

Doc ID: 01570290003 Type: CRP  
 Recorded: 05/12/2023 at 02:47:53 PM  
 Fee Amt.: \$63.00 Page 1 of 3  
 Lisa P. Nicholls REG. OF DEEDS  
 BK 90 Pg 104-106

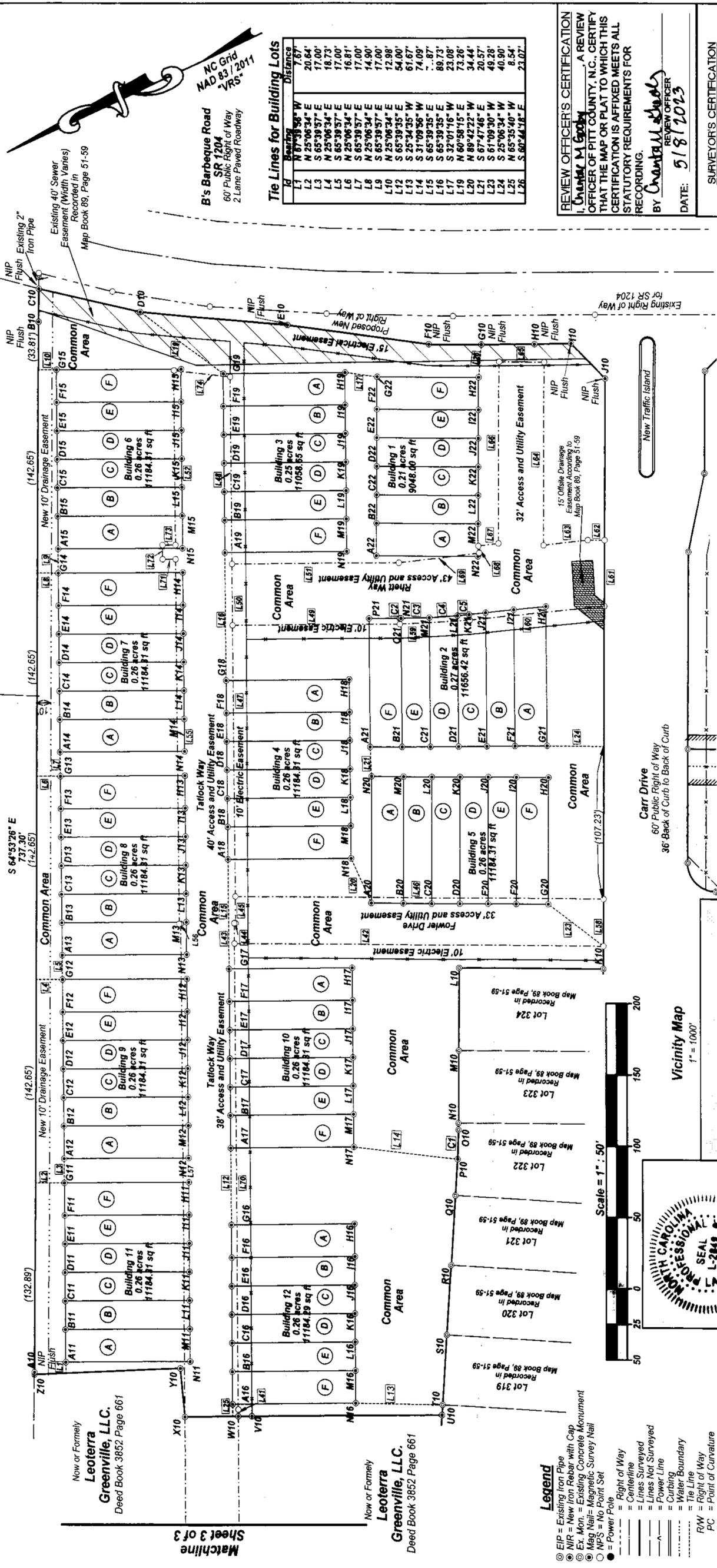
**SITE DATA**  
 Number of Lots Created: 72  
 Total Area in Tract: 6.26 Acres  
 Area in Common Area: 3.19  
 Area in Parks, Recreation Areas and The Like: N/A

