SITE DATA

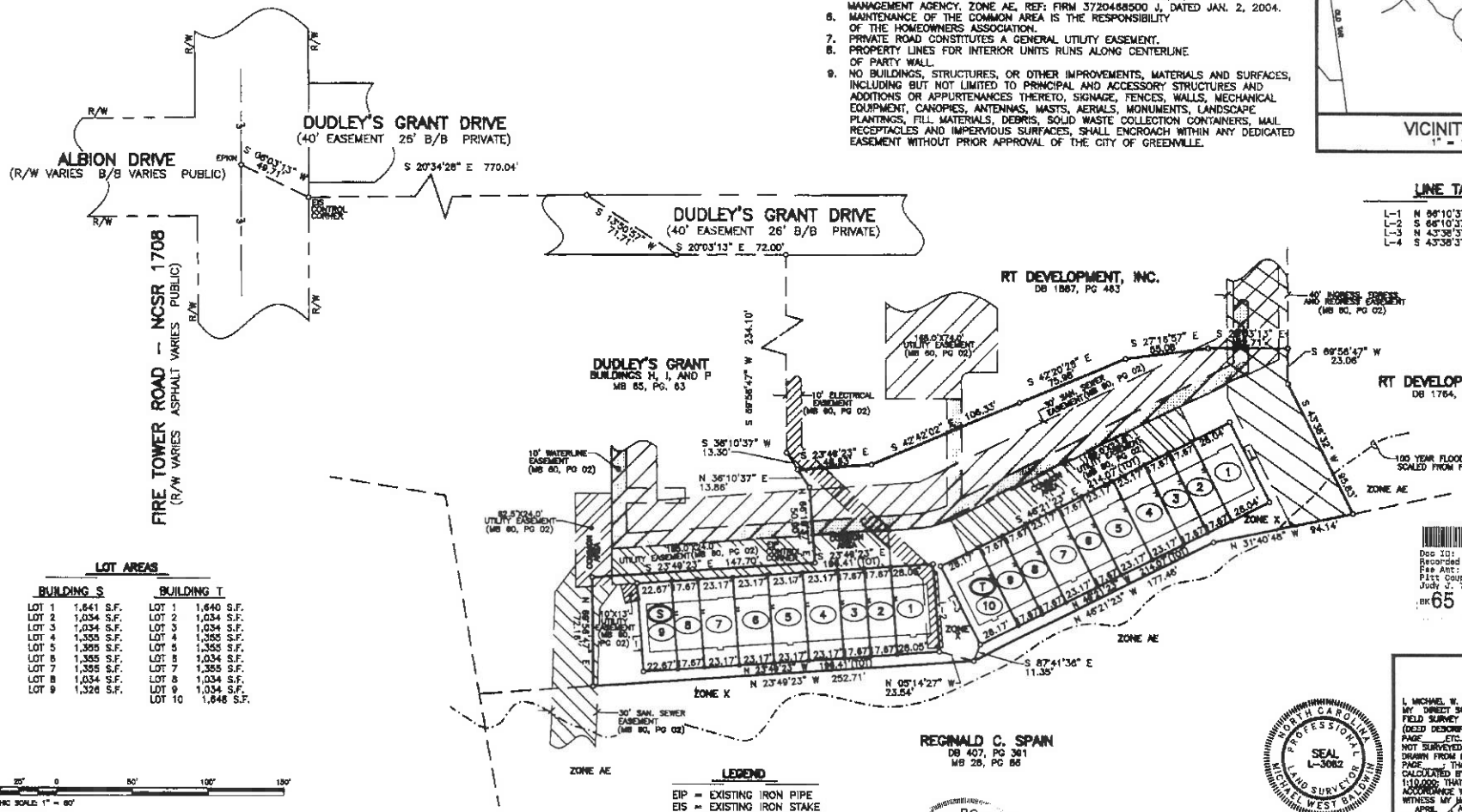
TOTAL AREA IN TRACT	1.317 AC.
NUMBER OF LOTS CREATED	19
AREA IN COMMON AREA	0.232 AC.
AREA IN PARKS, RECREATION AREAS, CEMETERIES AND THE LIKE	0 S.F.

