I, GAIRY I. CANADY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1985 PAGE 341 AND BOOK N/A PAGE N/A , MB 4 PG 41 ); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DB N/A PG N/A AS NOTED; 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, AND TO:

GS 47-30 (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 13TH DAY OF JUNE, A.D., 2023.

6/13/23

GAIRY I. CANADY, PLS L-2904

NORTH CAROLINA PROFESSIONAL SEAL L-2904 LAND SURVEYOR GAIRY I. CANADY

A. 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 subdivision jurisdiction of Duplin County and that I hereby adopt this subdivision plat with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

Owner 6/29/23 DATE

E. The Certificate of Approval for Recording shall read as follows:
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Duplin County, North Carolina and that this plat has been approved by the Duplin County Planning Board for recording in the Office of the Register of Deeds of Duplin County.

Subdivision Administrator 6-29-2023 Date

## SURVEY NOTES:

1) IRON STAKES SET AT ALL CORNERS.
2) DIVISION OF DB 1985 PG 312, MB 4 PG 41
3) TOTAL AREA BEING DIVIDED: 6.89 ACRES
4) TOTAL NUMBER OF LOTS: 5.
5) AVERAGE LOT SIZE: 1.37 ACRES
6) SMALLEST LOT SIZE: 0.58 ACRES
7) LARGEST LOT SIZE: 3.97 ACRES
8) ALL LOTS HAVE BEEN FOUND SUITABLE FOR SEPTIC SYSTEMS BY R. HAYWOOD PITTMAN, LICENSED SOIL SCIENTIST.

## GRID NOTES:

1) BEARINGS AND COORDINATES ARE NC GRID NAD 83(2011) AS OBSERVED BY RTK GPS (CARLSON BRX7) UTILIZING THE VRS NETWORK.
2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3) NCGS "WILLIAMS" AND NCGS "POWER" WERE NOT FOUND.
4) COMBINED SCALE FACTOR= 0.99989130