Now or Formerly  
**William H. Clark**  
 Deed Book 464 Page 469

Now or Formerly  
**William H. Clark**  
 Deed Book 464 Page 469

Now or Formerly  
**Leoterra Greenville, LLC.**  
 Deed Book 3652 Page 661

Now or Formerly  
**Leoterra Greenville, LLC.**  
 Deed Book 3652 Page 661



**REVIEW OFFICER'S CERTIFICATION**  
 I, **Chantall Shoals**, A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 BY **Chantall Shoals** REVIEW OFFICER  
 DATE: **5/18/2023**

**SURVEYOR'S CERTIFICATION**  
 I, **Julia A. Szatmari**, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION AND FROM NOTES REFERENCED HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR AS REFERENCED HEREON. THAT THE RATIO OF PRECISION FOR THIS SURVEY IS 1:10,000. THAT THE GLOBAL POSITIONING SYSTEM (GPS) USED IN THIS SURVEY IS CLASSIFIED AS CLASS 'A' ACCURACY CLASSIFICATION (90% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY: POSITION ACCURACY: 0.03' TYPE OF GPS FIELD PROCEDURE: Virtual Receiving Station DATE OF SURVEY: January 5, 2022 DATUM / EPOCH: NAD 83 / 2011 Adjustment PUBLISHED FIELD CONTROL MEASUREMENTS USED: "NCS Station", "GREENVILLE"  
 GEOID MODEL: "GEOID 18"  
 COMBINED GRID FACTOR: 0.9998465  
 UNITS: "US Foot"  
 THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.  
 THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THAT RECALCULATES PARCELS OF LAND BY WHATEVER MEANS OR BY WHATEVER MEANS AND SHALL BE VALID FROM THE DATE OF RECORDING.  
 SIGNED: **Julia A. Szatmari** REGISTERED SURVEYOR NO. L-11888

**DEDICATION**  
 THIS UNDERSIGNED HEREBY ACKNOWLEDGES(S) OUR THIS PLAN AND ALLOTMENT TO BE FREE ACT AND DEED, AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PARKS, PLAY- GROUNDS, OPEN SPACES AND EASEMENTS FOR- EVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAN.  
 SIGNED \_\_\_\_\_  
 ATTEST \_\_\_\_\_  
 SIGNED \_\_\_\_\_  
 ATTEST \_\_\_\_\_  
 SIGNED \_\_\_\_\_  
 ATTEST \_\_\_\_\_

**OWNERS STATEMENT**  
 THIS IS EVIDENCE THAT THIS SUB-DIVISION IS MADE AT THE REQUEST OF \_\_\_\_\_  
 SWORN AND SUBSCRIBED TO BEFORE ME THIS **21** DAY OF **JULY** 20**23**  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES **11/12/27**

**APPROVAL**  
 THIS FINAL PLAN NO. **22-32** WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE **5** DAY OF **MAY** 2023  
 SIGNED **Chantall Shoals** CITY PLANNER

**OWNERS STATEMENT**  
 THIS IS EVIDENCE THAT THIS SUB-DIVISION IS MADE AT THE REQUEST OF \_\_\_\_\_  
 SWORN AND SUBSCRIBED TO BEFORE ME THIS **24** DAY OF **APRIL** 20**23**  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES **12/24/24**

**OWNERS STATEMENT**  
 THIS IS EVIDENCE THAT THIS SUB-DIVISION IS MADE AT THE REQUEST OF \_\_\_\_\_  
 SWORN AND SUBSCRIBED TO BEFORE ME THIS **27** DAY OF **APRIL** 20**23**  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES **11/12/24**

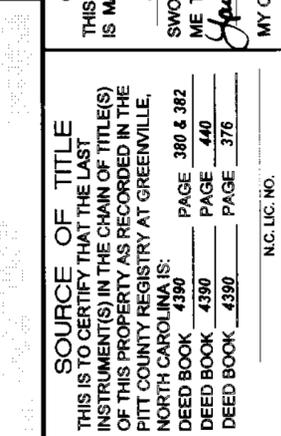
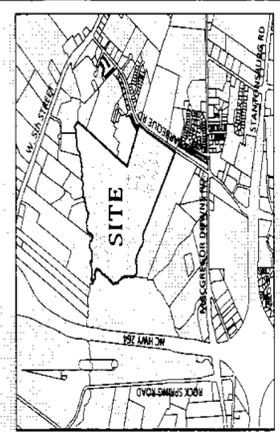
**SOURCE OF TITLE**  
 THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:  
 DEED BOOK 4390 PAGE 380 & 382  
 DEED BOOK 4390 PAGE 440  
 DEED BOOK 4390 PAGE 376  
 N.C. LIC. NO. \_\_\_\_\_

