

CERTIFICATE OF APPROVAL FOR RECORDING  
 I, Nola Roberts, ADMINISTRATOR AND REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THIS PLAN CREATES A SUBDIVISION SUBJECT TO AN IN ACCORDANCE WITH THE TOWN OF AYDEN UNIFIED DEVELOPMENT ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PITT COUNTY  
Nola Roberts 4/15/2024  
 ADMINISTRATOR, AYDEN, NORTH CAROLINA

CERTIFICATE OF 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 THE DEPARTMENT STANDARDS OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF AYDEN HAS BEEN RECEIVED, AND THAT THE FILING FEE FOR THIS PLAN AS SET FORTH IN THE TOWN'S FEE SCHEDULE, HAS BEEN PAID.  
Nola Roberts 4/15/2024  
 ADMINISTRATOR, AYDEN, NORTH CAROLINA

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 AYDEN 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 AND STORM SEWER TO THE TOWN OF AYDEN.  
John Evans 4/15/24  
 OWNER'S SIGNATURE

NORTH CAROLINA PITT COUNTY  
 I, Robin T. Kee, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT John Evans PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT.  
 WITNESS MY HAND AND SEAL, THIS 15th DAY OF April, 2024.  
Robin T. Kee NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 11/3/2025

STREET MAINTENANCE DISCLOSURE  
 MAINTENANCE OF THE PUBLIC STREET(S) SHOWN ON THIS PLAN IS (ARE) INTENDED TO BE THE RESPONSIBILITY OF THE NC DEPARTMENT OF TRANSPORTATION OR TOWN OF AYDEN, PROVIDED THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET. UNTIL SUCH TIME AS THE TOWN OR TOWN OF AYDEN 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.)  
John Evans 4/15/24  
 OWNER'S SIGNATURE

CERTIFICATE OF DISCLOSURE: PITT COUNTY FLOODPLAIN MANAGEMENT REGULATIONS  
 I (WE) HEREBY CERTIFY THAT PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH A PROSPECTIVE BUYER, I (WE) SHALL PREPARE AND SIGN A STATEMENT WHICH FULLY AND ACCURATELY DISCLOSES THAT THE SUBJECT REAL ESTATE, OR A PORTION OF THE SUBJECT REAL ESTATE, IS LOCATED WITHIN A FLOOD HAZARD AREA AND THAT THE BUYER MUST SATISFY THE REQUIREMENTS OF THE PITT COUNTY FLOODPLAIN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.  
John Evans 4/15/24  
 OWNER'S SIGNATURE

REVISIONS: #1 - 4/5/24: ADD FRONT SETBACKS PER OWNER REQUEST & TOWN OF AYDEN COMMENTS

FINAL PLAN  
**COUNTRY CLUB CREEK**  
**PHASE 2**

TOWN OF AYDEN, AYDEN TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER **EAST DOMUS DEVELOPMENT, LLC**  
 ADDRESS P.O. BOX 2548 GREENVILLE NORTH CAROLINA, 27834  
 PHONE (252) 752-2106

Engineers Rivers	APPROVED JDV
Surveyors Rivers	DATE 5/2/2023
Landscapes Rivers	CHECKED PH
07 East Shaw Street Greenville, NC 27604 (252) 752-4135	SCALE 1" = 100'

