I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 27TH DAY OF DECEMBER A.D. 2023.

PROFESSIONAL LAND SURVEYOR L-4685 LICENSE NUMBER

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.

PROFESSIONAL LAND SURVEYOR L-4685 LICENSE NUMBER

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF NASH COUNTY, AND THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION. I (WE) FURTHER CERTIFY THAT THE RESIDUAL TRACT ON THIS PLAN CANNOT BE FURTHER SUBDIVIDED WITHIN TWO YEARS OF THE DATE OF RECORDATION UNLESS A SKETCH PLAN AND/OR PRELIMINARY PLAT AND FINAL PLAT ARE SUBMITTED FOR THE ENTIRE REMAINDER.

OWNER/ Manager LD Land Holdings, LLC DATE: 12/27/2023

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC ROADS OR ANY CHANGE IN EXISTING PUBLIC ROADS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE NASH COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE NASH COUNTY PLANNING DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE NASH COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

PLANNING DIRECTOR DATE: 1/6/2024

NASH COUNTY, NORTH CAROLINA

I, Van Batchelor, REVIEW OFFICER OF NASH COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1-8-2024 DATE REVIEW OFFICER

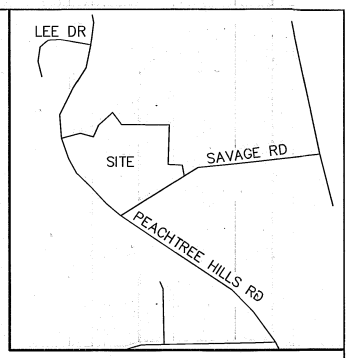
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Recorded: 01/08/2024 at 11:49:10 AM
Fee Amt: $21.00 Page 1 of 1
Nash County North Carolina
Sandra D. Davis Register of Deeds
BK 45 PG 43