**OWNER(S)** Leoterra Greenville LLC  
**ADDRESS** 110 Shields Park Dr. Suite A, Kemeterville, NC 27284  
**PHONE** 336-354-8095  
**APPROVED:** HAS  
**DATE:** 02/02/2023  
**CHECKED:** HAS  
 License No. C-3508

**Final Plat, Carter Ridge Townhomes, Phase One**  
 Greenville, Falkland Township, PITT COUNTY, N.C.

**Scale:** 1" = 100'  
**Sheet 1 of 3**

- Legend**
- ⊙ EIP = Existing Iron Pipe
  - ⊙ NIR = New Iron Rebar with Cap
  - ⊙ Ex. Mon. = Existing Concrete Monument
  - ⊙ Mag Nail = Magnetic Survey Nail
  - ⊙ NPS = No Point Set
  - = Power Pole
  - = Right of Way
  - = Centerline
  - = Lines Surveyed
  - = Lines Not Surveyed
  - = Power Line
  - = Curbing
  - = Water Boundary
  - = Tie Line
  - = Right of Way
  - PC = Point of Curvature
  - PT = Point of Tangency
  - All NIR's set are black iron rebar, 5/8" in Diameter by 20' long with cap.
  - Linear Units are "US FOOT"
  - Angular Units are "Degrees, Minutes & Seconds"



A. Area computed by the Method of Coordinate Geometry  
 B. All distances are horizontal ground unless otherwise noted  
 C. Wellhead lines are not defined or mapped during this survey.  
 D. Underground utilities are not included in this survey.  
 E. All common areas and Open Space to be maintained by the home owners associations.  
 1. The designation noted over water, sanitary sewer, gas, or electric lines are for the purpose of establishing the width of said easements. The easements shown are not exclusive and will not permit the future installation of water, sanitary sewer, gas and electric lines within those designed widths.  
 2. 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, small encroach within any dedicated easement without prior written approval of the city of Greenville.

**Special Notes**

Doc ID: 015708290003 Type: CRP  
 Recorded: 05/12/2023 at 02:47:53 PM  
 Page 2 of 3  
 Pitt County, NC REG OF DEEDS  
 Lisa P. Nichols  
 BK 90 pg 104-106

**Curve Table**

Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	03°11'14"	397.00'	20.47'	15.38'±3"	20.47'	S 83°17'49" E
C2	00°05'21"	516.00'	0.80'	0.40'	0.80'	N 24°17'43" E
C3	02°13'17"	516.00'	20.01'	10.00'	20.04'	N 23°08'26" E
C4	02°13'30"	516.00'	20.04'	10.02'	20.04'	N 20°55'03" E
C5	00°55'38"	516.00'	8.55'	4.17'	8.55'	N 19°20'29" E

**Metes and Bounds for Access and Utility Easements**

Id	Bearing	Distance
L41	N 65°39'35" W	4.81'
L42	N 25°06'34" E	264.16'
L43	S 65°39'35" E	14.26'
L44	S 24°45'04" W	1.00'
L45	S 65°39'35" E	18.74'
L46	S 25°06'34" W	263.60'
L47	S 65°39'35" E	190.54'
L48	S 65°39'35" E	131.42'
L49	N 24°20'25" E	120.49'
L50	S 65°39'35" E	43.00'
L51	N 24°20'25" E	120.21'
L52	S 65°39'35" E	256.00'
L53	S 65°39'35" E	1.00'
L54	S 65°39'35" E	345.84'
L55	N 21°36'33" E	33.00'
L56	N 16°52'40" E	96.79'
L57	S 64°53'26" E	46.26'
L58	S 25°06'34" W	12.30'
L59	S 64°55'19" E	128.53'
L60	N 25°04'41" E	32.00'
L61	N 17°58'41" E	17.48'
L62	N 17°58'41" E	5.00'
L63	N 17°58'41" E	5.00'
L64	N 17°58'41" E	5.00'
L65	N 17°58'41" E	5.00'
L66	N 17°58'41" E	5.00'
L67	N 17°58'41" E	5.00'
L68	N 17°58'41" E	5.00'
L69	N 17°58'41" E	5.00'
L70	N 17°58'41" E	5.00'
L71	N 17°58'41" E	5.00'
L72	N 17°58'41" E	5.00'
L73	N 17°58'41" E	5.00'
L74	N 17°58'41" E	5.00'

