

PLAT BOOK/PAGE 00386 / 0002

State of North Carolina
Town of Norlina

This plat of subdivision is hereby approved by the Town of Norlina for recording. Special approval is hereby given for the waiver of minimum building setbacks as noted between existing dwellings within the R-8 zoning classification.

4-19-24 B. D. R. R.
Date Town of Norlina, NC, Zoning Administrator

NOTE: LOT SIZES ARE CONFORMING, BUT EXISTING STRUCTURES ARE NON-CONFORMING FOR CURRENT R-8 SETBACK REQUIREMENTS

TOWN OF NORLINA R-8 ZONING
MINIMUM BUILDING SETBACKS
FOR FUTURE CONSTRUCTION:

FRONT - 30'
SIDE - 10'
REAR - 20'
CORNER SIDE - 15' (LOTS 2 & 3)

MINIMUM LOT WIDTH IS 50'

①
0.270 ACRES
11,782 SQ. FT.

②
0.226 ACRES
9,842 SQ. FT.

P.C. 1 SL. 367 PL. 14
See Dr. No. 06621-A

VIRGINIA AVENUE
(UNIMPROVED STREET)

PLAT BOOK 23 PAGE 103

JAMES LEE TALLEY
DEED BOOK 881 PAGE 575
DEED BOOK 87 PAGE 300 (MAP)

STEPHANIE ANN CARTER
DEED BOOK 1055 PAGE 169
DEED BOOK 87 PAGE 300 (MAP)

State of North Carolina
County of Warren

I, Erik Hilliard, Review Officer of Warren County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

4/23/24 Erik B. Hilliard
Date Review Officer

NOTE: PROPERTY IS LOCATED IN TOWN OF NORLINA.

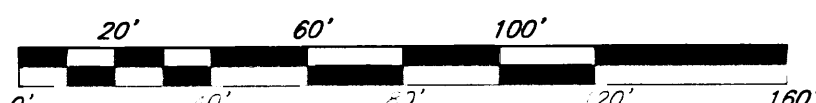
NOTE: IF GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED THEN THOSE OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1-CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING STATIC FIELD PROCEDURES.

NOTE: ALL POINTS ARE N.I.S., UNLESS OTHERWISE DENOTED.

NOTE: THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.

NOTE: ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE DESIGNATED.

NOTE: ALL AREAS ARE COMPUTED BY COORDINATE METHOD.



SCALE: 1" = 40'

FINAL PLAT

SURVEYED AND MAPPED FOR:

WANDA WILSON CLARY and
Heirs of PAMELA WILSON ALLEN

TOWNSHIP: SMITH CREEK

COUNTY: WARREN

DATE: DECEMBER 11, 2023

STATE: NORTH CAROLINA

ZONE: R8

TAX MAP: D5B

PARCEL: 43

REVISOR: 1/23/2024: revised minimum building setbacks for future development

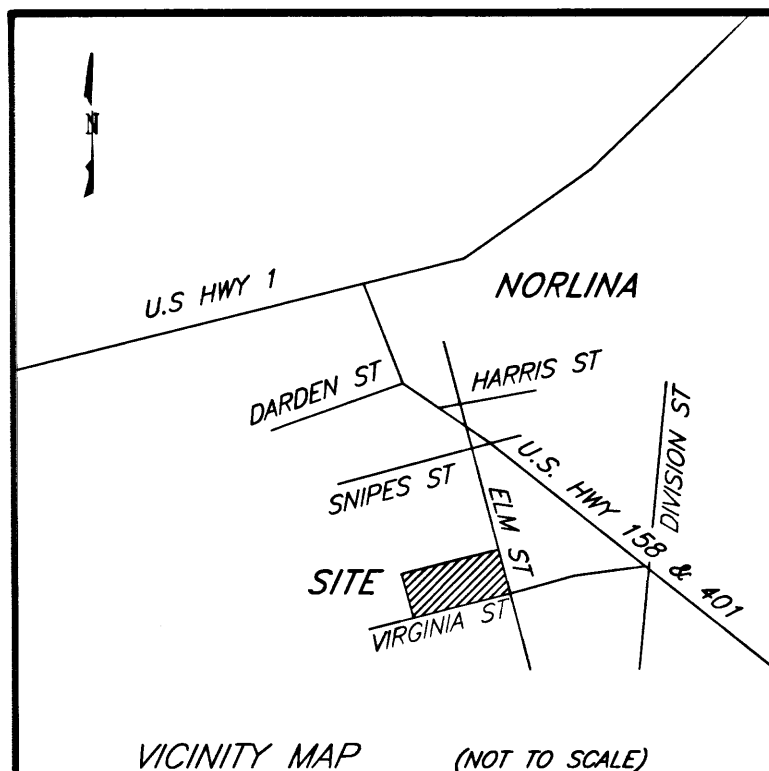
UPDATED:

DRAWING NO.

05023-A

(TUCKER/PLLC/2023/05023.crd)

FIELD BOOK NO. 145



VICINITY MAP (NOT TO SCALE)

LEGEND

E.I.S. --- EXISTING IRON STAKE
E.I.P. --- EXISTING IRON PIPE
N.I.S. --- NEW IRON STAKE
N.I.P. --- NEW IRON PIPE
R.R.S. --- RAILROAD SPIKE
E.C.M. --- EXISTING CONCRETE MONUMENT
P.K. --- P. K. NAIL
EX.I.S. --- EXISTING IRON SPIKE
I.S. --- IRON SPIKE
T.P. --- TURNING POINT
P.P. --- POWER POLE
C --- CENTERLINE
R --- RADIUS
Lc --- LENGTH OF CURVE
C.P. --- COMPUTED POINT
S.C.O. --- SEWER CLEAN-OUT
S.M.H. --- SEWER MANHOLE
W.M. --- WATER METER
F.H. --- FIRE HYDRANT
L.P. --- LIGHT POLE
EX.C.M. --- EXISTING CONCRETE MONUMENT
P --- PORCH
C-PT --- CAR PORT
ST.B --- STORAGE BUILDING
SB --- SETBACK

Note: The property shown hereon was surveyed without the benefit of a title report and does not necessarily reflect all encumbrances or important matter of title which a thorough title examination might disclose.

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 zoning jurisdiction of the Town of Norlina, NC, and that I hereby adopt this plan of subdivision with my free consent, and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted.

HARRY M. WILLIAMS, III
Date Owner(s)

Date Owner(s)

I, HARRY M. WILLIAMS, III, professional land surveyor no. L-2825, certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

HARRY M. WILLIAMS, III
HARRY M. WILLIAMS, III, professional land surveyor no. L-2825

I, HARRY M. WILLIAMS, III, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Estate file 02-E-213/D.B. 203 Pg. 595, that the ratio of precision as calculated by latitude and departures is 1/15,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, page _____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 23rd day of Jan., A.D., 2024.

HARRY M. WILLIAMS, III
Register No. L-2825 North Carolina



NORTH CAROLINA
WARREN COUNTY

This instrument was presented for registration and recorded in Plat Cabinet 1, Slide 386, Plat 2. This is the 43rd day of April, 2024 at 2:32 P.M.

Yvonne D. Alston By Joanna Ventura
Register of Deeds Deputy Reg. of Deeds

Recorded in Plat Cabinet 1, Slide 386, Plat 2.