LOTS 1 – 7

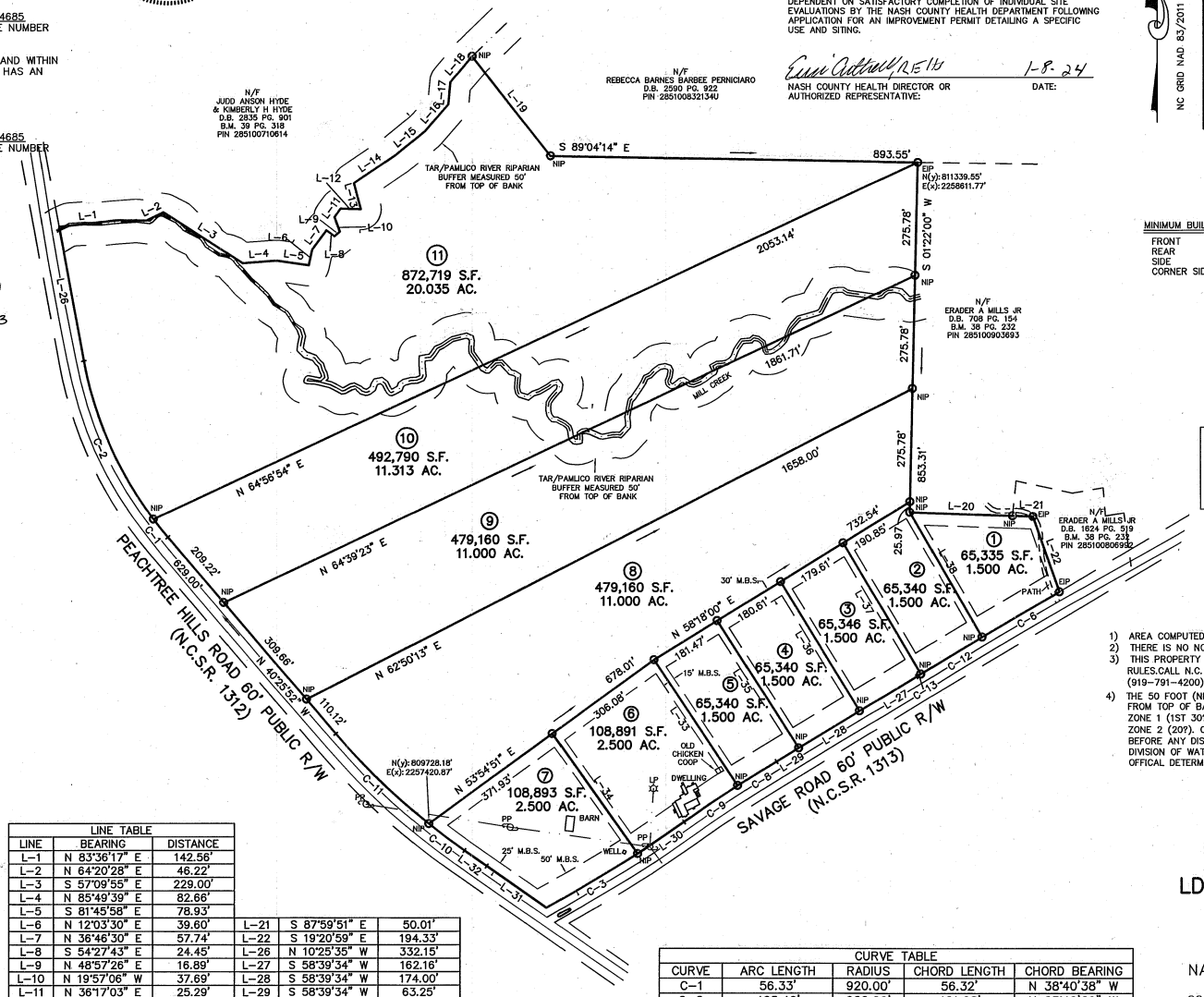
THE NASH COUNTY HEALTH DEPARTMENT HAS REVIEWED THE PLAT AND THE SOILS REPORT PREPARED BY Peer Soil Consulting, PLLC FOR LD Land Holdings, LLC. SOILS REPORT AND FINDS THAT THE SOILS REPORT HAS BEEN PREPARED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED BY THE NASH COUNTY HEALTH DEPARTMENT AND THAT THE SOILS REPORT INDICATES THAT THE LOTS SHOWN ON THE PLAT APPEAR TO BE ABLE TO ACCOMMODATE SEWAGE DISPOSAL SYSTEMS. PLEASE NOTE THAT THE NASH COUNTY HEALTH DEPARTMENT HAS REVIEWED THE SOILS REPORT OF 12/27/2023 ONLY AND THIS DOES NOT REPRESENT OR CONSTITUTE THE EVALUATION OR APPROVAL FOR ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT IN THE SUBDIVISION. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS OR AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS BY THE NASH COUNTY HEALTH DEPARTMENT FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

NASH COUNTY HEALTH DIRECTOR OR AUTHORIZED REPRESENTATIVE: DATE: 1-8-24

NC GRID NAD 83/2011



VICINITY MAP



MINIMUM BUILDING SETBACKS

FRONT	50'
REAR	30'
SIDE	15'
CORNER SIDE	25'

LEGEND:

- EIP – EXISTING IRON PIPE
- EIB – EXISTING IRON BAR
- BEIP – BENT IRON PIPE
- BEIB – BENT IRON BAR
- CM – CONCRETE MONUMENT
- EPK – EXISTING PK NAIL
- SPK – SET PK NAIL
- NIP – NEW IRON PIPE SET
- R/W – RIGHT OF WAY
- CATV – CABLE TV BOX
- EB – ELECTRIC BOX
- TEL – TELEPHONE PEDESTAL
- PP – POWER POLE
- OHL – OVERHEAD LINE
- LP – LIGHT POLE
- WM – WATER METER
- WV – WATER VALVE
- CO – SEWER CLEAN-OUT
- CC – CONCRETE
- CB – CATCH BASIN
- MH – MANHOLE
- FH – FIRE HYDRANT
- MBS – MINIMUM BUILDING SETBACKS

