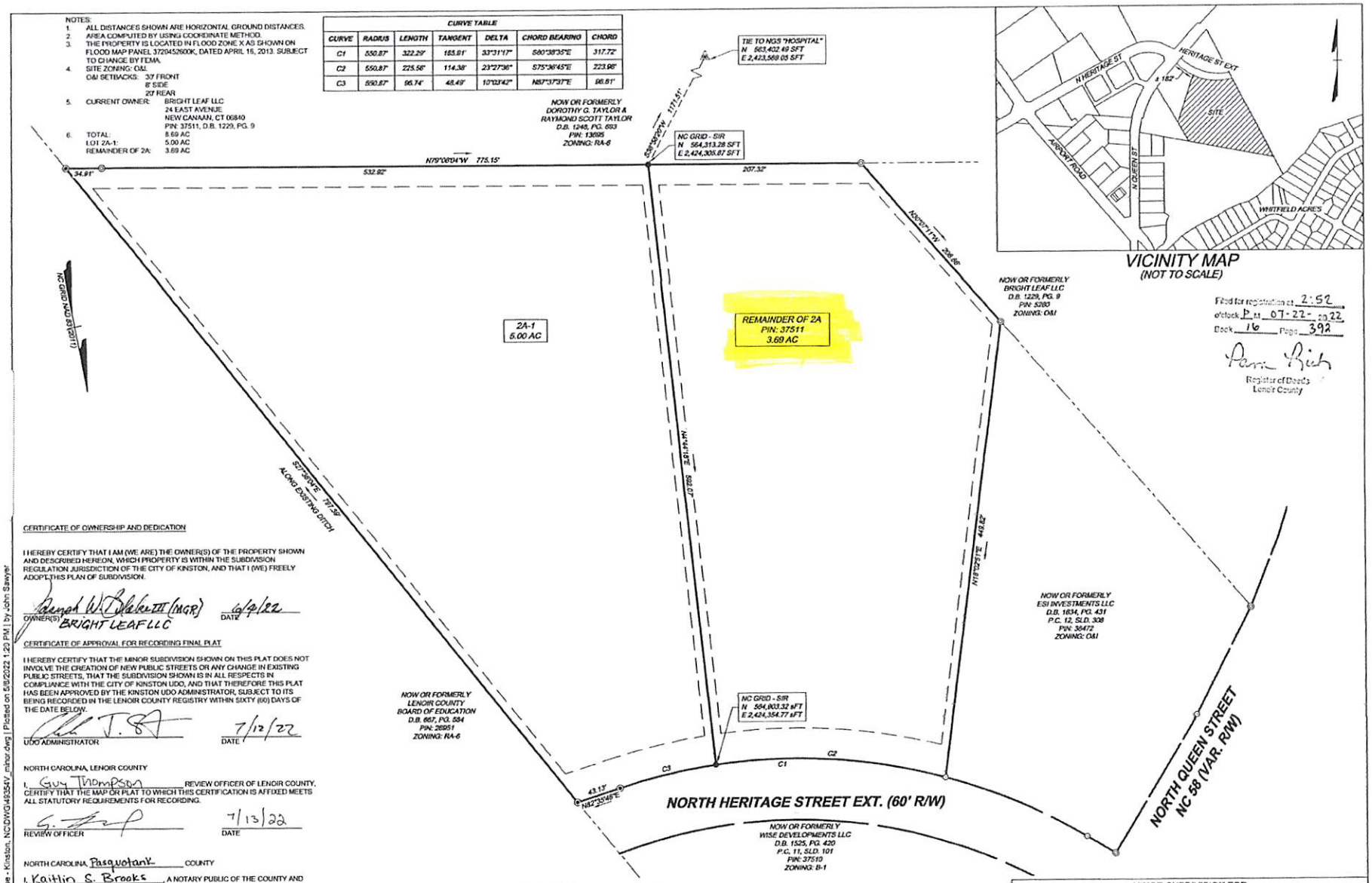
Doc ID: 005584160001 Type: CRP
Recorded: 07/22/2022 at 02:52:55 PM
Receipt#: 2022-7221
Lenoir County, NC Page 1 of 1
Pam Rich Register of Deeds
BK 16 PG 392

