

SURVEYOR CERTIFICATE

I, _____ CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD LAND SURVEY MADE UNDER MY SUPERVISION; THAT THE DEED DESCRIPTION FOR SAID PROPERTY IS RECORDED IN D.B. 352, PG. 820; THAT THE ERROR OF CLOSURE IS 1:10,000+; THAT ALL AREA CALCULATIONS ARE BY COORDINATE METHOD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30, WITNESS MY ORIGINAL SIGNATURE, REG. NUMBER, AND SEAL THIS 6TH DAY OF FEBRUARY, 2018.

I, _____ PLS-_____ FURTHER CERTIFY,

A. THAT THIS 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.

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 OWNERSHIP AND 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 _____, 2018.

MY COMMISSION EXPIRES NOTARY PUBLIC

DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE FOR PUBLIC STREET

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 THE FAIRFAX

STORMWATER DRAINAGE IMPROVEMENTS HAVE BEEN INSTALLED (1) ACCORDING TO PLANS AND SPECIFICATIONS PREPARED BY EASTERN CAROLINA ENGINEERING, PC, OR (2) ACCORDING TO AS-BUILT PLANS SUBMITTED BY EASTERN CAROLINA ENGINEERING, PC 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

REGISTRATION NUMBER

HEALTH DEPARTMENT CERTIFICATE

THIS SUBDIVISION, ENTITLED THE FAIRFAX, 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

NC DOT COMPLIANCE WITH RULES AND REGULATIONS

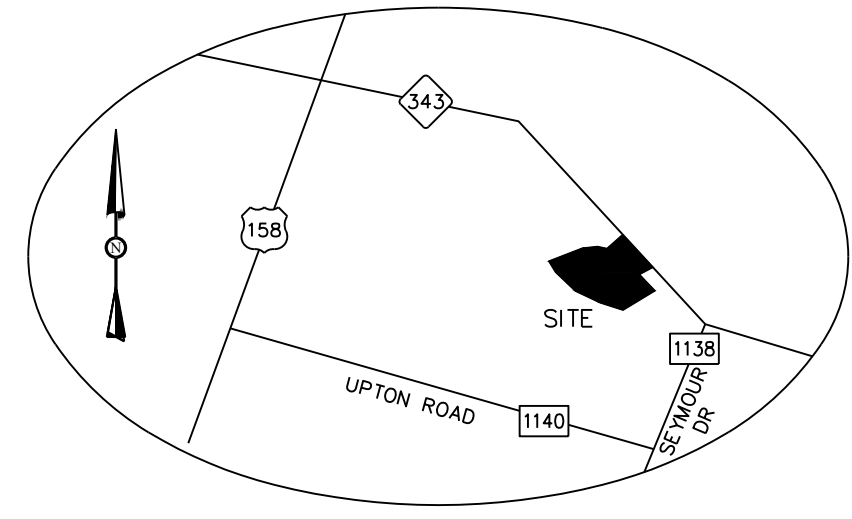
I HEREBY CERTIFY THAT THESE STREETS AS INSTALLED (OR AS DESIGNED AND GUARANTEED BY THE APPLICANT) ARE IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA PRESENTLY REQUIRED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS FOR ACCEPTANCE OF SUBDIVISION STREETS ONTO THE SYSTEM FOR MAINTENANCE.

