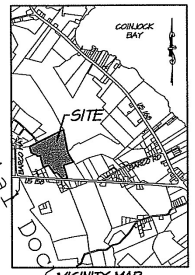
Doc No. 383702
Recorded: 02/10/2025 12:12:06 PM
Fee Amt: $21.00 Page 1 of 1
Currituck County, North Carolina
Natalie R. Twiddy, Register of Deeds
BK S PG 212 - 212(1)

Unofficial Document



NO APPROVAL REQUIRED

PLANNING DIRECTOR — DATE 2/10/2025

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

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

REVIEW OFFICER — DATE 2/10/2025

SURVEYOR'S CERTIFICATE

I, JOHN M. HURDLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE NOTES); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AND ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES IN NOTES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 2-CENTIMETERS; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

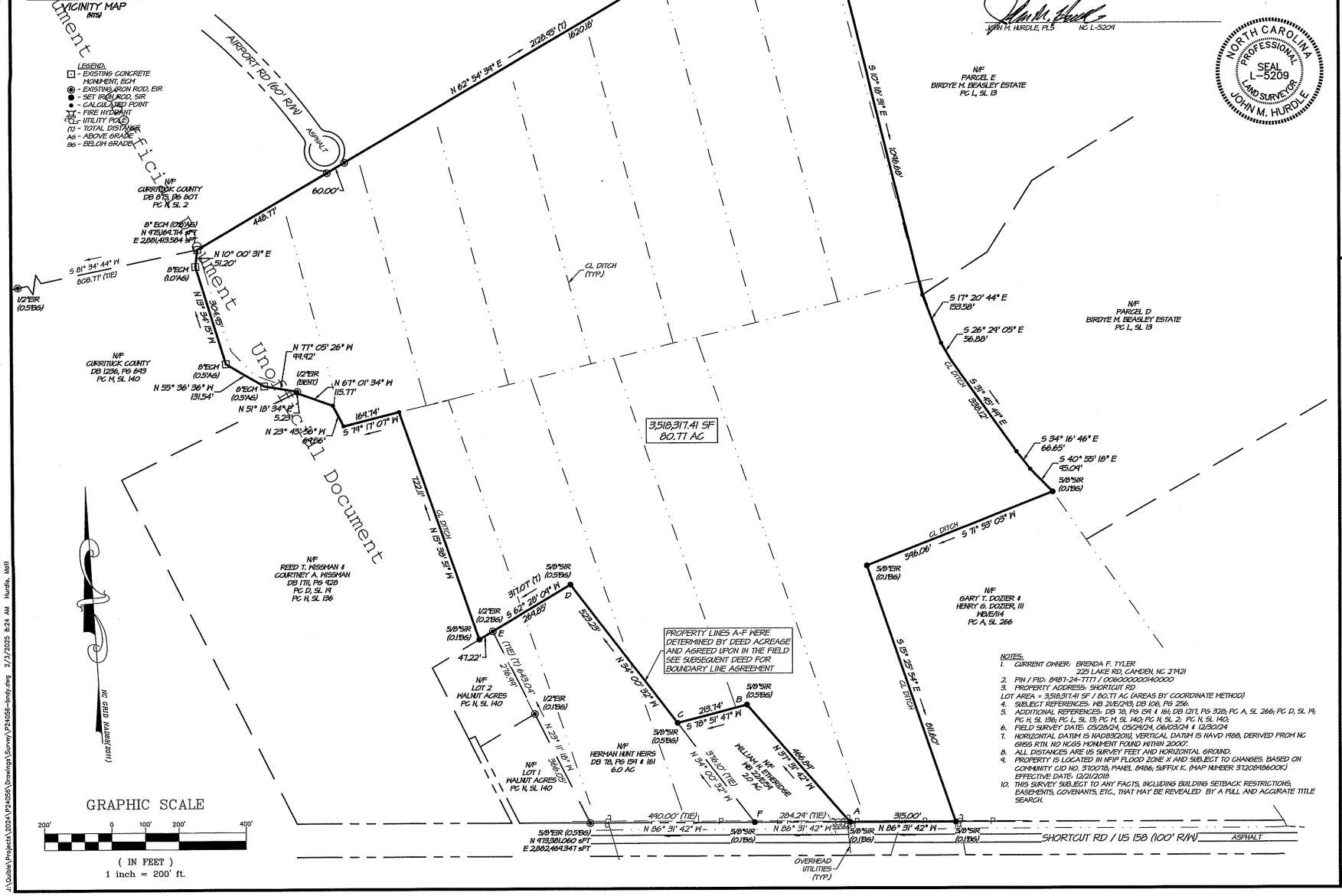
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 2-CENTIMETERS
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 05/28/24, 05/29/24, 06/03/24 & 12/30/24
DATUM/EPOCH: NC GRID - NAD 83 / EPOCH 2011
PUBLISHED/FIXED-CONTROL USE: NC GNSS RTN
GEOID MODEL: 2018
COMBINATION (GRID FACTOR(S)): L000001465
UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3RD DAY OF FEBRUARY, 2025.

JOHN M. HURDLE, PLS — NC L-5209

NORTH CAROLINA PROFESSIONAL SEAL L-5209 LAND SURVEYOR JOHN M. HURDLE



NOTES:
1. CURRENT OWNER: BRENDA F. TYLER
225 LAKE RD, CAMDEN, NC 27921
2. PIN / PID: 8487-24-7777 / 0036000000140000
3. PROPERTY ADDRESS: SHORTCUT RD
LOT AREA = 3,518,317.41 SF / 80.77 AC (AREAS BY COORDINATE METHOD)
4. SUBJECT REFERENCES: WB 211/243; DB 106, PG 256.
5. ADDITIONAL REFERENCES: DB 78, PG 159 & 161; DB 1217, PG 328; PC A, SL 266; PC D, SL 19; PC H, SL 136; PC L, SL 13; PC M, SL 140; PC N, SL 2; PC N, SL 140;
6. FIELD SURVEY DATE: 05/28/24, 05/29/24, 06/03/24 & 12/30/24
7. HORIZONTAL DATUM IS NAD83(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NC GNSS RTN. NO NCGS MONUMENT FOUND WITHIN 2000'.
8. ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
9. PROPERTY IS LOCATED IN NFIP FLOOD ZONE X AND SUBJECT TO CHANGES. BASED ON COMMUNITY CID NO. 370078, PANEL 8486; SUFFIX K. (MAP NUMBER 3720848600K) EFFECTIVE DATE: 12/21/2018
10. THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

WithersRavenel
8466 Caratoke Highway | Building 400 | Powells Point, NC 27966
License #: F-1479 | t: 252.491.8147 | www.withersravenel.com

BOUNDARY SURVEY FOR
BRENDA F. TYLER
80.77 AC PARCEL (SHORTCUT RD)

CRAWFORD TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

PROJECT NO.	P24056
DRAWN BY	JMH
CHECKED BY	JMH
SCALE	1"=200'
ISSUE DATE	02/03/25

J:\Outlook\Projects\2024\P24056\Drawings\Survey\P24056-bndy.dwg 2/3/2025 8:24 AM Hurdle, Matt