

# PRELIMINARY PLAT

# MILL RUN SUBDIVISION

## 45 LOT COMMON OPEN SPACE SUBDIVISION

### SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA



#### CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CAMDEN COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_  
 I, \_\_\_\_\_ A NOTARY PUBLIC OF \_\_\_\_\_ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

#### DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE FOR PUBLIC STREETS

I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED FOR DEDICATION AND HAVE BEEN COMPLETED IN ACCORDANCE WITH AT LEAST THE MINIMUM SPECIFICATIONS AND STANDARDS OF THE NC DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE NC HIGHWAY SYSTEM FOR MAINTENANCE.

DATE \_\_\_\_\_ DISTRICT ENGINEER \_\_\_\_\_

#### ENGINEER CERTIFICATION OF STORMWATER IMPROVEMENTS

IN THE SUBDIVISION ENTITLED \_\_\_\_\_ STORMWATER DRAINAGE IMPROVEMENTS HAVE BEEN INSTALLED (1) ACCORDING TO PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP, OR (2) ACCORDING TO AS-BUILT PLANS SUBMITTED BY \_\_\_\_\_ AND APPROVED BY THE COUNTY. CAMDEN COUNTY ASSUMES NO RESPONSIBILITY FOR THE DESIGN, MAINTENANCE OR THE GUARANTEED PERFORMANCE OF THE STORMWATER DRAINAGE IMPROVEMENTS AND THEIR EFFECTS.

REGISTERED LAND SURVEYOR/CIVIL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

#### NC DOT COMPLIANCE CERTIFICATE

I HEREBY CERTIFY THAT THESE STREETS AS INSTALLED (OR AS DESIGNED AND GUARANTEED BY THE APPLICANT) ARE IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA PRESENTLY REQUIRED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS FOR ACCEPTANCE OF SUBDIVISION STREETS ONTO THE SYSTEM FOR MAINTENANCE.

DATE \_\_\_\_\_ DISTRICT ENGINEER NC DEPARTMENT OF TRANSPORTATION \_\_\_\_\_

#### GENERAL NOTES:

- PROJECT NAME: MILL RUN SUBDIVISION
- OWNER/APPLICANT: ASSORTED DEVELOPMENT CORP.  
P.O. BOX 402  
KITTY HAWK, NC 27949
- PROPERTY DATA:  
PARCEL ID#: 01-7090-00-07-688, 01-7090-00-17-0117  
PRIMARY ADDRESS: SHARON CHURCH ROAD, SOUTH MILLS, NC  
RECORDED REFERENCES: D.B. 334, PG. 306; D.B. 348, PG. 833; P.C. 7, SL. 166  
PROPERTY ZONING: BASIC RESIDENTIAL (R3-1)
- F.I.R.M. DATA:  
ZONE: ZONE X  
F.E.M.A. F.I.R.M. PANEL# 3721709000 J, EFFECTIVE DATE OCTOBER 5, 2004.
- EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
  - 2015 FIELD SURVEY DATA OBTAINED BY BISSELL PROFESSIONAL GROUP
  - 2012 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
  - FIELD TOPOGRAPHIC SURVEY AND TREE LOCATION DATA BY BISSELL PROFESSIONAL GROUP
  - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
- ALL UTILITIES MUST BE INSTALLED UNDERGROUND.

