

- GENERAL NOTES:**
- OWNER/DEVELOPER:
LDCT, LLC
107 FOREST LINE DRIVE
NEWPORT, NC 28570
 - SITE INFORMATION:
PIN: 5-0032-0185-W
D.B. 847, PGS. 461
P.C. 2, SL. 152, MAP #7
PARCEL AREA: 12.98 ACRES
ZONING: R-1 (LOW DENSITY RESIDENTIAL)
 - TOTAL NUMBER OF LOTS: 17
MINIMUM LOT SIZE: 25,000 SF
LOT AREA: 11.24 ACRES
RIGHT OF WAY AREA: 1.74 ACRES
OPEN SPACE: 0.87 ACRES
(30,720 SQ. FT. UPLAND)
(11,657 SQ. FT. WETLANDS)
 - MINIMUM SETBACKS:
FRONT: 15'
SIDE YARD: 10'
SIDE YARD (CORNER): 20'
REAR YARD: 30'
 - DRAINAGE EASEMENTS ARE AS FOLLOWS
(UNLESS OTHERWISE SPECIFIED):
10' ON SIDE LOT LINES
20' ALONG REAR LOT LINES
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 - AREA COMPUTED BY USING COORDINATE METHOD.
 - THERE ARE NO N.G.S. MONUMENTS WITHIN 2,000' OF THE SITE.
 - SITE IS LOCATED IN FLOOD ZONES "X" & "SHADED X" AS SHOWN ON THE FIRM PANEL 372079400K, DATED DECEMBER 21, 2018, SUBJECT TO CHANGE BY FEMA.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY ALL BUILDING SETBACKS AND RESTRICTIVE COVENANTS PRIOR TO CONSTRUCTION.
 - SURVEY PERFORMED WITHOUT ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF WINFALL AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, SEWER LINES, WATER LINES, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE OR NOTED.

OWNER(S) LDCT, LLC DATE 12-5-24

CERTIFICATE OF WARRANTY

I HEREBY CERTIFY THAT I KNOW OF NO DEFECTS FROM ANY CAUSE AND WILL FULLY WARRANT ALL IMPROVEMENTS, WHICH HAVE BEEN INSTALLED TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THIS DATE. ANY IMPROVEMENTS YET TO BE INSTALLED, I SHALL FULLY WARRANT IN THE SAME MANNER FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF RELEASE OF GUARANTEES. IN THE EVENT THAT DEFECTS ARE DISCOVERED IN ANY SUCH IMPROVEMENTS DURING THE WARRANTY PERIOD, I SHALL REPLACE AND/OR REPAIR THE DEFECTIVE IMPROVEMENT AT MY OWN EXPENSE.

DEVELOPER/PROPERTY OWNER LDCT, LLC DATE 12-5-24

CERTIFICATE OF OPEN SPACE

DEDICATION, USE, OWNERSHIP, AND MAINTENANCE OF THE OPEN SPACE SHALL BE AS REQUIRED BY WINFALL ZONING ORDINANCE.

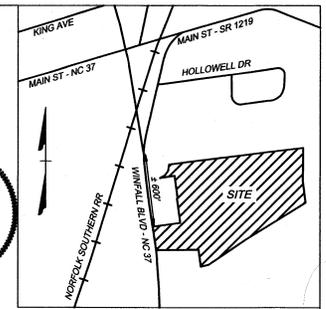
OWNER(S) LDCT, LLC DATE 12-5-24

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 547, PAGE 461; 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 1:110,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I (I) 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.

