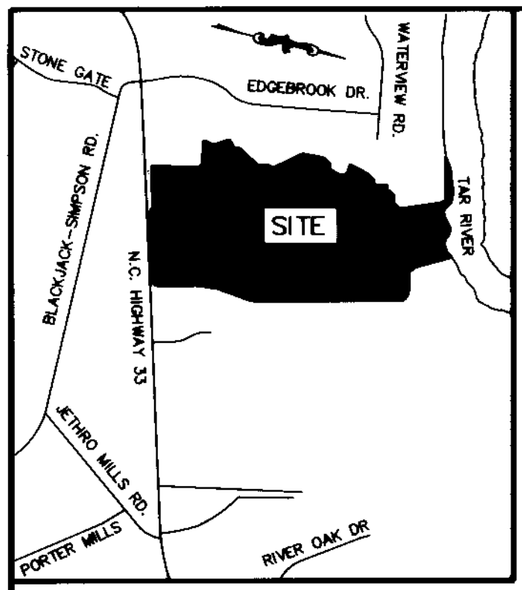


VICINITY MAP
1"=1000'

FLOOD NOTE

A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, AE, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
REF: FIRM 3720561700J, CID 370615, PANEL 5617, EFFECTIVE DATE 1/2/2004 & FIRM 3720560700J, CID 370615, PANEL 5607, EFFECTIVE DATE 1/2/2004