#### DEVELOPMENT NOTES:

- EXISTING TRACT 1 AREA: 28.13 AC.  
EXISTING TRACT 2 AREA: 23.78 AC.  
TOTAL COMBINED AREA: 51.89 AC.
- DEVELOPMENT SUMMARY:  
# OF PROPOSED LOTS: 45  
AVERAGE LOT AREA: 24,347 SQ. FT.  
TOTAL PROPOSED LOT AREA: 25.15 AC.  
PROPOSED SUBDIVISION R/W AREA: 3.05 AC.  
REQUIRED OPEN SPACE: 23.68 AC.  
OPEN SPACE PROVIDED: 23.68 AC.
- PROPOSED SUBDIVISION ROAD R/W WIDTH: 50 FT.  
PROPOSED SUBDIVISION ROADWAY WIDTH: 20 FT.  
LINEAR FEET OF SUBDIVISION ROADWAY: 2,700 LF.±
- DEVELOPMENT IMPERVIOUS COVERAGE DATA (BUA):  
INDIVIDUAL LOT COVERAGE WILL BE LIMITED BY DEED RESTRICTIONS  
MAXIMUM TOTAL LOT COVERAGE: 212,200 SF (4.87 AC.)  
ROADWAY COVERAGE: 53,980 SF (2.67 AC.)  
WALKING TRAIL: 20,000 SF (0.84 AC.)  
BUS STOP & MAIL KIOSK: 7,980 SF (0.18 AC.)  
TOTAL COVERAGE: 394,000 SF (9.06 AC.)  
COVERAGE PERCENTAGE: 12.66%
- TOTAL PROPOSED DISTURBED AREA: 34.0 AC.
- VEHICULAR/BUILDING SETBACKS:  
FRONT: 25'  
SIDE/REAR: 10'
- DRAINAGE/UTILITY EASEMENTS:  
FRONT: 15'  
SIDE/REAR: 10' (AS MEASURED FROM PROPERTY LINE 5' EITHER SIDE)

#### SURVEYOR'S CERTIFICATION

I, Michael D. Barr, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Books referenced); that the boundaries not surveyed are clearly indicated as drawn from information found in Books referenced; that the ratio of precision as calculated is 1:280,566; that this plat was prepared in accordance with G.S. 47-30 as amended.

This is to certify that this 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 13 day of December, 2016.

Signature \_\_\_\_\_ L-1756

NOTES:  
FOR SITE CONSTRUCTION DETAILS AND INFORMATION SEE MILL RUN CONSTRUCTION PLANS AND DRAWINGS BEING SUBMITTED ALONG WITH THIS PRELIMINARY PLAT

Sheet Number	Sheet Title
1	COVER SHEET, NOTES AND SITE LOCATION
2	DEVELOPMENT OVERVIEW PLAN
3	SUBDIVISION PLAT
4	SUBDIVISION PLAT

#### CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN CAMDEN COUNTY, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR GUARANTEED TO ACCORDING TO § 151.243 AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CAMDEN COUNTY UNIFIED DEVELOPMENT AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CAMDEN COUNTY PLANNING BOARD AND SIGNED BY THE CHAIRPERSON, BOARD OF COMMISSIONERS, SUBJECT TO ITS BEING RECORDED IN THE CAMDEN COUNTY REGISTRY WITHIN NINETY (90) DAYS OF THE DATE BELOW.

DATE \_\_\_\_\_ CHAIRPERSON, BOARD OF COMMISSIONERS \_\_\_\_\_

#### CERTIFICATE OF REVIEW OFFICER

STATE OF NORTH CAROLINA  
COUNTY OF CAMDEN

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

#### HEALTH DEPARTMENT CERTIFICATE

THIS SUBDIVISION, ENTITLED \_\_\_\_\_ HAS BEEN DESIGNED FOR THE CONSTRUCTION OF INDIVIDUAL SEWAGE SYSTEMS AND MEETS THE CRITERIA AND REQUIREMENTS OF THE DISTRICT HEALTH DEPARTMENT BASED ON EXISTING CONDITIONS AND REGULATIONS. THE DISTRICT HEALTH DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL IMPROVEMENTS TO THESE PROPERTIES AND TO LIMIT THE NUMBER OF BEDROOMS AND SIZE OF STRUCTURE BASED ON SITE CONDITIONS UPON ISSUANCE OF THE FINAL SITE IMPROVEMENTS PERMITS. THIS CERTIFICATION DOES NOT CONSTITUTE A WARRANTY AND IS ISSUED BASED ON THIS SUBDIVISION BEING SERVICED.