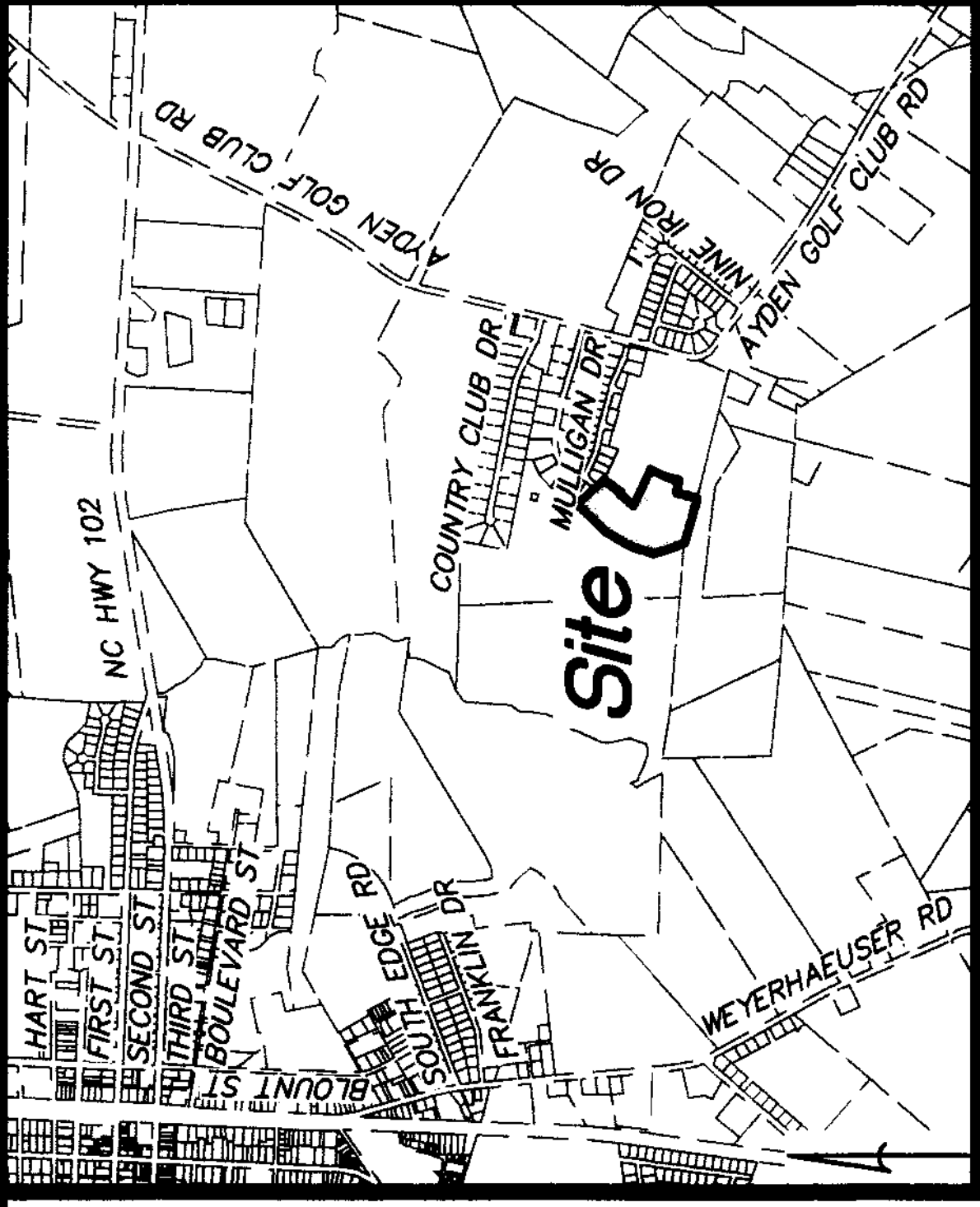
DWG. NO. FP-801 SHEET NO. 1 OF 1 PROJECT NO. 2023013

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 24°38'16" E	24.63'
L2	N 24°38'16" W	28.80'
L3	S 70°05'53" W	58.65'
L4	S 02°46'02" E	43.04'
L5	S 02°46'02" E	28.26'
L6	N 19°26'24" E	51.03'
L7	S 19°26'24" W	51.03'
L8	N 02°46'02" W	60.75'
L9	N 02°46'02" W	10.55'
L10	N 76°25'04" W	58.16'
L11	N 84°10'29" W	70.56'
L12	S 83°47'29" W	49.73'
L13	S 87°25'16" W	33.40'
L14	N 74°07'45" W	54.60'
L15	N 65°01'43" W	60.95'
L16	S 25°35'45" E	11.10'
L17	S 25°35'45" E	50.14'
L18	N 25°35'45" E	50.13'
L19	S 25°35'45" W	11.09'
L20	S 36°18'39" W	61.55'
L21	N 36°18'39" E	84.08'
L22	S 36°18'39" W	38.45'
L23	S 41°59'13" W	44.17'
L24	N 36°18'39" E	15.92'
L25	N 41°59'13" E	42.41'
L26	S 41°59'13" W	36.70'
L27	S 07°18'55" W	45.49'
L28	N 12°32'58" W	32.38'
L29	S 39°09'58" W	11.26'
L30	S 41°59'13" W	1.76'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	472.50'	5.85'	S 50°04'02" W	5.85'
C2	527.50'	113.67'	S 56°35'44" W	113.45'
C3	25.00'	38.14'	S 19°03'56" W	34.55'
C4	150.00'	59.97'	S 36°05'26" E	59.57'
C5	205.00'	19.88'	N 44°58'42" W	19.88'
C6	205.00'	62.89'	N 33°25'37" W	62.65'
C7	25.00'	37.20'	N 67°16'11" W	33.86'
C8	200.00'	28.38'	S 66°02'01" W	28.35'
C9	200.00'	89.56'	S 49°08'24" W	88.82'
C10	150.00'	102.31'	S 16°46'19" W	100.33'
C11	122.50'	144.94'	S 36°39'49" E	136.63'
C12	25.00'	39.27'	N 64°26'24" E	35.36'
C13	25.00'	8.48'	N 09°43'12" E	8.44'
C14	25.00'	13.91'	N 15°56'20" W	13.73'
C15	55.00'	61.01'	N 00°05'57" W	57.93'
C16	55.00'	43.94'	N 54°33'54" E	42.78'
C17	55.00'	31.79'	S 85°59'28" E	31.35'
C18	55.00'	42.77'	S 47°09'19" E	41.70'
C19	55.00'	30.24'	S 09°07'27" E	29.87'
C20	55.00'	61.56'	S 38°41'37" W	58.40'
C21	25.00'	18.41'	S 49°39'56" W	17.99'
C22	25.00'	3.99'	S 24°00'24" W	3.98'
C23	25.00'	39.27'	S 25°33'36" E	35.36'
C24	177.50'	36.84'	N 64°36'51" W	36.77'
C25	177.50'	45.71'	N 51°17'29" W	45.58'
C26	177.50'	61.59'	N 33°58'26" W	61.28'
C27	177.50'	61.07'	N 14°10'36" W	60.77'
C28	177.50'	4.81'	N 03°32'37" W	4.81'
C29	205.00'	57.88'	N 05°19'17" E	57.69'
C30	205.00'	70.00'	N 23°11'34" E	68.66'
C31	205.00'	11.93'	N 34°38'36" E	11.93'
C32	255.00'	13.03'	N 37°46'29" E	13.03'
C33	255.00'	64.41'	N 46°28'30" E	64.24'
C34	255.00'	72.93'	N 61°54'18" E	72.68'
C35	472.50'	70.29'	N 85°50'11" E	70.23'
C36	472.50'	91.97'	N 55°59'54" E	91.83'



