

VICINITY MAP
(1"=1000')

SITE SUMMARY

NUMBER OF LOTS CREATED	33
ACREAGE IN TOTAL TRACT	38.59 AC. +/- (1,680,984.67 SF +/-)
ACREAGE IN COMMON AREA(S)	1.30 AC. +/- (56,801.44 SF +/-)
ACREAGE IN PARK AND RECREATION AREAS	NONE

REFERENCES:

- D.B. 3263, PG. 410
- M.B. 21, PG. 135
- M.B. 5, PG. 152
- M.B. 26, PG. 95

TABLE OF CONTENTS

SHEET 1 - COVER SHEET

SHEET 2 - SUBDIVISION PLAT

NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
- PROPERTY IS LOCATED IN A ZONE 'X' (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE 500 YEAR FLOODPLAIN), REFERENCE FEMA FLOOD INSURANCE RATE MAP 3720456900L PANEL 4569, EFFECTIVE 4/16/2013.
- AREA DETERMINED BY COORDINATES.
- IRON STAKES LOCATED AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PROPERTY ZONED: R-10 SETBACK REQUIREMENTS PER THE TOWN OF GRIFTON UNIFIED DEVELOPMENT ORDINANCE:
FRONT SETBACK: 30 FEET
SIDE SETBACK: 10 FEET
CORNER SETBACK: 30 FEET
REAR SETBACK 20 FEET

REVISIONS

FINAL PLAT FOR HARRIS LANDING SUBDIVISION - PHASE 1

GRIFTON, GRIFTON TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: JONES & SMITH CONTRACTORS, LLC.
ADDRESS: 112 W. FIRE TOWER ROAD WINTERVILLE, NC 28590

NC License: F-0334
Rivers & ASSOCIATES, INC.
riversandassociates.com Since 1918

Engineers
Planners
Surveyors
Landscape Architects

107 East Second Street
Greenville, NC 27858
(252) 752-4135

SURVEYED
JA, KB
DRAWN
JWA
CHECKED
JWA
APPROVED
PM
DATE
4/2/2024
SCALE
1" = 100'

Orlando D. Lowry
ADMINISTRATOR/REVIEW OFFICER

[Signature] 4/2/2024
DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION. I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF GRIFTON 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, OPEN SPACE, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES TO THE TOWN OF GRIFTON.

[Signature] 4/2/2024
OWNER - KENNETH SMITH
JONES & SMITH CONTRACTORS, LLC. DATE

STREET MAINTENANCE DISCLOSURE. MAINTENANCE OF THE PUBLIC STREET(S) SHOWN ON THIS PLAT IS (ARE) INTENDED TO BE THE RESPONSIBILITY OF THE NC DEPARTMENT OF TRANSPORTATION OR TOWN OF GRIFTON, PROVIDED THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET. UNTIL SUCH TIME AS THE NCDOT OR TOWN OF GRIFTON ACCEPTS THE STREET(S), I (WE) WILL PROVIDE FOR NECESSARY MAINTENANCE. (NOTE: THIS STATEMENT SHALL NOT SERVE AS A SUBSTITUTE FOR ANY OTHER STATUTORY DISCLOSURE REQUIREMENTS.)

CERTIFICATE FOR APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS. I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH TOWN OF GRIFTON SPECIFICATIONS AND STANDARDS, OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF GRIFTON HAS BEEN RECEIVED, AND THAT THE FILING FEE FOR THIS PLAT AS SET FORTH IN THE TOWN'S FEE SCHEDULE, HAS BEEN PAID.