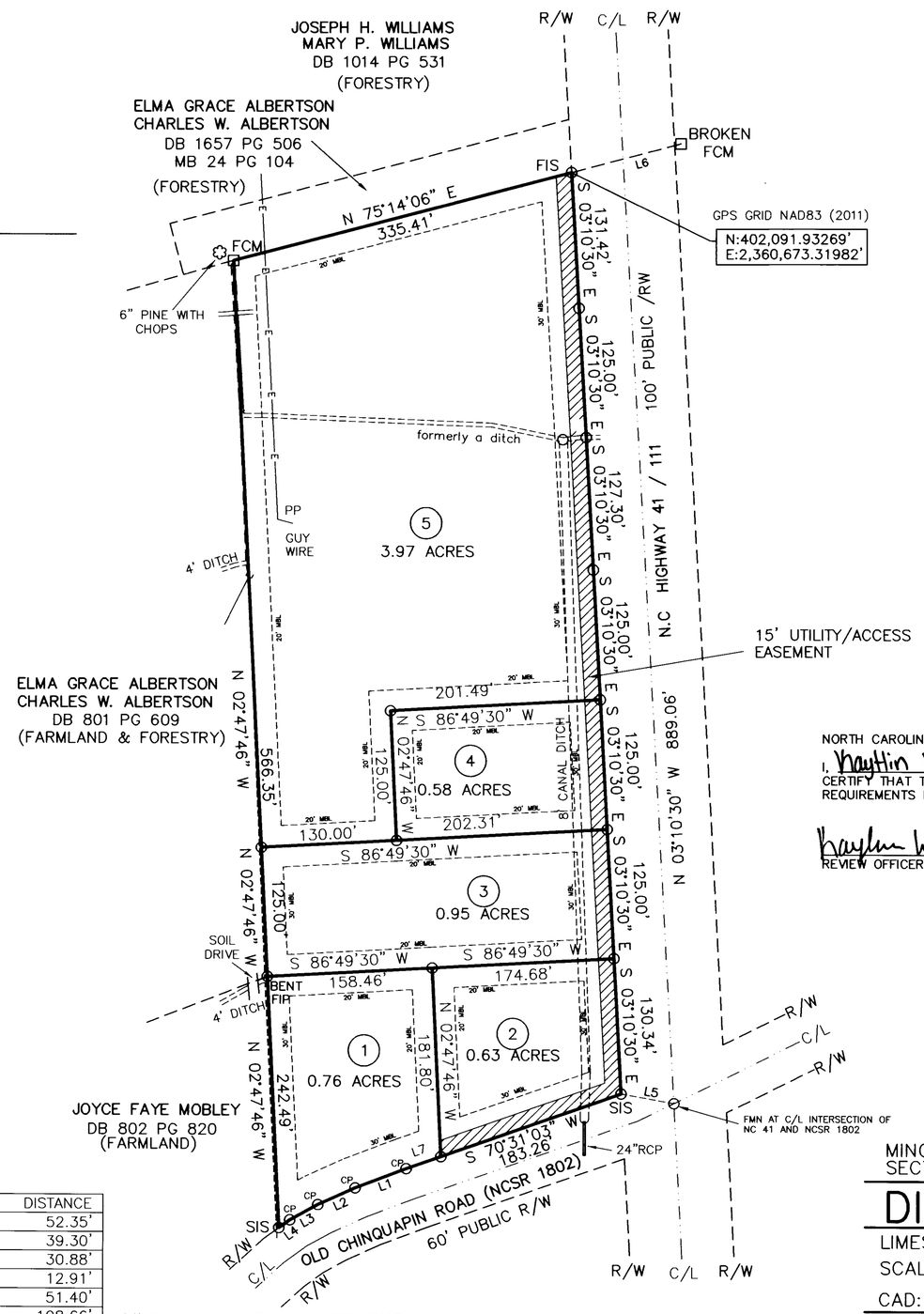
## LEGEND

C/L – CENTERLINE
CP – CALCULATED POINT
DB – DEED BOOK
FCM – FOUND CONCRETE MONUMENT
FIP – FOUND IRON PIPE
FIS – FOUND IRON STAKE
FMN – FOUND MAG NAIL
MBL – MINIMUM BUILDING SETBACK LINE
NCSR – NORTH CAROLINA STATE ROAD
NCGS – NORTH CAROLINA GEODETIC SURVEY
PG – PAGE
PP – POWER POLE
R/W – RIGHT OF WAY
SIS – SET IRON STAKE
SMN – SET MAG NAIL
-E- – OVERHEAD ELECTRIC LINE
AREA CALCULATED BY COORDINATES

## REFERENCES

DB 1985 PG 341
DB 864 PG 373
DB 802 PG 820
DB 801 PG 609
MB 4 PG 41
MB 24 PG 104

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 69°02'27" W | 52.35' |
| L2 | S 65°24'07" W | 39.30' |
| L3 | S 61°06'11" W | 30.88' |
| L4 | S 53°41'02" W | 12.91' |
| L5 | N 79°48'24" W | 51.40' |
| L6 | S 75°13'02" W | 108.66' |
| L7 | S 70°31'03" W | 35.22' |
| L8 | N 02°47'46" W | 86.27' |
| L9 | N 02°47'46" W | 64.03' |
| L10 | N 89°09'40" E | 19.86' |
| L11 | S 78°27'26" E | 69.54' |
| L12 | N 84°23'22" E | 22.45' |




## MINIMUM BUILDING SETBACKS

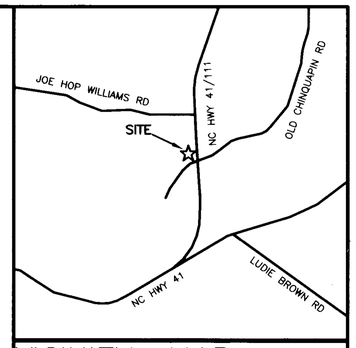
FRONT–30'
SIDE–20'
CORNER LOT–20'

## FLOOD STATEMENT

THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "AE" PER FEDERAL INSURANCE RATE MAP 370083 3720 3460K

0' 100' 200' 300'

GPS GRID NAD83 (2011)




VICINITY MAP NO SCALE

NORTH CAROLINA DUPLIN COUNTY, NC

Doc No: 10050313
Recorded: 06/29/2023 12:19:02 PM
Fee Amt: $21.00 Page 1 of 1
Duplin County North Carolina
Anita Marie Savage, Register of Deeds
BK 34 PG 259 - 259 (1)

OF _____ , 2023.
SLIDE _____

NORTH CAROLINA, DUPLIN COUNTY
I, Haylin Wood , REVIEW OFFICER OF Duplin COUNTY, CERTIFY THAT THE MAP OR PLAT THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Haylin Wood 6/29/23
REVIEW OFFICER DATE

PROPERTY CURRENTLY OWNED BY:
DIEGO AVILA
733 CORN MILL ROAD
BEULAVILLE, NC 28518
TAX PARCEL:346000015539

MINOR SUBDIVISION FOR:
SECTION 1

# DIEGO AVILA

LIMESTONE TOWNSHIP DUPLIN COUNTY, NC
SCALE 1"–100' 6/5/23
CAD: DIEGO DWG: AVILADIEGO FB 317 PG 14


GAIRY CANADY LAND SURVEYING
2780 KINSTON HIGHWAY RICHLANDS, NC 28574
910–324–4616 PO BOX 915
EMAIL: gairycanady@gmail.com FAX 910–324–8430


REVISED 6/14/23–ADDED MBL TABLE