESS: NC HWY 43 SOUTH
GREENVILLE, NC 27858

PIN: 5612-57-6339.000

PITT COUNTY PARCEL #: 86714

REFERENCE(S): DEED BOOK 4230, PAGE 142 (SUBJECT)
PLAT BOOK 83, PAGE 51 (SUBJECT)
DEED BOOK 3455, PAGE 704
PLAT BOOK 73, PAGE 106
DEED BOOK 4116, PAGE 844
PLAT BOOK 71, PAGE 97
DEED BOOK 197, PAGE 347

AREA: TOTAL ORIGINAL SITE AREA= 35.68 ACRES
NUMBER OF LOTS= 30
AREA IN LOTS= 25.72 ACRES
AREA IN RIGHT OF WAY=2.01 ACRES (TRUE GRIT LANE)
AREA DEDICATED TO NCDOT RIGHT OF WAY= 0.29 ACRES
LINEAR FEET OF STREETS= 1623.12
AREA IN LANDSCAPE BUFFER (EASEMENT)= 0.67 ACRES
AREA IN SEPTIC FIELDS (NON BUILDABLE)= 7.54 ACRES
AREA IN CEMETERY (NON BUILDABLE)=0.12 ACRES
MAILBOX AREA (NON BUILDABLE)= 220.00SQFT (0.005AC)

ZONING: RA -RURAL AGRICULTURAL

MINIMUM SETBACKS: FRONT : 30'
CUL-D-SAC FRONT: 40'
STREET SIDE :N/A
SIDE :10'
REAR :20'

FIRE DISTRICT: BLACK JACK

DISTANCE TO NEAREST FIRE DEPARTMENT: 4.2 MILES

DISTANCE FROM NEAREST FIRE HYDRANT TO MOST DISTANT SUBDIVISION LOT: 332FT

UTILITY SERVICE PROVIDERS: ELECTRIC-GREENVILLE UTILITIES
WATER-EASTERN PINES WATER CORPORATION

SURVEY NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT CONSTITUTE A TITLE SEARCH BY GREEN ENGINEERING, PLLC.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.

THIS SURVEY WAS PERFORMED USING NC VRS RTK WITH CARLSON BRx7 RECEIVER AND TIED TO NC STATE PLANE GRID APRIL 14, 2023.

THIS PROPERTY LIES IN ZONES X, AND AE, AS PER FIRM MAP NUMBER 3720561200K DATED MAY 16, 2008

NOT ALL IMPROVEMENTS TO THIS PROPERTY HAVE BEEN SHOWN.

AREA COMPUTATION IS BY THE COORDINATE METHOD.

RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

LANDSCAPE BUFFER AREA IS A PART OF THEIR ADJOINING LOTS AND IS NON-BUILDABLE.

LOCATED IN A 1/2 MILE VOLUNTARY AGRICULTURAL DISTRICT BUFFER

ALL AREA INSIDE THE 50FT RIGHT OF WAY OF TRUE GRIT LANE IS ALSO DEDICATED AS A UTILITY EASEMENT FOR EASTERN PINES WATER CORPORATION, ALONG WITH A 10FT WIDE STRIP OF LAND ADJOINING THE SOUTHERN RIGHT OF WAY OF TRUE GRIT LANE TO INCLUDE THE CUL-D-SAC. IN ADDITION, A 10FT WIDE STRIP OF LAND ADJOINING THE NEWLY DEDICATED EASTERN RIGHT OF WAY OF NC HWY 43 IS ALSO DEDICATED TO EASTERN PINES WATER CORPORATION FOR A UTILITY EASEMENT. THERE IS A TOTAL AREA OF 2.58 ACRES SPECIFICALLY DEDICATED TO EASTERN PINES WATER CORPORATION FOR UTILITY EASEMENT. SEE ADDITIONAL PLAT BY GREEN ENGINEERING FOR EASTERN PINES WATER CORPORATION. NOTE THAT ALL OF THE EPWC DEDICATED EASEMENT FALLS WITHIN THE UTILITY EASEMENT AREA OR RIGHT OF WAY AS SHOWN ON THIS PLAT.

I, JAMES A. BURGESS II, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES AS SHOWN HEREIN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 17TH DAY OF OCTOBER, A.D., 2023.

JAMES A. BURGESS II PROFESSIONAL LAND SURVEYOR L-3960

I FURTHER CERTIFY TO NCGS 47-30 f.11.a THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, JAMES A. BURGESS II, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1) CLASS OF SURVEY: AA
- 2) POSITIONAL ACCURACY: 95%
- 3) TYPE OF GPS FIELD PROCEDURE: VRS RTK (NC GRID)
- 4) DATE(S) OF SURVEY: APRIL 5, 2023
- 5) DATUM/EPOCH: NC STATE PLANE NAD 83 (2011)
- 6) PUBLISHED FIXED CONTROL USE: CORS STATION NCEC
- 7) GEOID MODEL: 18
- 8) COMBINED GRID FACTOR: 0.99988429
- 9) UNITS: US SURVEY FEET

PRELIMINARY - NOT FOR SALES, RECORDATION OR CONVEYANCES

FINAL SUBDIVISION PLAT

CHICOD LANDING

LOCATED IN

CHICOD TOWNSHIP
OCTOBER 17, 2023

PITT COUNTY, NC
SCALE: 1" = 100'