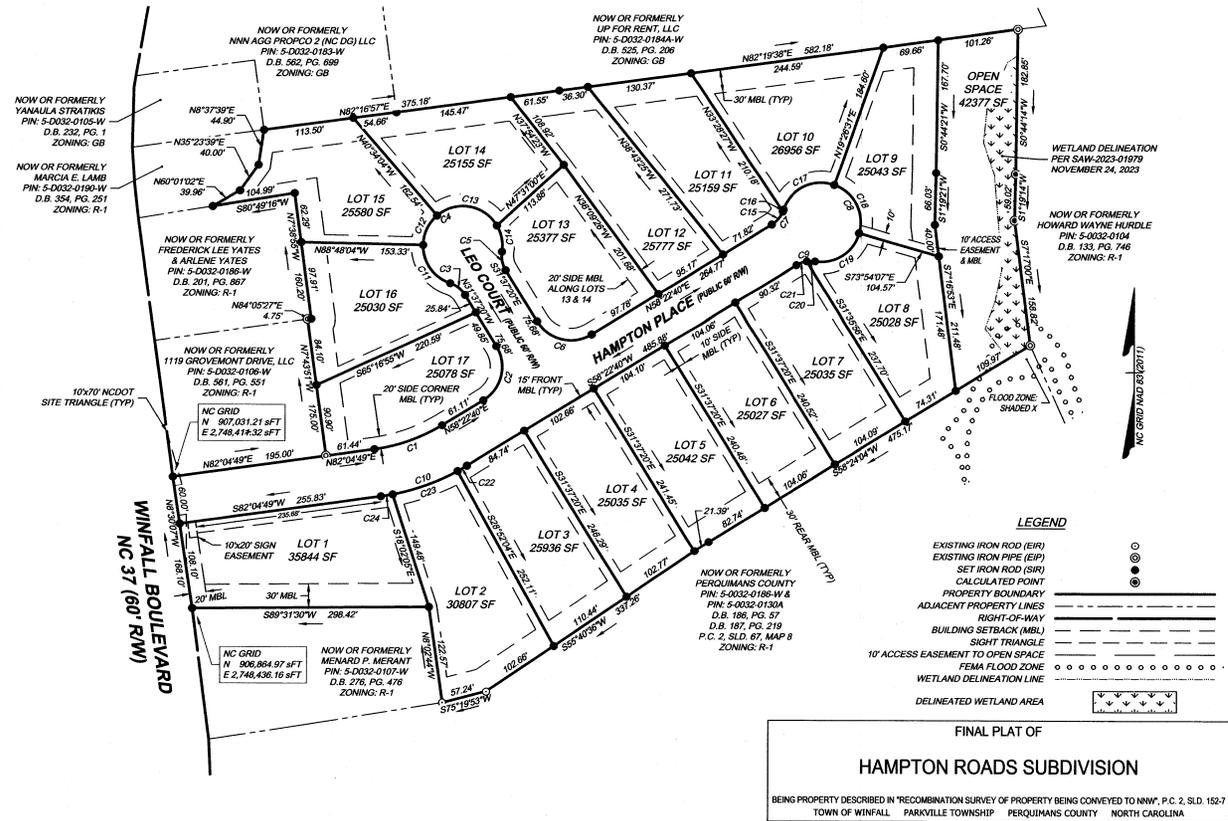
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11TH DAY OF NOVEMBER, 2024.

Jason A. Mizelle
JASON A. MIZELLE, PLS L-4917



VICINITY MAP
(NOT TO SCALE)