[Signature] 4/2/2024
ADMINISTRATOR, GRIFTON, NORTH CAROLINA DATE

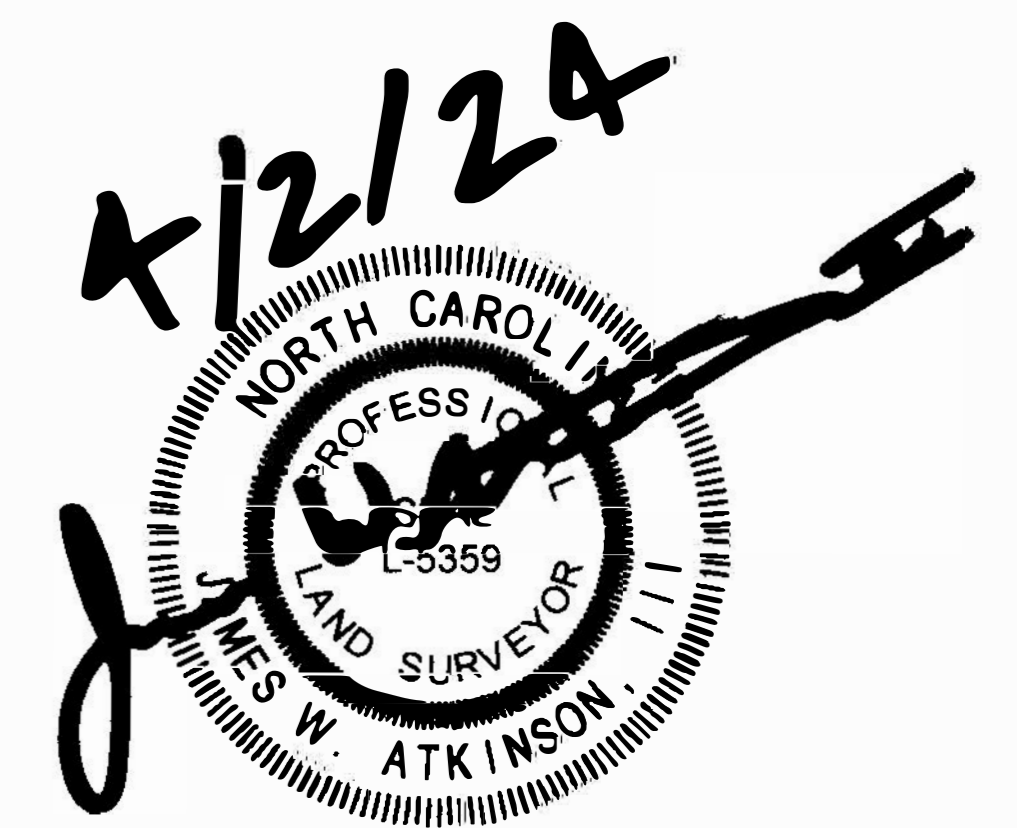
LEGEND

- BOUNDARY
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- NEW PROPERTY LINE
- EASEMENT LINE
- EDGE OF APPROXIMATE WETLANDS
- RIPARIAN BUFFER (ZONE 1)
- RIPARIAN BUFFER (ZONE 2)
- STREET BUFFER
- TIE LINE
- LOT NUMBER
- EXISTING CONCRETE MONUMENT
- SET IRON PIPE
- COMPUTED/CONTROL POINT
- APPROXIMATE WETLANDS
- DRAINAGE EASEMENT

ABBREVIATIONS

PIN	PARCEL IDENTIFICATION NUMBER
REID	REAL ESTATE IDENTIFICATION
N/F	NOW OR FORMERLY
D.B.	DEED BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
P.G.	PAGE
R/W	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT
SF	SQUARE FEET
AC.	ACRES
GIS	GEOGRAPHIC INFORMATION SYSTEM
HWY	HIGHWAY
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM

Doc ID: 015949630002 Type: CRF
Recorded: 04/02/2024 at 11:32:22 AM
Fee Amt: \$42.00 Page 1 of 2
Pitt County, NC
Lisa P. Nichols REG OF DEEDS
BK 91 PG 187-188



CERTIFICATION

NORTH CAROLINA PITT COUNTY

I, JAMES W. ATKINSON III, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY CRB/EH. FROM DEED DESCRIPTIONS RECORDED IN BOOK SEE, PG. 88; THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATES IS 1:10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I, FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)a.: THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 2ND DAY OF APRIL, 2024.

SIGNED *[Signature]*
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5359

NORTH CAROLINA PITT COUNTY

I, *Margaret L. Squires* A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT *Kenneth Smith & Orvin Lowry* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 2 DAY OF April, 2024.

NOTARY PUBLIC: *[Signature]*

MY COMMISSION EXPIRES: January 24, 2026

[Notary Seal]

Doc ID: 015949630002 Type: CRP
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REVISIONS