**Metes and Bounds of Building 10**

From	To	Bearing	Distance
A17	B17	S 65°39'35" E	22.83'
B17	C17	S 65°39'35" E	20.00'
C17	D17	S 65°39'35" E	20.00'
D17	E17	S 65°39'35" E	20.00'
E17	F17	S 65°39'35" E	22.83'
F17	G17	S 24°20'25" W	89.00'
G17	H17	S 65°39'35" E	22.83'
H17	I17	S 65°39'35" E	20.00'
I17	J17	S 65°39'35" E	20.00'
J17	K17	S 65°39'35" E	20.00'
K17	L17	S 65°39'35" E	22.83'
L17	M17	S 65°39'35" E	89.00'
M17	N17	N 24°20'25" W	89.00'
N17	O17	S 24°20'25" W	89.00'
O17	P17	S 24°20'25" W	89.00'
P17	Q17	S 24°20'25" W	89.00'
Q17	R17	S 24°20'25" W	89.00'
R17	S17	S 24°20'25" W	89.00'

**Metes and Bounds of Building 11**

From	To	Bearing	Distance
A11	B11	S 65°39'35" E	22.83'
B11	C11	S 65°39'35" E	20.00'
C11	D11	S 65°39'35" E	20.00'
D11	E11	S 65°39'35" E	20.00'
E11	F11	S 65°39'35" E	22.83'
F11	G11	S 24°20'25" W	89.00'
G11	H11	S 65°39'35" E	22.83'
H11	I11	S 65°39'35" E	20.00'
I11	J11	S 65°39'35" E	20.00'
J11	K11	S 65°39'35" E	20.00'
K11	L11	S 65°39'35" E	22.83'
L11	M11	S 65°39'35" E	89.00'
M11	N11	N 24°20'25" W	89.00'
N11	O11	S 24°20'25" W	89.00'
O11	P11	S 24°20'25" W	89.00'
P11	Q11	S 24°20'25" W	89.00'
Q11	R11	S 24°20'25" W	89.00'
R11	S11	S 24°20'25" W	89.00'

**Metes and Bounds of Building 12**

From	To	Bearing	Distance
A12	B12	S 65°39'35" E	22.83'
B12	C12	S 65°39'35" E	20.00'
C12	D12	S 65°39'35" E	20.00'
D12	E12	S 65°39'35" E	20.00'
E12	F12	S 65°39'35" E	22.83'
F12	G12	S 24°20'25" W	89.00'
G12	H12	S 65°39'35" E	22.83'
H12	I12	S 65°39'35" E	20.00'
I12	J12	S 65°39'35" E	20.00'
J12	K12	S 65°39'35" E	20.00'
K12	L12	S 65°39'35" E	20.00'
L12	M12	S 65°39'35" E	22.83'
M12	N12	N 24°20'25" W	89.00'
N12	O12	S 24°20'25" W	89.00'
O12	P12	S 24°20'25" W	89.00'
P12	Q12	S 24°20'25" W	89.00'
Q12	R12	S 24°20'25" W	89.00'
R12	S12	S 24°20'25" W	89.00'

**Metes and Bounds of Building 7**

From	To	Bearing	Distance
A7	B7	S 65°39'35" E	22.83'
B7	C7	S 65°39'35" E	20.00'
C7	D7	S 65°39'35" E	20.00'
D7	E7	S 65°39'35" E	20.00'
E7	F7	S 65°39'35" E	20.00'
F7	G7	S 24°20'25" W	89.00'
G7	H7	S 65°39'35" E	22.83'
H7	I7	S 65°39'35" E	20.00'
I7	J7	S 65°39'35" E	20.00'
J7	K7	S 65°39'35" E	20.00'
K7	L7	S 65°39'35" E	22.83'
L7	M7	S 65°39'35" E	89.00'
M7	N7	N 24°20'25" W	89.00'
N7	O7	S 24°20'25" W	89.00'
O7	P7	S 24°20'25" W	89.00'
P7	Q7	S 24°20'25" W	89.00'
Q7	R7	S 24°20'25" W	89.00'
R7	S7	S 24°20'25" W	89.00'