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

DEVELOPER:

JENNIFER KELLY, MANAGER
919-535-4858
LD LAND HOLDINGS, LLC
964 HIGH HOUSE RD. #3004
CARY, NC 27513

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIVER RIPARIAN BUFFER RULES.CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
4) THE 50 FOOT (NEUSE/TAR-PAM) RIPARIAN BUFFER ZONE IS MEASURED FROM TOP OF BANK OF DITCH OR CREEK. NO ACTIVITY IS PERMITTED IN ZONE 1 (1ST 30'). LIMITED ACTIVITY IS ALLOWED IN ZONE 2 (20'). ZONE 2 (20'). OWNER/DEVELOPER TO CONSULT G.S. 15A NCAC 2B.0259 BEFORE ANY DISTURBANCE WITHIN THE BUFFER ZONE OR CALL NCDENR, DIVISION OF WATER QUALITY, SURFACE WATER PROTECTION SECTION FOR OFFICAL DETERMINATION.

LINE TABLE					
LINE	BEARING	DISTANCE			
L-1	N 83°36'17" E	142.56'			
L-2	N 64°20'28" E	46.22'			
L-3	S 57°09'55" E	229.00'			
L-4	N 85°49'39" E	82.66'			
L-5	S 81°45'58" E	78.93'			
L-6	N 12°03'30" E	39.60'	L-21	S 87°59'51" E	50.01'
L-7	N 36°46'30" E	57.74'	L-22	S 19°20'59" E	194.33'
L-8	S 54°27'43" E	24.45'	L-26	N 10°25'35" W	332.15'
L-9	N 48°57'26" E	16.89'	L-27	S 58°39'34" W	162.16'
L-10	N 19°57'06" W	37.69'	L-28	S 58°39'34" W	174.00'
L-11	N 36°17'03" E	25.29'	L-29	S 58°39'34" W	63.25'
L-12	S 88°35'22" E	49.65'	L-30	S 55°46'05" W	136.63'
L-13	N 15°05'00" W	65.48'	L-31	N 55°02'30" W	176.31'
L-14	N 56°05'05" E	121.50'	L-32	N 55°02'30" W	66.57'
L-15	N 50°42'47" E	93.05'	L-33	S 33°38'19" E	368.25'
L-16	N 40°58'01" E	86.57'	L-34	S 35°25'52" E	357.91'
L-17	N 05°06'04" E	54.59'	L-35	S 32°28'37" E	368.01'
L-18	N 40°37'05" E	81.82'	L-36	S 31°26'50" E	369.07'
L-19	S 38°04'55" E	308.50'	L-37	S 30°34'27" E	370.23'
L-20	S 87°59'51" E	250.00'	L-38	S 30°04'23" E	350.77'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	56.33'	920.00'	56.32'	N 38°40'38" W
C-2	425.46'	920.00'	421.68'	N 23°40'29" W
C-3	258.27'	4127.76'	258.23'	S 59°21'24" W
C-6	218.06'	14916.43'	218.05'	S 59°47'31" W
C-8	110.76'	3638.75'	110.75'	S 58°03'44" W
C-9	158.00'	3638.75'	157.98'	S 55°56'47" W
C-10	108.50'	1662.00'	108.48'	N 53°10'17" W
C-11	315.32'	1662.00'	314.84'	N 45°51'58" W
C-12	174.00'	14916.43'	174.00'	S 59°02'21" W
C-13	11.81'	14916.44'	11.81'	S 58°40'56" W

MAJOR SUBDIVISION PLAT FOR

LD LAND HOLDINGS, LLC

REF: D.B. 3310 PAGE 928
MANNINGS TOWNSHIP
NASH COUNTY, NORTH CAROLINA

200 100 0 200 400

SCALE 1"=200'

NOVEMBER 2, 2023
ZONED A-1
PIN #285000695204U

(PEACHTREE-SAVAGE.DWG - SP)

CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

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