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
2. AREA COMPUTED BY USING COORDINATE METHOD.
3. THE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD MAP PANEL 3720452600K, DATED APRIL 15, 2013. SUBJECT TO CHANGE BY FEMA.
4. SITE ZONING: O&I.
   O&I SETBACKS: 30' FRONT
   8' SIDE
   20' REAR
5. CURRENT OWNER: BRIGHT LEAF LLC
   24 EAST AVENUE
   NEW CANAAN, CT 06840
   PIN: 37511, D.B. 1229, PG. 9
6. TOTAL: 8.69 AC
   LOT 2A-1: 5.00 AC
   REMAINDER OF 2A: 3.69 AC

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	550.87'	322.29'	165.91'	33°31'17"	S80°38'35"E	317.72'
C2	550.87'	225.56'	114.38'	23°27'36"	S75°36'45"E	223.98'
C3	550.87'	96.74'	48.49'	10°03'42"	N87°37'37"E	96.61'



VICINITY MAP
(NOT TO SCALE)

Filed for registration at 2:52 o'clock P.M. 07-22-2022
Book 16 Page 392
Pam Rich
Register of Deeds
Lenoir County

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF KINSTON, AND THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION.

Joseph W. Dilaker III (MGR) 6/4/22
OWNER(S) DATE
BRIGHT LEAF LLC

CERTIFICATE OF APPROVAL FOR RECORDING FINAL PLAT

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY OF KINSTON UDO, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE KINSTON UDO ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE LENOIR COUNTY REGISTRY WITHIN SIXTY (60) DAYS OF THE DATE BELOW.

UDO ADMINISTRATOR 7/12/22
DATE

NORTH CAROLINA, LENOIR COUNTY

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

REVIEW OFFICER 7/13/22
DATE

NORTH CAROLINA Pasquotank COUNTY

I, Kaitlin S. Brooks, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT JASON A. MIZELLE, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 6th DAY OF May, 2022.

Kaitlin S. Brooks
NOTARY PUBLIC

MY COMMISSION EXPIRES December 3, 2023

KAITLIN S. BROOKS NOTARY PUBLIC CURRITUCK COUNTY, NC

I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN DEED BOOK 1229, PAGE 9, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

F(11) A. THAT THE 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, REGISTRATION NUMBER AND SEAL THIS 6TH DAY OF MAY, 2022.

JASON A. MIZELLE, PLS L-4917

NORTH CAROLINA PROFESSIONAL SEAL L-4917 LAND SURVEYOR JASON A. MIZELLE

LEGEND

EXISTING IRON ROD (EIR)
EXISTING IRON PIPE (EIP)
SET IRON ROD (SIR)
CALCULATED POINT
PROPERTY BOUNDARY
ADJACENT PROPERTY LINES
BUILDING SETBACKS
RIGHT-OF-WAY

SCALE 1"=60'
0 60' 120'

MINOR SUBDIVISION FOR

RIVERSTONE CROSSING

BEING REMAINDER OF 2A IN SURVEY FOR FOR BRIGHT LEAF, LLC. P.C. 12, SLD. 308
KINSTON TOWNSHIP LENOIR COUNTY NORTH CAROLINA

TIMMONS GROUP
1805 West City Drive, Unit E, Elizabeth City, NC 27909
TEL 252.621.5030 www.timmons.com
North Carolina License Number C-1652

SCALE:	FILE NO:	DATE OF SURVEY:	DRAFTED:	DATE:	CHECKED:
1"=60'	49354	SEPTEMBER 21, 2021	JHS	MAY 06, 2022	JAM

S:\109\49354 - Riverstone Crossing at the Neuse - Kinston, NC\DWG\49354V_minor.dwg | Plotted on 5/6/2022 1:20 PM | by John Sawyer

VICINITY MAP
NOT TO SCALE

9.48.1.1. Certificate of Ownership and Dedication. I hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which property is within the subdivision regulation jurisdiction of the City of Kinston, and that I (we) freely adopt this plan of subdivision.