**Metes and Bounds of Building 8**

From	To	Bearing	Distance
A8	B8	S 65°39'35" E	22.83'
B8	C8	S 65°39'35" E	20.00'
C8	D8	S 65°39'35" E	20.00'
D8	E8	S 65°39'35" E	20.00'
E8	F8	S 65°39'35" E	22.83'
F8	G8	S 24°20'25" W	89.00'
G8	H8	S 65°39'35" E	22.83'
H8	I8	S 65°39'35" E	20.00'
I8	J8	S 65°39'35" E	20.00'
J8	K8	S 65°39'35" E	20.00'
K8	L8	S 65°39'35" E	22.83'
L8	M8	S 65°39'35" E	89.00'
M8	N8	N 24°20'25" W	89.00'
N8	O8	S 24°20'25" W	89.00'
O8	P8	S 24°20'25" W	89.00'
P8	Q8	S 24°20'25" W	89.00'
Q8	R8	S 24°20'25" W	89.00'
R8	S8	S 24°20'25" W	89.00'

**Metes and Bounds of Building 9**

From	To	Bearing	Distance
A9	B9	S 65°39'35" E	22.83'
B9	C9	S 65°39'35" E	20.00'
C9	D9	S 65°39'35" E	20.00'
D9	E9	S 65°39'35" E	20.00'
E9	F9	S 65°39'35" E	22.83'
F9	G9	S 24°20'25" W	89.00'
G9	H9	S 65°39'35" E	22.83'
H9	I9	S 65°39'35" E	20.00'
I9	J9	S 65°39'35" E	20.00'
J9	K9	S 65°39'35" E	20.00'
K9	L9	S 65°39'35" E	22.83'
L9	M9	S 65°39'35" E	89.00'
M9	N9	N 24°20'25" W	89.00'
N9	O9	S 24°20'25" W	89.00'
O9	P9	S 24°20'25" W	89.00'
P9	Q9	S 24°20'25" W	89.00'
Q9	R9	S 24°20'25" W	89.00'
R9	S9	S 24°20'25" W	89.00'

**Metes and Bounds of Building 3**

From	To	Bearing	Distance
A3	B3	S 65°39'35" E	22.83'
B3	C3	S 65°39'35" E	20.00'
C3	D3	S 65°39'35" E	20.00'
D3	E3	S 65°39'35" E	20.00'
E3	F3	S 65°39'35" E	22.83'
F3	G3	S 24°20'25" W	89.00'
G3	H3	S 65°39'35" E	22.83'
H3	I3	S 65°39'35" E	20.00'
I3	J3	S 65°39'35" E	20.00'
J3	K3	S 65°39'35" E	20.00'
K3	L3	S 65°39'35" E	22.83'
L3	M3	S 65°39'35" E	89.00'
M3	N3	N 24°20'25" W	89.00'
N3	O3	S 24°20'25" W	89.00'
O3	P3	S 24°20'25" W	89.00'
P3	Q3	S 24°20'25" W	89.00'
Q3	R3	S 24°20'25" W	89.00'
R3	S3	S 24°20'25" W	89.00'

**Metes and Bounds of Building 4**

From	To	Bearing	Distance
A4	B4	S 65°39'35" E	22.83'
B4	C4	S 65°39'35" E	20.00'
C4	D4	S 65°39'35" E	20.00'
D4	E4	S 65°39'35" E	20.00'
E4	F4	S 65°39'35" E	22.83'
F4	G4	S 24°20'25" W	89.00'
G4	H4	S 65°39'35" E	22.83'
H4	I4	S 65°39'35" E	20.00'
I4	J4	S 65°39'35" E	20.00'
J4	K4	S 65°39'35" E	20.00'
K4	L4	S 65°39'35" E	22.83'
L4	M4	S 65°39'35" E	89.00'
M4	N4	N 24°20'25" W	89.00'
N4	O4	S 24°20'25" W	89.00'
O4	P4	S 24°20'25" W	89.00'
P4	Q4	S 24°20'25" W	89.00'
Q4	R4	S 24°20'25" W	89.00'
R4	S4	S 24°20'25" W	89.00'