DATE \_\_\_\_\_ DISTRICT HEALTH DEPARTMENT \_\_\_\_\_

OPEN SPACE, DRAINAGE FACILITIES, RESERVED UTILITY OPEN SPACE, AND PONDS REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH CH. 151 OF THE CODE OF ORDINANCES SHALL NOT BE DEDICATED TO THE PUBLIC, EXCEPT UPON WRITTEN ACCEPTANCE BY THE COUNTY, BUT SHALL REMAIN UNDER THE OWNERSHIP AND CONTROL OF THE DEVELOPER (OR HIS OR HER SUCCESSOR) OR A HOMEOWNER'S ASSOCIATION OR SIMILAR ORGANIZATION THAT SATISFIES THE CRITERIA ESTABLISHED IN §151.198 OF THE COUNTY'S CODE OF ORDINANCES.

Bissell Professional Group  
Firm License # C-966  
3512 North Croatan Highway  
P.O. Box 1088  
Kitty Hawk, North Carolina 27949  
(252) 261-3266  
FAX (252) 261-1760



PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

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MILL RUN  
COVER SHEET  
SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA  
PRELIMINARY PLAT

NO.	DATE	DESCRIPTION	BY



DATE:	SCALE:
12-12-16	N/A
DESIGNED:	CHECKED:
BPG	MSB
DRAWN:	APPROVED:
MDB	BPG
SHEET:	
1 OF 4	
CAD FILE:	
457500PP1	
PROJECT NO:	
4575	

**LEGEND**

	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH TOP OF BANK
	EXISTING WETLAND BOUNDARY
	BUILDING SETBACK LINES
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

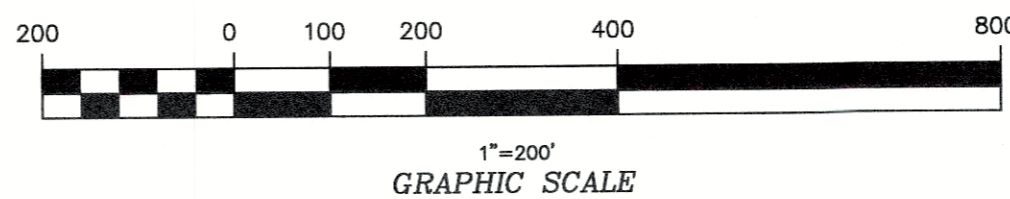


NC NAD 83(2011) GRID NORTH



**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C-P3	311.71'	2887.29'	311.55'	N20° 46' 39"W	6°11'08"
C-P4	106.37'	1105.00'	106.33'	N87° 05' 43"W	5°30'56"



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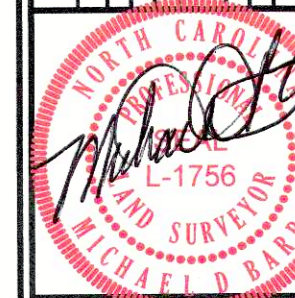


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and Environmental Specialists  
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**MILL RUN OVERVIEW**  
SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA  
PRELIMINARY PLAT

PROJECT:

NO.	DATE	DESCRIPTION	BY



DATE:	12-12-16	SCALE:	1"=200'
DESIGNED:	BPG	CHECKED:	MSB
DRAWN:	MDB	APPROVED:	BPG

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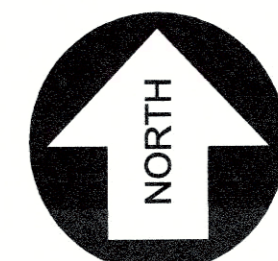
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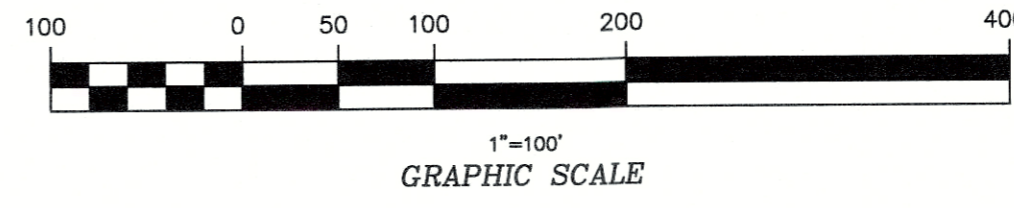
PROJECT NO:  
4575