Joseph W. Blake III 11/09/23
Owner(s) Mgr. Bright Leaf LLC Date

9.48.1.2. Certificate of Approval for Recording Final Plat. I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets, that the subdivision shown is in all respects in compliance with the City of Kinston UDO, and that therefore this plat has been approved by the Kinston UDO Administrator, subject to its being recorded in the Lenoir County Registry within sixty (60) days of the date below.

Elizabeth P. Grant 11-16-2023
UDO Administrator Date

Filed for registration on the 16th day of November 2023 at 11:12 A.M. o'clock in Book No. 17 Page 210

Trevia Jenkins, By: Donna Daughety Deputy
Register of Deeds, Greene County

State of North Carolina
Holly Cooke, Review Officer of Lenoir County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Holly Cooke Review Officer
11/16/23 Date

I, Stephen M. Barrow, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervison and the following information was used to perform the survey:

Class of survey: Class A
Positional accuracy: 0.017(m) RMS
Type of GPS (or GNSS) field procedure: RTK
Date(s) of survey: October 2023
Datum/Epoch: NAD_83(2011)
Geoid model: GEOID12A

Combined grid factor: 0.999870026
Units: US Survey Feet
Horizontal positions are referenced to NAD83(2011)

I certify: That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

NORTH CAROLINA LENOIR COUNTY

I, Stephen M. Barrow, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see references); that the boundaries not surveyed are clearly indicated as drawn from information found in Book see, page ref; that the ratio of precision as calculated is 1: 10000± ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 13th day of October 2023.

Stephen M. Barrow, PLS
Registration Number: L-2997

NORTH CAROLINA CORPORATE SEAL C-1041 BARROW & BARROW, P.A.

NORTH CAROLINA PROFESSIONAL SEAL L-2997 LAND SURVEYOR STEPHEN M. BARROW

Doc ID: 000515840003 Type: CRP
Recorded: 11/16/2023 at 11:12:00 AM
Fee Amt: $21.00 Page 1 of 1
Lenoir County, NC
Trevia Jenkins Register of Deeds
Bk 17 Pg 210

Zoning Setbacks are jurisdictional. According to City of Kinston Zoning Ordinance, the setbacks are as follows:

Front – 30 Feet
Side – 8 Feet
Rear – 20 Feet

LEGEND

MONUMENTATION
NIP – NEW IRON PIPE
NPK – P K NAIL SET
EIS – EXISTING IRON STAKE
EIP – EXISTING IRON PIPE
EPK – PK NAIL FOUND
ECM – EXISTING CONCRETE MONUMENT
EA – EXISTING ANGLE IRON
ERRS – EXISTING RAILROAD SPIKE
CC – CONTROL CORNER
ZZ – NOT TO SCALE

FEATURES
R/W – ROAD RIGHT-OF-WAY
UP – UTILITY POLE
LP – LIGHT POLE
TP – TELEPHONE PEDESTAL
EOP – EDGE OF PAVEMENT
B/C – BACK-OF-CURB