**Metes and Bounds of Building 5**

From	To	Bearing	Distance
A5	B5	S 65°39'35" E	22.83'
B5	C5	S 65°39'35" E	20.00'
C5	D5	S 65°39'35" E	20.00'
D5	E5	S 65°39'35" E	20.00'
E5	F5	S 65°39'35" E	22.83'
F5	G5	S 24°20'25" W	89.00'
G5	H5	S 65°39'35" E	22.83'
H5	I5	S 65°39'35" E	20.00'
I5	J5	S 65°39'35" E	20.00'
J5	K5	S 65°39'35" E	20.00'
K5	L5	S 65°39'35" E	22.83'
L5	M5	S 65°39'35" E	89.00'
M5	N5	N 24°20'25" W	89.00'
N5	O5	S 24°20'25" W	89.00'
O5	P5	S 24°20'25" W	89.00'
P5	Q5	S 24°20'25" W	89.00'
Q5	R5	S 24°20'25" W	89.00'
R5	S5	S 24°20'25" W	89.00'

**Metes and Bounds of Total Area**

From	To	Bearing	Distance
B10	C10	S 64°53'26" E	23.07'
C10	D10	S 37°20'56" W	74.33'
D10	E10	S 29°46'48" W	105.77'
E10	F10	S 64°53'26" E	737.30'
F10	G10	S 32°16'13" W	102.02'
G10	H10	S 25°18'34" W	37.29'
H10	I10	S 24°21'40" W	26.27'
I10	J10	S 23°1'56" W	34.98'
J10	K10	S 64°53'26" E	414.31'
K10	L10	S 64°53'26" E	58.00'
L10	M10	N 64°53'26" W	102.00'
M10	N10	S 25°06'34" W	51.00'
N10	O10	N 63°17'49" W	20

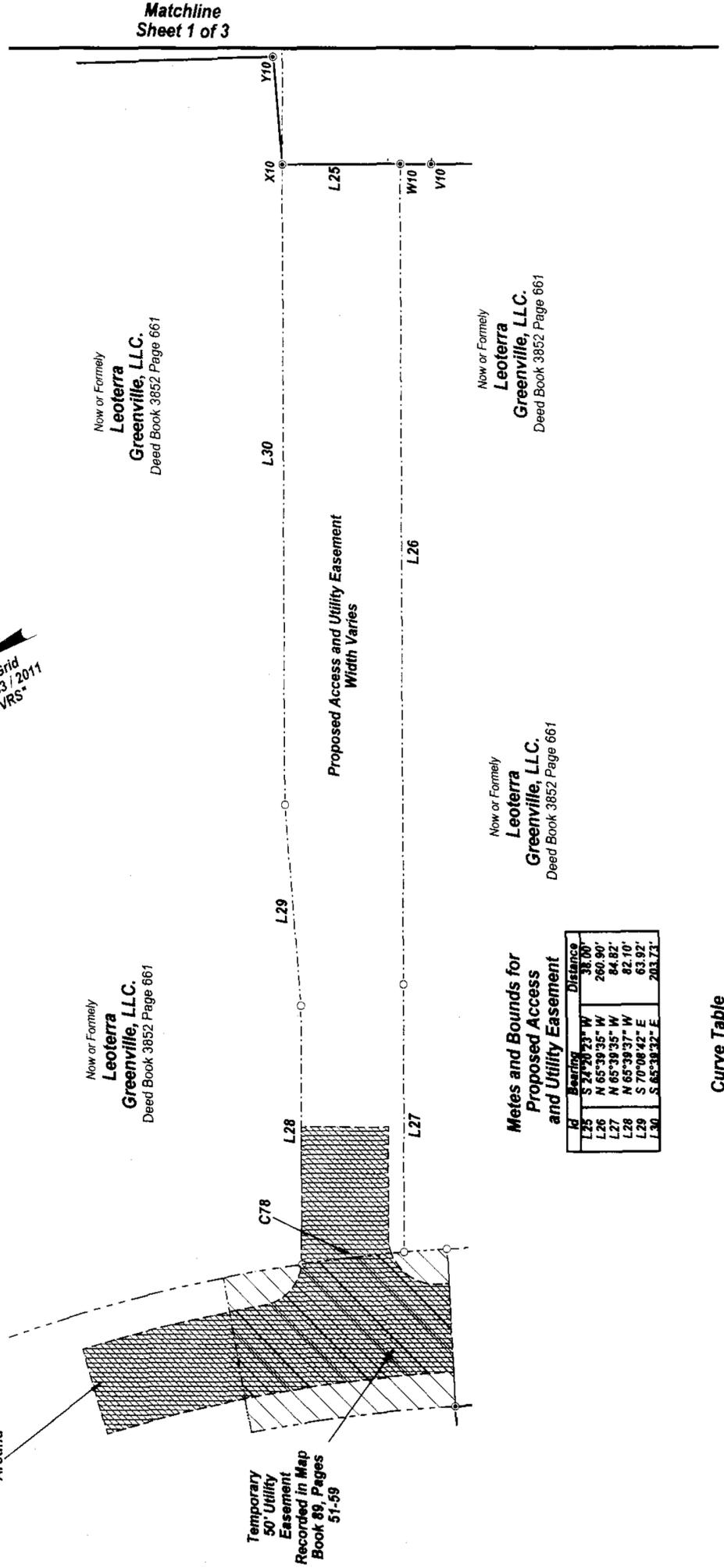
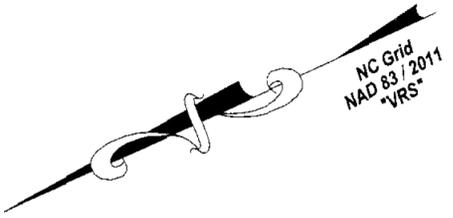
A. Area computed by the Method of Coordinate Geometry  
 B. All distances are horizontal ground unless otherwise noted  
 C. Wetlands were not defined or mapped during this survey.  
 D. Underground utilities are not included in this survey.  
 E. All common areas and Open Space to be maintained by the home owners associations.