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH TOP OF BANK
	EXISTING WETLAND BOUNDARY
	BUILDING SETBACK LINES
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	STREET ADDRESS
	N.T.S.
	P.C.
	D.B.
	SL
	SF
	AC

CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C-P3	311.71'	2887.29'	311.55'	N20° 46' 39"W	61°1'08"	C18	61.37'	210.00'	61.15'	S42° 22' 35"E	16°44'34"	C36	56.50'	135.00'	56.09'	S80° 03' 59"E	23°58'42"
C-P4	106.37'	1105.00'	106.33'	N87° 05' 43"W	5°30'56"	C19	47.88'	210.00'	47.77'	S27° 28' 25"E	13°03'47"	C37	75.32'	975.00'	75.30'	N70° 17' 25"W	4°25'35"
C1	8.08'	1025.00'	8.08'	S77° 40' 41"W	0°27'05"	C21	93.46'	5025.00'	93.45'	S20° 24' 34"E	1°03'56"	C38	98.27'	1025.00'	98.23'	S70° 49' 26"E	5°29'35"
C2	17.40'	975.00'	17.40'	S77° 57' 49"W	1°01'21"	C22	102.75'	4975.00'	102.75'	N19° 37' 33"W	1°11'00"	C39	128.03'	975.00'	127.94'	N76° 15' 55"W	7°31'25"
C3	89.40'	1025.00'	89.38'	S80° 24' 10"W	4°59'51"	C23	97.35'	5025.00'	97.35'	S19° 19' 18"E	1°06'36"	C40	113.94'	1025.00'	113.89'	S78° 45' 18"E	6°22'09"
C4	75.33'	975.00'	75.31'	S80° 41' 17"W	4°25'36"	C24	105.70'	4975.00'	105.70'	N18° 25' 32"W	1°13'02"	C43	100.03'	1025.00'	99.99'	S83° 51' 12"E	5°35'30"
C5	56.55'	375.00'	56.36'	N78° 34' 53"E	8°38'25"	C25	98.17'	5025.00'	98.17'	N18° 12' 25"W	1°07'10"	C44	100.03'	1025.00'	99.99'	S89° 26' 42"E	5°35'30"
C6	73.21'	425.00'	73.12'	S77° 58' 01"W	9°52'09"	C26	36.83'	4975.00'	36.83'	N17° 36' 17"W	0°25'27"	C45	131.44'	975.00'	131.34'	S88° 14' 35"W	7°43'26"
C7	103.46'	375.00'	103.13'	S66° 21' 27"W	15°48'27"	C27	22.32'	5025.00'	22.32'	S17° 31' 12"E	0°15'16"	C46	100.05'	1025.00'	100.01'	N84° 57' 47"E	5°35'33"
C8	92.90'	425.00'	93.69'	S66° 46' 13"W	12°31'26"	C28	248.19'	135.00'	214.69'	N35° 16' 33"E	105°20'14"	C48	94.61'	1025.00'	94.58'	N79° 31' 20"E	5°17'20"
C9	30.87'	375.00'	30.86'	N56° 05' 44"E	4°42'59"	C29	52.65'	185.00'	52.47'	S9° 14' 28"E	16°18'16"	C49	62.91'	4975.00'	62.91'	S20° 34' 47"E	0°43'28"
C11	84.46'	210.00'	83.90'	N65° 15' 36"E	23°02'41"	C30	63.18'	185.00'	62.88'	S8° 41' 45"W	19°34'06"	C50	211.28'	160.00'	196.26'	S58° 46' 17"E	75°39'31"
C13	67.11'	210.00'	66.82'	N85° 56' 14"E	18°18'35"	C32	61.02'	185.00'	60.74'	N46° 19' 21"E	18°53'51"	C51	20.00'	1025.00'	20.00'	S80° 29' 59"E	1°07'05"
C14	82.83'	160.00'	81.91'	N68° 34' 06"E	29°39'42"	C33	70.98'	185.00'	70.54'	N66° 45' 45"E	21°58'57"	C52	133.89'	975.00'	133.78'	S83° 57' 40"E	7°52'04"
C15	63.53'	210.00'	63.29'	S76° 14' 30"E	17°19'58"	C34	71.36'	185.00'	70.92'	S88° 48' 17"W	22°06'07"	C53	127.68'	975.00'	127.59'	N80° 37' 46"E	7°30'11"
C17	61.68'	210.00'	61.45'	S59° 09' 42"E	16°49'39"	C35	38.96'	185.00'	38.89'	N74° 06' 38"W	12°04'11"	C54	32.03'	425.00'	32.02'	S58° 20' 58"W	4°19'03"