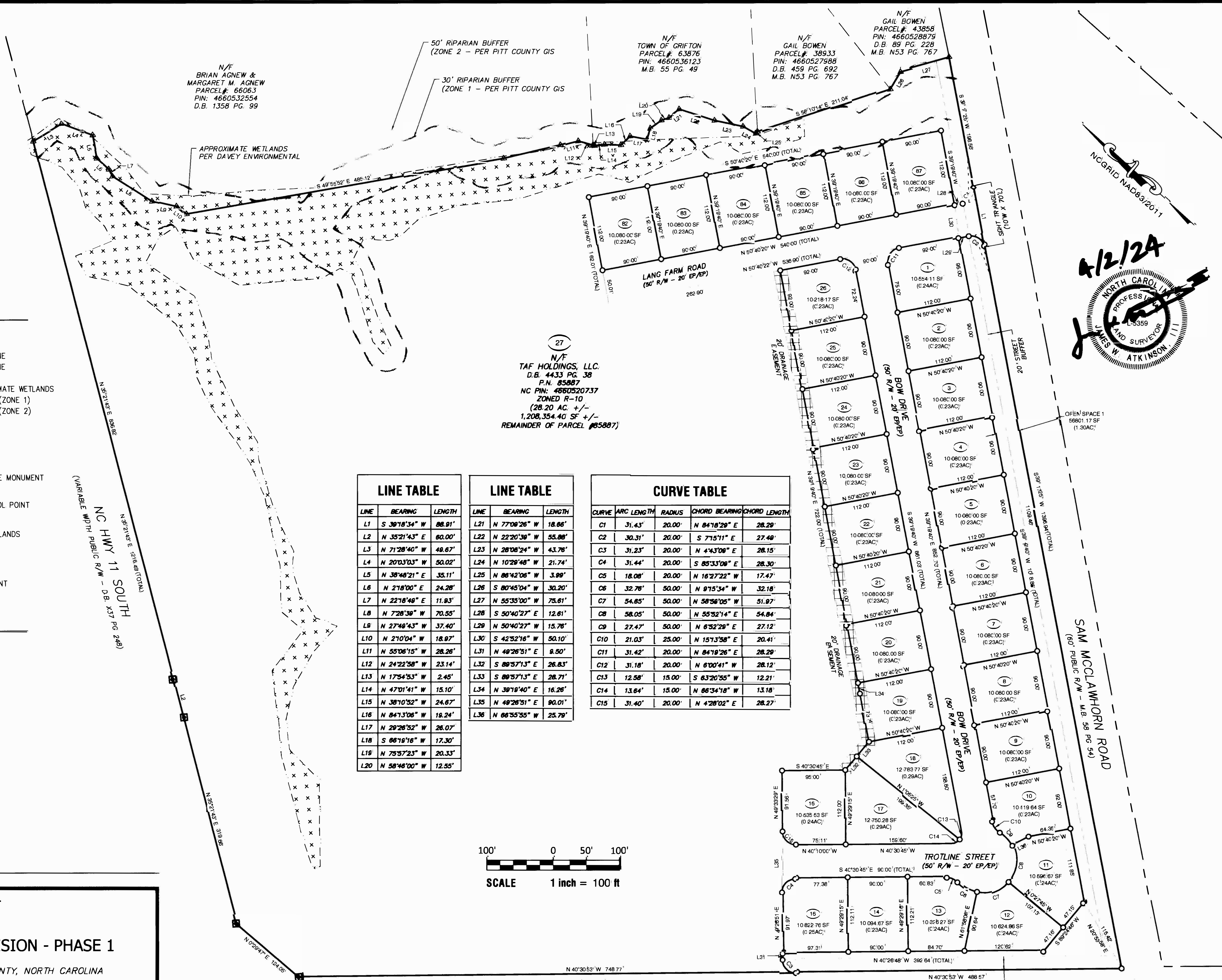
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LINE TABLE