1. The designation noted over water, sanitary sewer, gas, or electric lines are for the purpose of establishing the width of said easements. The easements shown are not exclusive and will not permit the future installation of water, sanitary sewer, gas and electric lines within those designed widths.

2. 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 collector containers, mailboxes, receptacles and impervious surfaces, shall encroach within any dedicated easement without prior written approval of the city of Greenville.

**Special Notes**

Doc ID: 015708290003 Type: CRP  
 Recorded: 05/12/2023 at 02:47:53 PM  
 Fee Amt: \$63.00 Page 3 of 3  
 LIT COUNTY, NC REG OF DEEDS  
 BK 90 Pg 104-106



Now or Formerly  
**Leoterra Greenville, LLC.**  
 Deed Book 3852 Page 661

Now or Formerly  
**Leoterra Greenville, LLC.**  
 Deed Book 3852 Page 661

Now or Formerly  
**Leoterra Greenville, LLC.**  
 Deed Book 3852 Page 661

Now or Formerly  
**Leoterra Greenville, LLC.**  
 Deed Book 3852 Page 661

**Metes and Bounds for Proposed Access and Utility Easement**

ID	Bearing	Distance
L25	S 74°20'23" W	38.00'
L26	N 65°39'35" W	260.90'
L27	N 65°39'35" W	84.82'
L28	N 65°39'37" W	82.10'
L29	S 70°08'42" E	63.92'
L30	S 65°38'32" E	203.71'

**Curve Table**

ID	Delta	Radius	Arc Length	Tangent	Degree	Chord	Ch Bear
C78	03°17'24"	525.00'	11.21'	16.62'	10°54'00"	31.22'	N17°13'17"E



Sheet 3 of 3

A map of correction for Map Book 90, Page 44-46

**Final Plat, Carter Ridge Townhomes, Phase One**  
 Greenville, Falkland Township, PITT COUNTY, N.C.

OWNER(S) Leoterra Greenville LLC  
 ADDRESS 110 Shields Park Dr. Suite A, Kenersville, NC 27284  
 PHONE 336-354-8095

Sorrell Land Surveying, Inc.  
 107 Union Drive, Suite 101  
 Washington, NC 27858  
 (252) 948-2464  
 License No. C-3508

SURVEYED: SHS  
 DRAWN: SHS  
 CHECKED: HAS

APPROVED: HAS  
 DATE: 02/02/2023  
 SCALE: 1:30