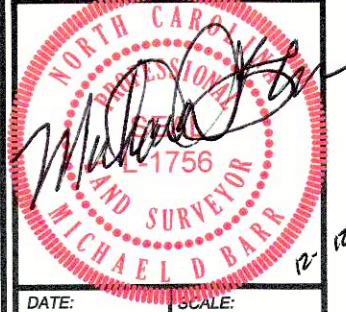
NC NAD 83(2011) GRID NORTH



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 and Environmental Specialists  
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PROJECT: **MILL RUN SUBDIVISION PLAT**  
 PRELIMINARY PLAT  
 SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA

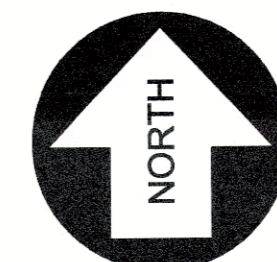
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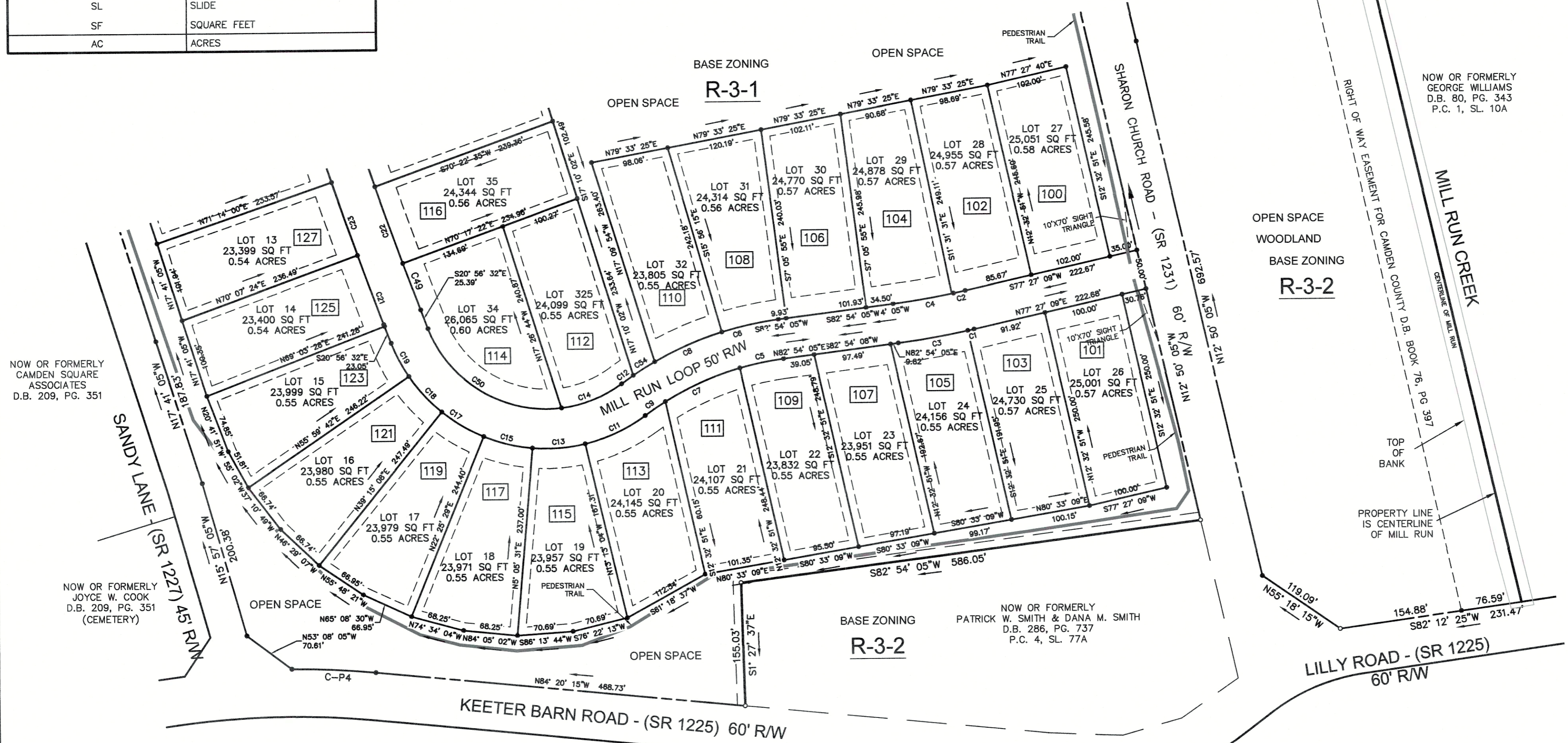
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 DESIGNED: BPG CHECKED: MSB  
 DRAWN: MDB APPROVED: BPG  
 SHEET: **3** OF **4**  
 CAD FILE: 457500PP1  
 PROJECT NO: **4575**