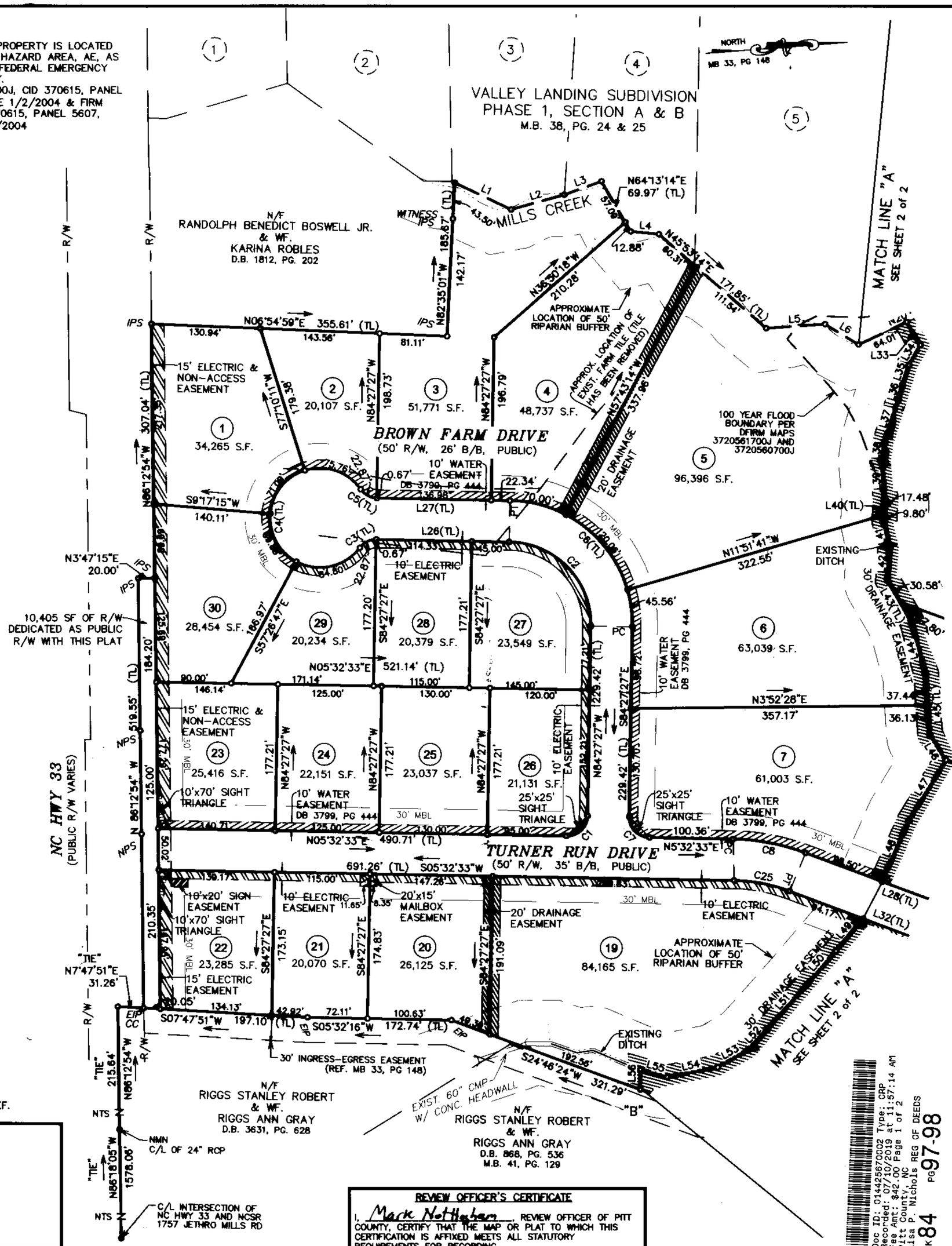
REFERENCES

DB 3665, PG 757
DB 3704, PG 280
DB 3799, PG 444

LEGEND:

SEE SHEET 2 of 2

Curve Table				
Curve #	Radius	CH Length	CH Bearing	Curve Length
C1	25.00'	35.36'	N39°27'27"W	39.27'
C2	100.00'	141.42'	S50°32'33"W	157.08'
C3(TL)	25.00'	22.69'	S21°26'30"E	23.55'
C4(TL)	60.00'	70.59'	N84°27'27"W	301.53'
C5(TL)	25.00'	22.69'	N32°31'36"E	23.55'
C6(TL)	150.00'	212.13'	N50°32'33"E	235.62'
C7	25.00'	35.36'	N50°32'33"E	39.27'
C8	260.00'	88.52'	N15°20'37"E	88.95'
C9	300.00'	111.00'	N14°29'03"E	111.64'
C10	18.00'	25.46'	N41°10'36"W	28.27'
C11	225.00'	22.85'	N83°15'57"W	22.86'
C12	125.00'	63.81'	N65°34'00"W	64.53'
C13	25.00'	20.56'	N75°03'34"W	21.19'
C14	60.00'	7.87'	S84°25'07"W	7.87'
C15(TL)	60.00'	77.56'	N47°54'43"E	292.66'
C16	25.00'	28.12'	S26°34'22"E	29.86'
C17	75.00'	25.48'	S70°34'24"E	25.61'
C18	175.00'	17.77'	S83°15'57"E	17.78'
C19	18.00'	25.46'	N48°49'24"E	28.27'
C20	25.00'	32.08'	N36°05'40"W	34.83'
C21(TL)	60.00'	92.04'	N53°54'20"E	272.10'
C22	18.00'	25.46'	S41°10'36"E	28.27'
C23	18.00'	25.46'	S48°49'24"W	28.27'
C24(TL)	350.00'	129.50'	S14°29'03"W	130.25'
C25	200.00'	68.09'	S15°20'37"W	68.43'



SITE DATA

PARCEL NUMBER..... 02723 & 52966
TOTAL AREA IN TRACT..... 39.73± AC
NUMBER OF LOTS CREATED..... 30
LINEAR FEET IN PROPOSED STREETS.... 2,856± LF
ACREAGE IN COMMON AREA..... 0
ACREAGE IN PARKS, RECREATION AREAS & THE LIKE.... 0
ZONING..... SFR

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS SHOWN OTHERWISE.
2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
4. THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
5. THE DESIGNATION 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 PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
6. IRON PIPES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
7. DASHED LINES ARE BOUNDARY LINE TAKEN FROM A SURVEY TITLED VALLEY LANDING, PHASE 1, SECTION A & B, RECORDED IN MB 38, PG 24 & 25 OF THE PITT COUNTY REGISTRY.
8. MBL FRONT 30', SIDE YARD 12'
9. KNOWN FARM TILE SHOWN HEREON HAS BEEN REMOVED AND TRENCHES BACKFILLED. NEW OWNERS OF INDIVIDUAL LOTS TO TEST FOR ADEQUATE SOIL COMPACTION BEFORE PLACING IMPROVEMENTS OVER FILLED AREAS.
10. THE PROPERTY IS LOCATED IN THE SIMPSON RURAL FIRE SERVICE DISTRICT.
11. THE NEAREST FIRE HYDRANT IS LOCATED WITHIN THE SUBDIVISION. THE NEAREST FIRE STATION IS ±1.3 MILES FROM THE SUBDIVISION.
12. WATER DISTRIBUTION TO BE PROVIDED BY EASTERN PINES WATER CORPORATION. WATER EASEMENT RECORDED IN DB 3799, PG 444 OF THE PITT COUNTY REGISTRY.
13. ELECTRICAL SUPPLY TO BE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
14. SEWAGE DISPOSAL TO BE PROVIDED BY INDIVIDUAL LOT SEPTIC SYSTEMS AS APPROVED BY THE PITT COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

SURVEYOR'S CERTIFICATION

I, ANTHONY J. HAMM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3665, PAGE 757 AND BOOK 3704, PAGE 280, OR FROM BOOKS 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 AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)(a), THAT THIS PLAT IS OF A SURVEY THAT 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 AND SEAL THIS THE 5th DAY OF MARCH, 2019.