NORTH
MB 60, PG 02

NOTES

1. ALL AREA CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
3. THE DESIGNATION NOTED OVER WATER, SAN. SEWER, GAS OR ELECTRIC LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENT. THE EASEMENTS ARE NOT EXCLUSIVE AND WILL PERMIT THE INSTALLATION OF WATER, SAN. SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
4. ALL AREAS OTHER THAN LOT AREAS ARE COMMON AREAS.
5. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ZONE AE, REF: FIRM 3720468500 J, DATED JAN. 2, 2004.
6. MAINTENANCE OF THE COMMON AREA IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
7. PRIVATE ROAD CONSTITUTES A GENERAL UTILITY EASEMENT.
8. PROPERTY LINES FOR INTERIOR UNITS RUNS ALONG CENTERLINE OF PARTY WALL.
9. NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF GREENVILLE.

VICINITY MAP
1" = 1000'



LINE TABLE

L-1	N 66°10'37" E	58.50'
L-2	S 66°10'37" W	58.50'
L-3	N 43°38'37" E	58.50'
L-4	S 43°38'37" W	58.50'

LOT AREAS

BUILDING S		BUILDING T	
LOT 1	1,641 S.F.	LOT 1	1,640 S.F.
LOT 2	1,034 S.F.	LOT 2	1,034 S.F.
LOT 3	1,034 S.F.	LOT 3	1,034 S.F.
LOT 4	1,355 S.F.	LOT 4	1,355 S.F.
LOT 5	1,355 S.F.	LOT 5	1,355 S.F.
LOT 6	1,355 S.F.	LOT 6	1,034 S.F.
LOT 7	1,355 S.F.	LOT 7	1,355 S.F.
LOT 8	1,034 S.F.	LOT 8	1,034 S.F.
LOT 9	1,326 S.F.	LOT 9	1,034 S.F.
		LOT 10	1,648 S.F.

LEGEND

EIP = EXISTING IRON PIPE
EIS = EXISTING IRON STAKE
R/W = RIGHT-OF-WAY
B/B = BACK OF CURB TO BACK OF CURB
EPKN = EXISTING PARKER KALON NAIL
℄ = CENTERLINE
• = NPS = NO POINT SET
○ = SIP = SET IRON PIPE, UNLESS OTHERWISE NOTED
⚡ = NOT TO SCALE

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Recorded: 05/23/2006 at 10:20:14 AM
Fee Amt: $21.00 Page 1 of 1
Pitt County, NC
Judy J. Tart Register of Deeds
BK 65 PG 141

FINAL PLAT SHEET 1 OF 1

DUDLEY'S GRANT

SECTION 7, BUILDINGS S AND T

REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1457, PAGE 517 AND MAP BOOK 60, PAGE 02 OF THE PITT COUNTY REGISTRY

GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: RT DEVELOPMENT, Inc.
ADDRESS: 3902 BACH CIRCLE
GREENVILLE, NC 27858
PHONE: (252) 355-7812

Baldwin and ASSOCIATES
ENGINEERING, LAND SURVEYING AND PLANNING
1015 CONFERENCE DRIVE
GREENVILLE NC, 27858
(252) 756-1390

SURVEYED:	MS	APPROVED:	MWB
DRAWN:	CCB	DATE:	04/25/06
CHECKED:	MWB	SCALE:	1" = 50'

C & G FILE: 25FIRE
FILE #02-306
CAD FILE: Dudley's Grant BLDG S & T
FB 369, PG 52

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:

DEED BOOK 1457 PAGE 517
DEED BOOK ____ PAGE ____
DEED BOOK ____ PAGE ____

NC REGISTRATION NO. L-3082

OWNERS STATEMENT

THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF

SWORN AND SUBSCRIBED BEFORE ME THIS 23 DAY OF May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/28/09

APPROVAL

THIS FINAL PLAT NO. 06-41 WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE ____ DAY OF ____, 2006. MINOR ALTERATION

SIGNED ____ CITY PLANNER

DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.

SIGNED ____
ATTEST ____

CERTIFICATION

I, MICHAEL W. BALDWIN CERTIFY THAT UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____ ETC.)(OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-03 AS AMENDED. WITNESS MY HAND AND SEAL THIS 25th DAY OF APRIL, A.D. 2006.

SIGNED ____ REGISTRATION NO. L-3082

REVIEW OFFICER'S CERTIFICATE

Andrew Thomas Lee, REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 5/23/06 DATE

NORTH CAROLINA, PITT COUNTY
FILED FOR REGISTRATION THIS THE 23 DAY OF May, 2006 AT ___ O'CLOCK ___ M.
JUDY J. TART, REGISTER OF DEEDS
BY: ____ DEPUTY REGISTER OF DEEDS