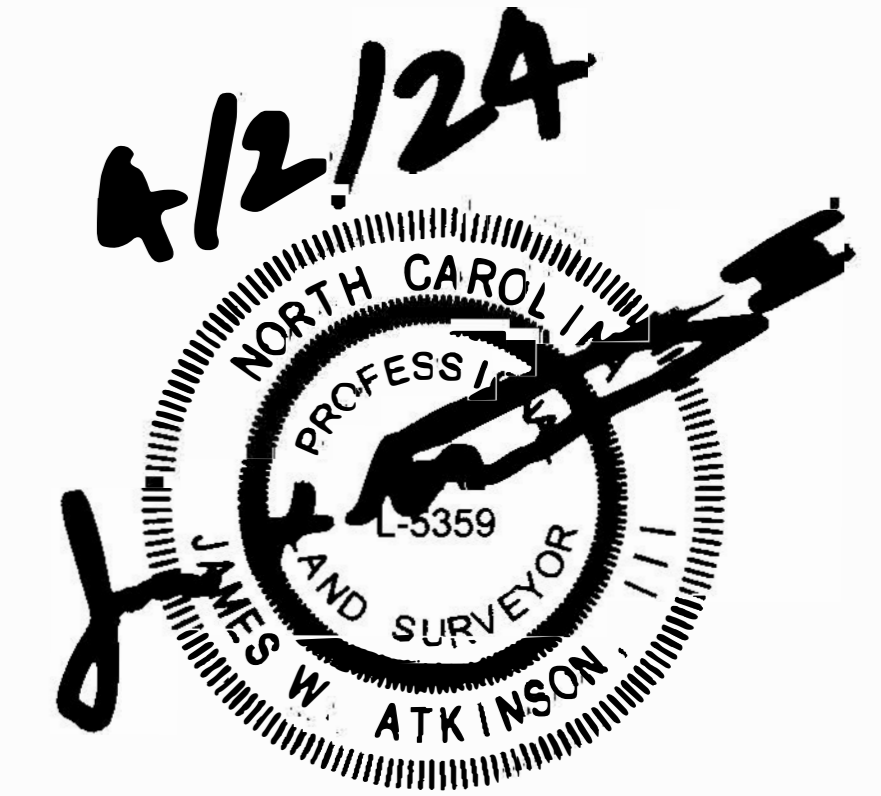
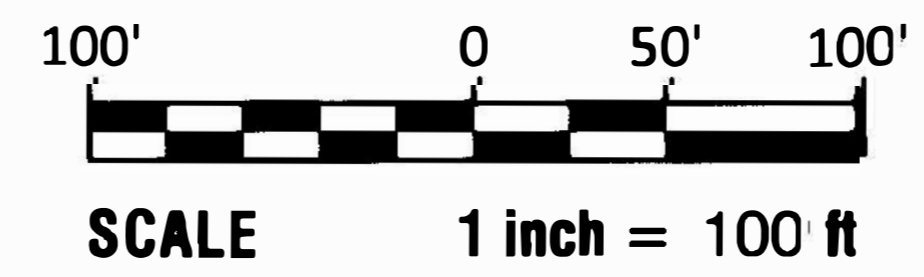
LINE	BEARING	LENGTH
L1	S 30°18'34" W	88.91'
L2	N 35°21'43" E	80.00'
L3	N 71°28'40" W	49.87'
L4	N 20°03'03" W	50.02'
L5	N 38°48'21" E	35.11'
L6	N 218°00" E	24.28'
L7	N 227°48" E	11.93'
L8	N 728°38" W	70.55'
L9	N 2748°43" W	37.40'
L10	N 210°04" W	18.97'
L11	N 55°06'15" W	28.26'
L12	N 24°22'58" W	23.14'
L13	N 175°4'53" W	2.45'
L14	N 47°01'41" W	15.10'
L15	N 38°10'52" W	24.87'
L16	N 84°13'06" W	18.24'
L17	N 28°26'52" W	26.07'
L18	S 66°18'16" W	17.30'
L19	N 75°57'23" W	20.33'
L20	N 58°46'00" W	12.55'

LINE TABLE

LINE	BEARING	LENGTH
L21	N 77°08'26" W	18.86'
L22	N 22°20'38" W	55.88'
L23	N 28°08'24" W	43.76'
L24	N 10°28'48" W	21.74'
L25	N 88°42'06" W	3.99'
L26	S 80°45'04" W	30.20'
L27	N 55°35'00" W	75.61'
L28	S 50°40'27" E	12.61'
L29	N 50°40'27" W	15.78'
L30	S 42°52'16" W	50.10'
L31	N 48°26'51" E	9.50'
L32	S 89°57'13" E	26.83'
L33	S 88°57'13" E	28.71'
L34	N 38°19'40" E	16.26'
L35	N 49°26'51" E	90.01'
L36	N 66°35'55" W	25.79'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.43'	20.00'	N 84°18'28" E	28.28'
C2	30.31'	20.00'	S 77°51'11" E	27.48'
C3	31.23'	20.00'	N 4°43'08" E	28.15'
C4	31.44'	20.00'	S 85°33'08" E	28.30'
C5	18.08'	20.00'	N 16°27'22" W	17.47'
C6	32.78'	50.00'	N 91°51'34" W	32.18'
C7	54.85'	50.00'	N 58°58'05" W	51.97'
C8	58.05'	50.00'	N 55°52'14" E	54.84'
C9	27.47'	50.00'	N 6°52'29" E	27.12'
C10	21.03'	25.00'	N 15°13'58" W	20.41'
C11	31.42'	20.00'	N 84°19'26" E	28.29'
C12	31.18'	20.00'	N 6°00'41" W	28.12'
C13	12.58'	15.00'	S 63°20'55" W	12.21'
C14	13.64'	15.00'	N 86°34'18" W	13.18'
C15	31.40'	20.00'	N 4°28'02" E	28.27'



4/2/24