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
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N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
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CURVE TABLE						CURVE TABLE						CURVE TABLE					
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C5	56.55'	375.00'	56.36'	N78° 34' 53"E	8°38'25"	C25	98.17'	5025.00'	98.17'	N18° 12' 25"W	1°07'10"	C44	100.03'	1025.00'	99.99'	S89° 26' 42"E	5°35'30"
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C12	18.20'	425.00'	18.20'	N54° 57' 51"E	2°27'12"	C31	59.39'	185.00'	59.14'	S27° 40' 37"W	18°23'38"	C51	20.00'	1025.00'	20.00'	S80° 29' 55"E	1°07'05"
C13	67.11'	210.00'	66.82'	N85° 56' 14"E	18°18'35"	C32	61.02'	185.00'	60.74'	N46° 19' 21"E	18°53'51"	C52	133.89'	975.00'	133.78'	S83° 57' 40"E	7°52'04"
C14	82.83'	160.00'	81.91'	N68° 34' 06"E	29°39'42"	C33	70.98'	185.00'	70.54'	N66° 45' 45"E	21°58'57"	C53	127.68'	975.00'	127.59'	N80° 37' 46"E	7°30'11"
C15	63.53'	210.00'	63.29'	S76° 14' 30"E	17°19'58"	C34	71.36'	185.00'	70.92'	S88° 48' 17"W	22°06'07"	C54	32.03'	425.00'	32.02'	S58° 20' 58"W	4°19'03"
C17	61.68'	210.00'	61.45'	S59° 09' 42"E	16°49'39"	C35	38.96'	185.00'	38.89'	N74° 06' 38"W	12°04'01"						



NC NAD 83(2011) GRID NORTH



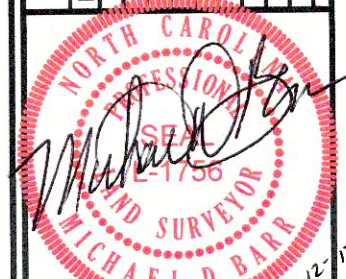
**BISSELL**  
 PROFESSIONAL GROUP  
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**MILL RUN**  
 SUBDIVISION PLAT  
 SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA  
 PRELIMINARY PLAT

NO.	DATE	DESCRIPTION	BY



DATE: 12-12-16	SCALE: 1"=100'
DESIGNED: BPG	CHECKED: MSB
DRAWN: MDB	APPROVED: BPG
SHEET: 4 OF 4	
CAD FILE: 457500PP1	
PROJECT NO: 4575	