SIGNED: _____
ANTHONY J. HAMM, P.L.S. L-3754

NORTH CAROLINA PROFESSIONAL SEAL L-3754 LAND SURVEYOR ANTHONY J. HAMM
6/25/19

KELLI L GILL NOTARY PUBLIC PITT COUNTY, N.C.

NORTH CAROLINA, PITT COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT THE OWNER(S) LISTED BELOW PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 3rd DAY OF July, 2019
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/25/21

GRAPHIC SCALE 1" = 100'

SHEET 1 of 2

REVISION:
6/19/19 WATER EASEMENT REF.

FINAL PLAT FOR
TURNER RUN SUBDIVISION
NC HWY 33 E.
BEING PITT COUNTY TAX PARCELS 02723 & 52966,
AS RECORDED IN DB 3665, PG 757 & DB 3704, PG 280
OF THE PITT COUNTY REGISTRY
GRIMESLAND TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER(S) HBL INVESTMENTS, LLC
ADDRESS 2582 BLUE CREEK LN., GRIMESLAND, NC 27837
PHONE (252) 355-7757

COASTAL CAROLINASURVEYORS, PLLC
LAND SURVEYORS
PO BOX 2768, WINTERVILLE, NC 28590
CELL (252) 320-4601
jamiehamm@embarqmail.com P-0790

SURVEYED: AJH		APPROVED: AJH	
DRAWN: CPT		DATE: 03/05/19	
CHECKED: AJH		SCALE: 1" = 100'	

REVIEW OFFICER'S CERTIFICATE

I, Mark Nottingham, 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 7/10/19 DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED BY THIS PLAT AND THAT I (WE) HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY (OUR) FREE CONSENT; ESTABLISH ALL LOTS, EASEMENTS, SETBACKS, AND OTHER ASPECTS OF THE SUBDIVISION; AND DEDICATE ALL STREETS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
OWNER(S) 7/3/19 DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR PITT COUNTY, N.C. AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE PITT COUNTY REGISTER OF DEEDS.
PITT COUNTY SUBDIVISION ADMINISTRATOR 7/10/19 DATE

CERTIFICATE OF PUBLIC STREET DESIGN APPROVAL

I HEREBY CERTIFY THAT THE DESIGN OF THE PROPOSED SUBDIVISION STREET(S) SHOWN ON THIS PLAT COMPLIES WITH THE CURRENT MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS
DISTRICT ENGINEER 7/9/19 DATE

CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

I CERTIFY THAT PITT COUNTY HAS APPROVED THIS PLAT AND ANY NEW PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN HEREON BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME.
PITT COUNTY MANAGER 7-10-19 DATE

STREET MAINTENANCE DISCLOSURE

MAINTENANCE OF THE PUBLIC STREET(S) SHOWN ON THIS PLAT IS (ARE) INTENDED TO BE THE RESPONSIBILITY OF THE N.C. DEPARTMENT OF TRANSPORTATION, PROVIDED THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET. UNTIL SUCH TIME AS THE N.C. D.O.T. ACCEPTS THE STREET(S), I (WE) WILL PROVIDE FOR NECESSARY MAINTENANCE. (NOTE: THIS STATEMENT SHALL NOT SERVE AS SUBSTITUTE FOR ANY OTHER STATUTORY DISCLOSURE REQUIREMENTS.)
OWNER(S) 7/3/19 DATE

Doc ID: 014425870002 Type: CRP
Recorded: 07/10/2019 at 11:57:14 AM
Fee Amt: $42.00 Page 1 of 2
Pitt County, NC
Lisa P. Nichols REG OF DEEDS
BK 84 PG 97-98

LEGEND:

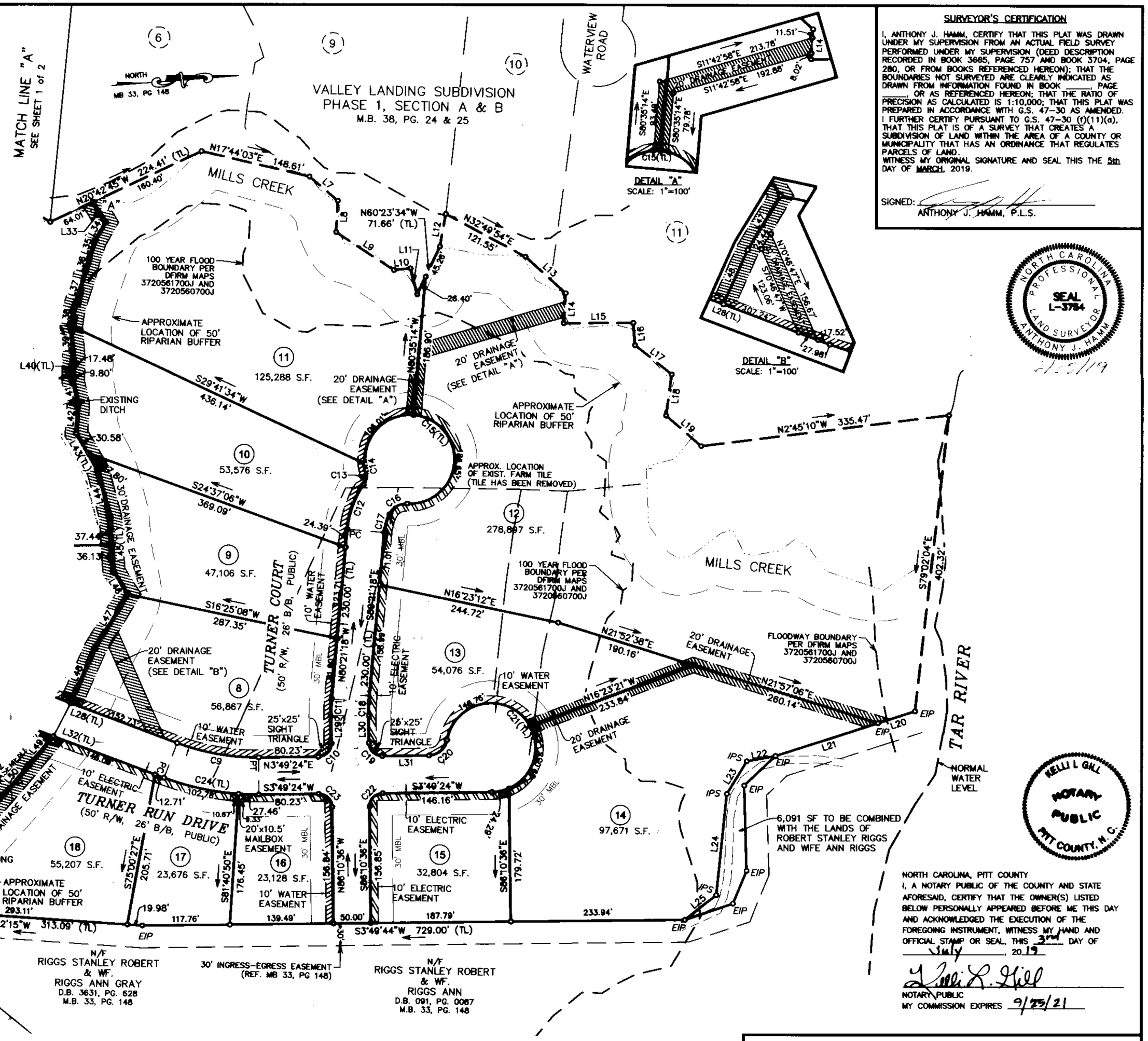
B/B	BACK OF CURB TO BACK OF CURB	MBL	MINIMUM BUILDING LINE
C	CURVE	MON	MONUMENT
CC	CONTROL CORNER	NCSR	NORTH CAROLINA STATE ROAD
C/L	CENTERLINE	N/F	NOW OR FORMERLY
CH	CHORD	NMN	NEW MAG NAIL
CONC	CONCRETE	NPS	NO POINT SET
DB	DEED BOOK	NTS	NOT TO SCALE
DIST	DISTURBED	PG	PAGE
ECM	EXISTING CONCRETE MONUMENT	PL	PROPERTY LINE
EIP	EXISTING IRON PIPE	RD	ROAD
IPS	IRON PIPE SET	R/W	RIGHT OF WAY
L	LINE	SF	SQUARE FEET
MB	MAP BOOK	TL	TOTAL LENGTH