GREEN ENGINEERING

NC FIRM LICENSE: P-0115
WATER, WASTEWATER, SURVEYING, PLANNING, PROJECT MANAGEMENT
303 GOLDSBORO ST. EAST, P.O. BOX 609 WILSON, N.C. 27893
TEL (252) 237-5365 FAX (252) 243-7489 office@greeneng.com

SHEET 2 OF 2

PRELIMINARY - NOT FOR SALES, RECORDATION OR CONVEYANCES

LINE	BEARING	DISTANCE
L1	N30°58'51"E	21.36'
L2	N30°58'51"E	10.68'
L3	N30°58'51"E	42.73'
L4	N30°58'51"E	23.97'
L5	N33°21'59"E	24.00'
L6	N50°59'37"W	55.06'
L7	N40°19'42"E	98.03'
L8	S49°09'16"E	55.04'
L9	N40°10'57"E	2.01'
L10	N40°19'22"E	96.27'
L11	S42°45'38"W	40.48'
L12	S42°45'38"W	10.12'
L13	S42°45'38"W	20.24'
L14	N67°37'10"W	30.00'
L15	N72°38'32"W	30.00'
L16	N72°38'32"W	11.00'
L17	N17°21'28"E	10.00'
L18	N17°21'28"E	10.00'
L19	S72°38'32"E	11.00'

CURVE	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	39.60'	25.00'	S85°31'50"E	35.58'
C2	24.03'	285.00'	N46°40'53"E	24.02'
C3	39.85'	285.00'	N40°15'37"E	39.82'
C4	69.01'	285.00'	N29°19'03"E	68.84'
C5	24.98'	285.00'	N19°52'09"E	24.98'
C6	41.35'	335.00'	N20°53'39"E	41.33'
C7	92.10'	335.00'	N32°18'23"E	91.81'
C8	24.16'	25.00'	N12°29'40"E	23.23'
C9	90.71'	63.00'	N26°03'17"E	83.08'
C10	50.40'	63.00'	S89°46'41"E	49.07'
C11	51.78'	63.00'	S43°18'56"E	50.33'
C12	93.55'	63.00'	S22°46'03"W	85.19'
C13	33.26'	63.00'	S80°25'58"W	32.88'
C14	24.16'	25.00'	S67°52'15"W	23.23'
C15	113.53'	285.00'	S28°46'13"W	112.79'
C16	54.76'	335.00'	S22°02'26"W	54.70'
C17	55.73'	335.00'	S31°29'20"W	55.66'
C18	53.24'	335.00'	S40°48'27"W	53.19'
C19	25.85'	285.00'	S47°34'15"W	25.84'
C20	38.49'	25.00'	S5°40'26"W	34.80'

CENTERLINE ROAD DATA

LINE	BEARING	DISTANCE
L20	N51°09'46"E	80.51'
L21	N36°15'16"E	421.99'
L22	N17°21'28"E	536.81'
L23	N40°10'57"E	277.42'

CURVE	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C21	80.66'	310.00'	N43°42'31"E	80.43'
C22	102.24'	310.00'	N26°48'22"E	101.78'
C23	123.49'	310.00'	N28°46'13"E	122.68'

LEGEND

- PROPERTY LINE (SURVEYED)
- - - PROPERTY LINE (NOT SURVEYED)
- R/W- RIGHT-OF-WAY LINE
- ~ TREE LINE
- - - - - MINIMUM BUILDING SETBACK LINE
- NEW IRON REBAR W/ CAP NIR
- EXISTING IRON PIN/REBAR EIP/EIR
- DB. DEED BOOK
- PB. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- RTK REAL TIME KINEMATIC
- VRS VIRTUAL REFERENCE STATION
- N.T.S. NOT TO SCALE
- N/F NOW OR FORMERLY
- PROP. PROPERTY

OWNERSHIP AND DEDICATION:
I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED BY THIS PLAT AND THAT I (WE) HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY (OUR) FREE CONSENT; ESTABLISH ALL LOTS, EASEMENTS, SETBACKS, AND OTHER ASPECTS OF THE SUBDIVISION; AND DEDICATE ALL STREETS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

_____, 20____

NORTH CAROLINA, _____ COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT THE OWNER(S) LISTED ABOVE PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS _____ DAY OF

_____, 20____
STAMP OR SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

PRIVATE STREETS:
MAINTENANCE OF THE PRIVATE STREET(S) SHOWN ON THIS PLAT IS (ARE) INTENDED TO BE THE RESPONSIBILITY OF THE DULY INCORPORATED HOMEOWNERS' ASSOCIATION.
(NOTE: THIS STATEMENT SHALL NOT SERVE AS A SUBSTITUTE FOR ANY OTHER STATUTORY DISCLOSURE REQUIREMENTS).

OWNER(S)' NAME, PRINTED AND SIGNATURE

W:\JONES\22063\SURVEY\CAD From Others\22063 BM R1 WATERLINE EASEMENTS JB Checks.dwg Last Plotted by JAMES BURGESS for Green Engineering on Tuesday, October 17, 2023 ###