UTILITIES
-----E----- OVERHEAD POWER LINES
-----X----- FENCE
-----G----- NATURAL GAS LINE
WM – WATER METER

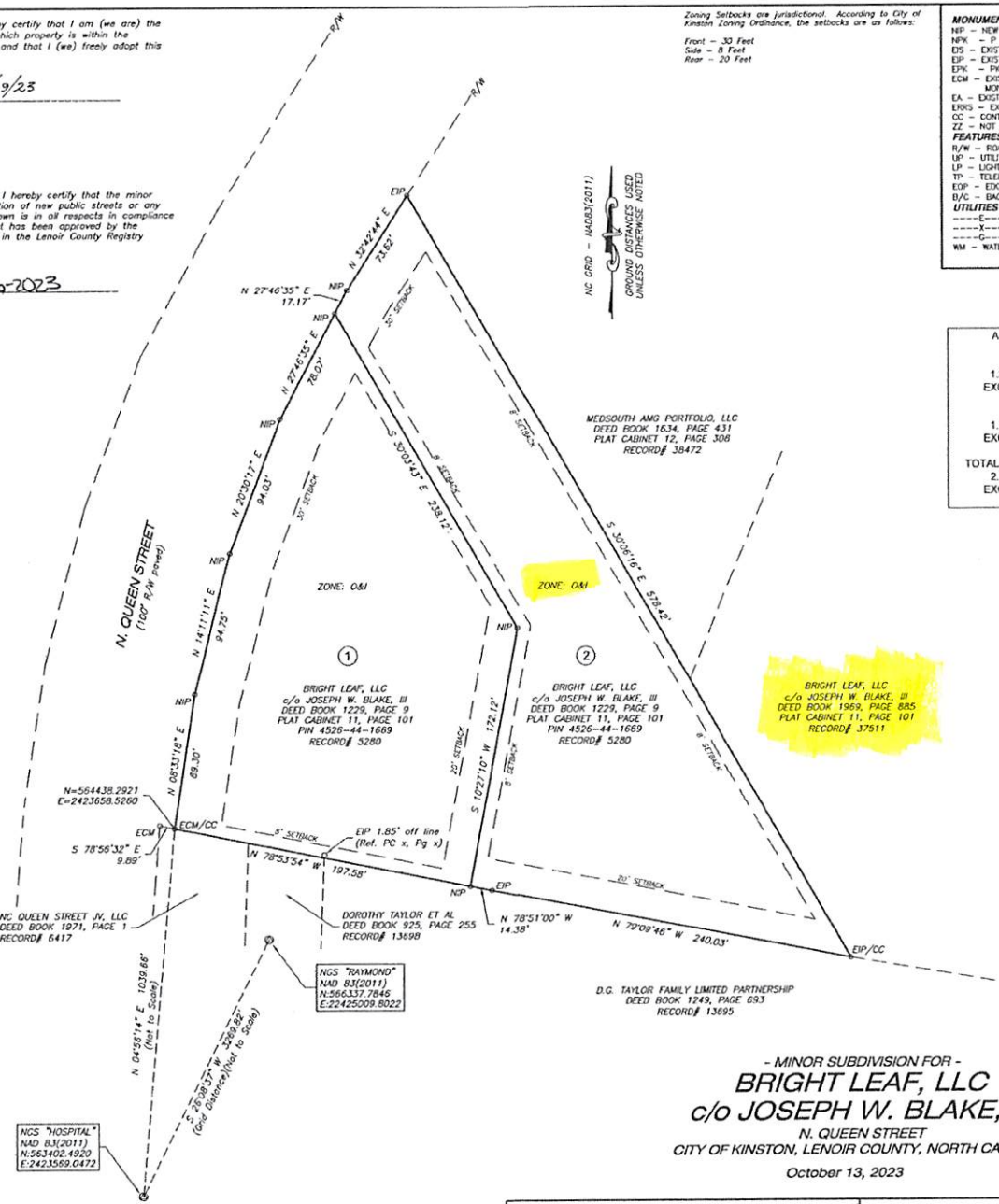
NC GRID – NAD83(2011)
GROUND DISTANCES USED UNLESS OTHERWISE NOTED

AREA CHART

LOT 1
1.200 ACRES±
EXCLUDING R/W

LOT 2
1.255 ACRES±
EXCLUDING R/W

TOTAL AREA SURVEYED
2.455 ACRES±
EXCLUDING R/W



- MINOR SUBDIVISION FOR -

BRIGHT LEAF, LLC
c/o JOSEPH W. BLAKE, III

N. QUEEN STREET
CITY OF KINSTON, LENOIR COUNTY, NORTH CAROLINA

October 13, 2023

DRAWN BY: wmb SURVEYED BY: jo	REVISIONS
DATE: 10/13/1923 ARCHIVE: dvd-2023-1	
DWG. NO.: joe	
blake_subdivision_10-13-2023.dwg	

SOURCE OF TITLE
OWNER: BRIGHT LEAF, LLC
c/o JOSEPH W. BLAKE, III
DEED BOOK 1229, PAGE 9
PLAT CABINET 11, PAGE 101, LOT 1A
TAX PIN 4526-44-1669
TAX RECORD NUMBER 5280

BARROW & BARROW, PA
Professional Land Surveying
115 HERITAGE CROSSING SNOW HILL, NC 28580
PHONE: (252)747-5790 FAX: (252)747-5111
www.barrowandbarrow.com