**LEGEND**

- EXISTING RIGHT OF WAY (R/W)
- PROPOSED RIGHT OF WAY (R/W)
- ADJOINING OWNER PARCEL LINE
- LOT LINES
- EXISTING EASEMENT
- PROPOSED EASEMENT
- FLOODWAY (PER NC FRIS)
- 100 YEAR FLOOD (PER NC FRIS)
- 500 YEAR FLOOD (PER NC FRIS)
- AYDEN CITY LIMIT LINE
- DEED BOOK
- MAP BOOK
- PAGE
- NOW OR FORMERLY
- R/W
- B/B
- SIP
- EP
- ER
- SNS
- (W)
- D.E.
- (T)
- (TP)
- SF
- SQUARE FEET
- NEW LOT NUMBER
- PLATTED LOT NUMBER
- MINIMUM FRONT BUILDING LINE (FEET)

D.B. M.B. P.G. N/F R/W B/B SIP SNS (W) D.E. (T) (TP) SF (95) (99) (55)

CERTIFICATION  
 NORTH CAROLINA PITT COUNTY

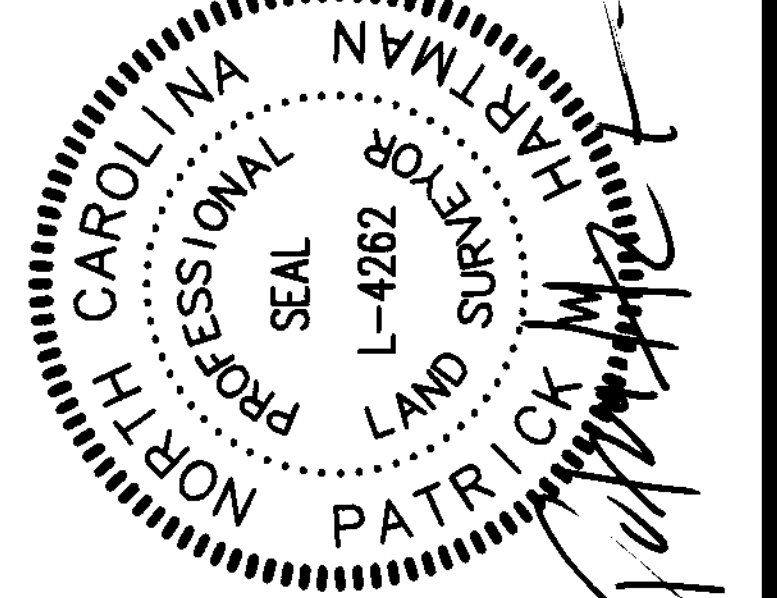
I, PA TRICK W. HARTMAN, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY RB 3/14/2022-2/02/2023, 3/13-15/2024 FROM DEED DESCRIPTIONS RECORDED IN BOOK 3642, PAGE 674; THAT THE RATIO OF PRECISION IS 1:10,000 + ; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH NCS 47-30 AS AMENDED, I, FURTHER CERTIFY PURSUANT TO GS 47-30 (1)(10): 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 27TH DAY OF MARCH, 2024

SIGNED Pa Trick W. Hartman  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER L-4262

NORTH CAROLINA PITT COUNTY

I, Nola Roberts, A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
Nola Roberts REVIEW OFFICER  
 DATE 4/15/2024