Line Table

Line #	Length	Direction
L1	74.84'	N29°56'25"E
L2	66.41'	N11°04'07"W
L3	47.45'	N15°16'55"W
L4	33.99'	N10°06'07"E
L5	71.02'	N00°33'06"E
L6	47.26'	N35°53'11"E
L7	50.19'	N44°49'15"E
L8	42.59'	S82°28'08"E
L9	92.70'	N37°55'10"E
L10	22.38'	N01°24'42"W
L11	36.40'	N79°54'27"E
L12	44.48'	N75°13'45"W
L13	72.74'	N46°46'16"E
L14	40.78'	S81°57'08"E
L15	93.21'	N04°01'42"E
L16	30.09'	S89°42'35"E
L17	63.22'	N43°00'30"E
L18	55.66'	S77°48'58"E
L19	62.36'	N45°53'32"E
L20	52.00'	S13°25'16"E
L21	144.71'	S13°25'16"E
L22	39.04'	S16°19'01"E
L23	51.54'	S54°02'44"E
L24	137.40'	S79°40'45"E
L25	53.73'	S33°45'20"E
L26(TL)	159.33'	S05°32'33"W
L27(TL)	159.33'	N05°32'33"E
L28(TL)	251.24'	N25°08'42"E
L29	36.99'	N86°10'36"W
L30	36.99'	S86°10'36"E
L31	62.49'	N03°49'24"E
L32(TL)	252.97'	S25°08'42"W

Line Table "A" to "B"

	Line #	Length	Direction
"A"	L33	32.34'	N63°54'12"E
	L34	27.94'	S55°57'58"E
	L35	24.41'	S66°32'15"E
	L36	18.86'	S70°54'48"E
	L37	53.93'	S68°00'50"E
	L38	23.06'	S76°55'56"E
	L39	47.37'	S89°58'48"E
	L40(TL)	27.28'	S82°38'15"E
	L41	31.82'	N81°43'23"E
	L42	39.09'	S81°15'08"E
	L43(TL)	58.38'	N64°26'22"E
	L44	65.11'	N79°42'46"E
	L45(TL)	73.57'	S89°10'58"E
	L46	35.86'	N62°24'30"E
	L47	85.53'	S54°17'41"E
	L48	80.53'	S61°38'06"E
	L49	50.72'	S45°55'47"E
	L50	52.29'	S45°15'22"E
	L51	74.15'	S43°50'29"E
	L52	31.03'	S43°20'14"E
	L53	44.22'	S25°26'43"E
	L54	61.96'	S06°46'13"E
	L55	33.18'	S20°32'15"W
"B"	L56	24.08'	S84°27'27"E



GRAPHIC SCALE 1" = 100'

REVISION: 6/19/19 WATER EASEMENT REF.

SHEET 2 of 2

SURVEYOR'S CERTIFICATION

I, ANTHONY J. HAMM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3665, PAGE 757 AND BOOK 3704, PAGE 280, OR FROM BOOKS 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 AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)(a), THAT THIS PLAT IS OF A SURVEY THAT 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 AND SEAL THIS THE 5th DAY OF MARCH, 2019.

SIGNED: _____
ANTHONY J. HAMM, P.L.S.

NORTH CAROLINA PROFESSIONAL SEAL L-3784 LAND SURVEYOR ANTHONY J. HAMM

KELLI L GILL NOTARY PUBLIC PITT COUNTY, N.C.

NORTH CAROLINA, PITT COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT THE OWNER(S) LISTED BELOW PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 3rd DAY OF July, 2019

NOTARY PUBLIC
MY COMMISSION EXPIRES 9/25/21

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PHONE (252) 355-7757

COASTAL CAROLINASURVEYORS, PLLC
LAND SURVEYORS
PO BOX 2768, WINTERVILLE, NC 28590
CELL (252) 320-4601
jamiehamm@embarqmail.com P-0790

SURVEYED: AJH	APPROVED: AJH
DRAWN: CPT	DATE: 03/05/19
CHECKED: AJH	SCALE: 1" = 100'

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REVIEW OFFICER 7/10/19 DATE

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DISTRICT ENGINEER 7/9/19 DATE

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Fee Amt: $42.00 Page 2 of 2
Pitt County, NC
Lisa P. Nichols REG OF DEEDS
BK 84 PG 97-98

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