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	220.00'	91.01'	46.17'	23°42'09"	N70°13'45"E	90.36'
C2	50.00'	78.54'	50.00'	90°00'00"	N13°22'40"E	70.71'
C3	35.00'	24.51'	12.78'	40°07'09"	N51°40'54"W	34.01'
C4	50.00'	227.10'	89.34'	260°14'18"	N58°22'40"E	76.47'
C5	35.00'	24.51'	12.78'	40°07'09"	S11°33'45"E	34.01'
C6	50.00'	78.54'	50.00'	90°00'00"	S78°13'20"E	70.71'
C7	35.00'	24.51'	12.78'	40°07'09"	N38°18'02"E	34.01'
C8	50.00'	227.10'	89.34'	260°14'18"	S31°13'20"E	76.47'
C9	35.00'	24.51'	12.78'	40°07'09"	S78°28'15"W	34.01'
C10	280.00'	115.83'	58.78'	23°42'09"	S70°13'45"W	115.01'
C11	50.00'	63.65'	36.86'	72°58'25"	N35°18'16"W	59.44'
C12	50.00'	42.09'	22.38'	48°14'00"	N25°18'58"E	40.86'
C13	50.00'	87.21'	58.52'	99°56'07"	S80°36'01"E	76.57'
C14	50.00'	34.15'	17.77'	39°07'47"	S11°04'04"E	33.49'
C15	35.00'	21.93'	11.34'	33°54'08"	N40°25'37"E	21.57'
C16	35.00'	2.58'	1.28'	4°13'01"	N20°22'02"E	2.58'
C17	50.00'	78.57'	51.04'	91°11'00"	N63°51'01"E	71.44'
C18	50.00'	75.62'	47.16'	88°39'22"	S27°13'48"E	68.62'
C19	50.00'	71.91'	43.77'	82°23'57"	S57°17'51"W	65.87'
C20	35.00'	10.24'	5.16'	16°46'11"	N89°53'16"W	10.21'
C21	35.00'	14.28'	7.23'	23°20'58"	S70°03'09"W	14.16'
C22	280.00'	13.46'	6.73'	2°45'15"	S59°45'16"W	13.46'
C23	280.00'	87.44'	44.08'	17°53'38"	S70°04'44"W	87.08'
C24	280.00'	14.83'	7.47'	3°03'17"	S80°33'11"W	14.83'



LEGEND

- EXISTING IRON ROD (EIR)
- EXISTING IRON PIPE (EIP)
- SET IRON ROD (SIR)
- CALCULATED POINT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- RIGHT-OF-WAY
- BUILDING SETBACK (MBL)
- SIGHT TRIANGLE
- 10' ACCESS EASEMENT TO OPEN SPACE
- FEMA FLOOD ZONE
- WETLAND DELINEATION LINE
- DELINEATED WETLAND AREA

CERTIFICATE OF APPROVAL, MAJOR SUBDIVISION

THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE PROVISIONS OF THE WINFALL SUBDIVISION ORDINANCE AND PROVIDED THAT IT IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN 60 DAYS OF FINAL APPROVAL BY THE TOWN COUNCIL.

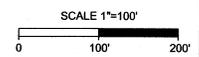
John Sawyer DATE 12-5-2024
PLANNING & ZONING ADMINISTRATOR

CERTIFICATE OF DISCLOSURE OF PUBLIC PURCHASE

THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE PROVISIONS OF THE WINFALL SUBDIVISION ORDINANCE AND PROVIDED THAT IT IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN 60 DAYS OF FINAL APPROVAL BY THE TOWN COUNCIL.

William J. Johnson DATE 12-5-2024
PLANNING & ZONING ADMINISTRATOR

This document presented and filed:
12/05/2024 04:30:37 PM
By: Denna J. Phelps, Asst.
JACQUELINE S. FRIERSON, PERQUIMANS County, NC
Fee: \$21.00



FINAL PLAT OF
HAMPTON ROADS SUBDIVISION

BEING PROPERTY DESCRIBED IN "RECOMBINATION SURVEY OF PROPERTY BEING CONVEYED TO NNW", P.C. 2, S.D. 152-7 TOWN OF WINFALL, PARKVILLE TOWNSHIP, PERQUIMANS 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: 1"=100'
FILE NO: 63358
DATE OF SURVEY: OCTOBER 31, 2024
DRAFTED: JHS
DATE: NOVEMBER 11, 2024
CHECKED: JAM

S:\106\0588 - Hampton Roads Subdivision - Winfall, NCDWG\Sheet\Plan\63055591_dwg.plt [Printed on 11/11/2024 7:13 AM] by John Sawyer