DWG. NO. FP-801

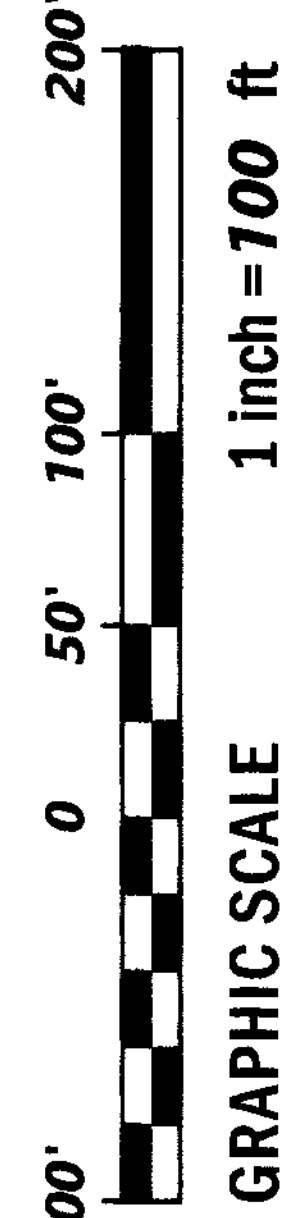


**Site Summary:**

NUMBER OF LOTS CREATED	33
ACREAGE IN LOTS	10.48± AC.
ACREAGE IN STREET RIGHT OF WAY	2.06± AC.
ACREAGE IN TOTAL TRACT	12.54± AC.
ACREAGE IN OPEN SPACE(S)	NONE
ACREAGE IN PARK AND RECREATION AREAS	NONE

**REFERENCES:**

- PARCEL NUMBER 91051
- D.B. 4504 PG. 852
- D.B. 3642 PG. 674
- D.B. 4277 P.G. 484
- M.B. 54 PG. 131
- D.B. 4367 PG. 302 (EPWC EASEMENT)
- D.B. 4499 PG. 62 (EPWC EASEMENT)
- M.B. 90 PG. 97
- M.B. 90 PG. 39



**NOTES:**

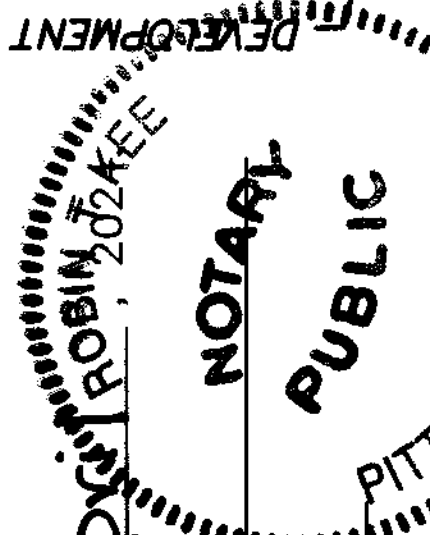
- IRON STAKES LOCATED AT ALL PROPERTY CORNERS, EXCEPT AS NOTED OTHERWISE.
- ALL DISTANCES ARE HORIZONTAL GROUND MEASURED UNLESS SHOWN OTHERWISE.
- AREA BY COORDINATES.
- PORTIONS OF THIS PROPERTY IS LOCATED WITHIN A "ZONE X" AREA (AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR AND 500 YEAR FLOOD PLAIN), ZONE X SHADED (500 YEAR FLOOD) AND ZONE AE (100 YEAR FLOOD). AS DETERMINED FROM FIRM MAP NUMBER 3720467200K PANEL 4672 K, EFFECTIVE JULY 7, 2014.
- PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
- PROPERTY ZONED: R-12 AND CONSERVATION PER PITT COUNTY GIS WEBSITE.

R-12 SETBACK REQUIREMENTS PER THE TOWN OF AYDEN UNIFIED DEVELOPMENT ORDINANCE:  
 SIDE SETBACK: 10 FEET  
 REAR SETBACK: 25 FEET  
 REAR SETBACK 30 FEET  
 \*MAY INCREASE DUE TO LOT WIDTH REQUIREMENT AT THE SETBACK.

N/F  
 MARK W. TEUT AND CHERYL REMSEN  
 D.B. 4253 PG. 92  
 M.B. 32 PG. 77  
 P.N. 16388

100 YEAR & 500 YEAR FLOOD  
 PLAN PER NCRIS WEBSITE, REF. FEMA FIRM 3720467200K, PANEL 4672 K (BASE ELEVATION PARES)

REQUIREMENT WITHIN THE 100-YEAR FLOOD PLAN IS PROHIBITED PER THE TOWN OF AYDEN ORDINANCE. (PROPERTY LOCATED WITHIN THE 100-YEAR FLOOD PLAN IS ZONED CONSERVATION)



DWG. NO. FP-801