DATE DISTRICT ENGINEER NC DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

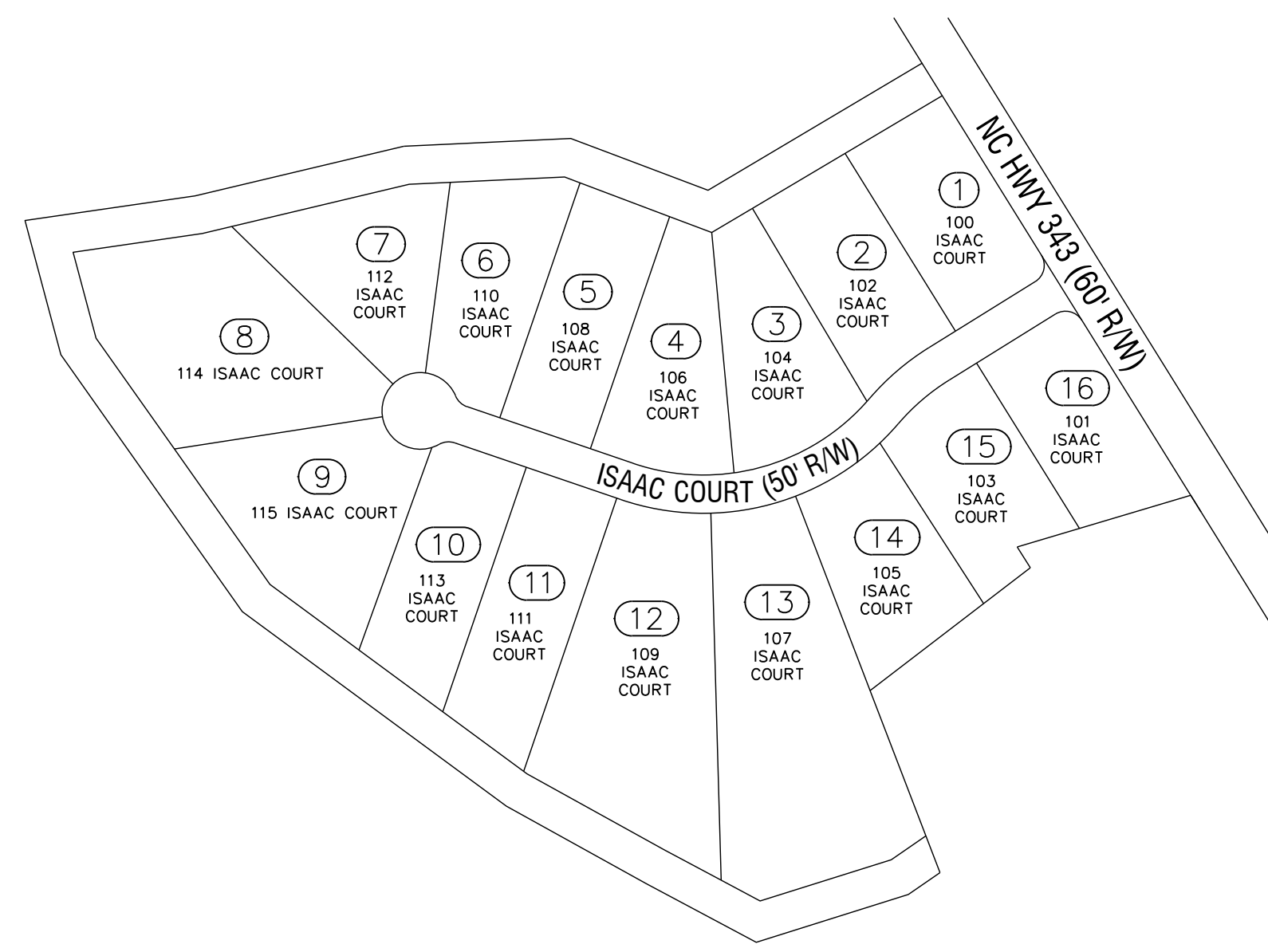
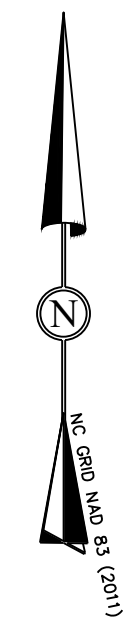
NORTH CAROLINA, CAMDEN COUNTY

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



VICINITY MAP
NTS



LOCATION MAP
SCALE: 1" = 200'

SITE DATA:

- OWNER/DEVELOPER:
A AND B BUILDING, INC
141 TRAVIS BOULEVARD
MOYOCK, NC 27958
- SITE INFORMATION:
PIN# 028934025733120000
D.B. 352, PG. 820

SITE AREA: 991,524 SF = 22.76 AC
ZONING: R-2 (RESIDENTIAL)
- LOTS TO BE CREATED:
RESIDENTIAL: 16
(MINIMUM LOT SIZE: 40,000 SF = 0.91 AC)
OPEN SPACE: 1 (BUFFER)
TOTAL: 17

OPEN SPACE REQUIRED: 22.76 AC x .05 = 1.14 AC
PROVIDED: 3.21 ACRES
- MINIMUM SETBACKS:
FRONT: 50'
REAR: 10'
SIDE: 10' (35' ALONG NC 343)
- SITE IS LOCATED IN FLOOD ZONES "X"/"AE" AS SHOWN ON F.I.R.M. PANEL 3720893400J, DATED OCTOBER 5, 2004.
- USE OF LAND WITHIN A FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE CAMDEN COUNTY CODE.
- WETLANDS SHOWN HEREON PER U.S. ARMY CORPS OF ENGINEERS DELINEATION DATED SEPTEMBER 18, 2017.
- MAINTENANCE OF REQUIRED OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNERS ASSOCIATION, AS APPLICABLE.
- 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.
- ALL UTILITY CONNECTIONS SHALL CONFORM TO CAMDEN COUNTY STANDARDS AND SHALL BE COORDINATED WITH THE CAMDEN COUNTY PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN AS NEEDED ALL EROSION CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH MAJOR STORM EVENT. FAILURE TO KEEP EROSION CONTROL DEVICES IN GOOD WORKING ORDER MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
- ANY FILL BROUGHT ON SITE SHALL BE FROM AN APPROVED SITE/MINE. ANY MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A SINGLE APPROVED LOCATION.
- DISTURBED AREA WILL NOT EXCEED 17.6 ACRES. (INCLUDES ANY OFF-SITE IMPROVEMENTS)
- TOPOGRAPHIC SITE SURVEY PERFORMED BY EASTERN CAROLINA ENGINEERING, PC. OFF-SITE INFORMATION SUPPLEMENTED WITH AVAILABLE AERIAL PHOTOGRAPHY AND LIDAR DATA.
- DRAINAGE & UTILITY EASEMENTS ARE HEREBY DEDICATED AS FOLLOWS, UNLESS STATED OTHERWISE ON PLAT:

FRONT = 15' SIDE/REAR = 10'
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION TAKEN FROM PREVIOUSLY RECORDED PLATS AND WETLAND MAP PREPARED BY JASON A. MIZELLE, PLS DATED AUGUST 30, 2017.

EASTERN CAROLINA ENGINEERING, PC
Engineering · Surveying · Construction Management
www.easterncarolinaengineering.com
Phone: 252-335-1888 Fax: 252-331-2390 License: C-4162
154 US Hwy 158 East, Camden, NC 27921

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
SALES OR ACQUISITION

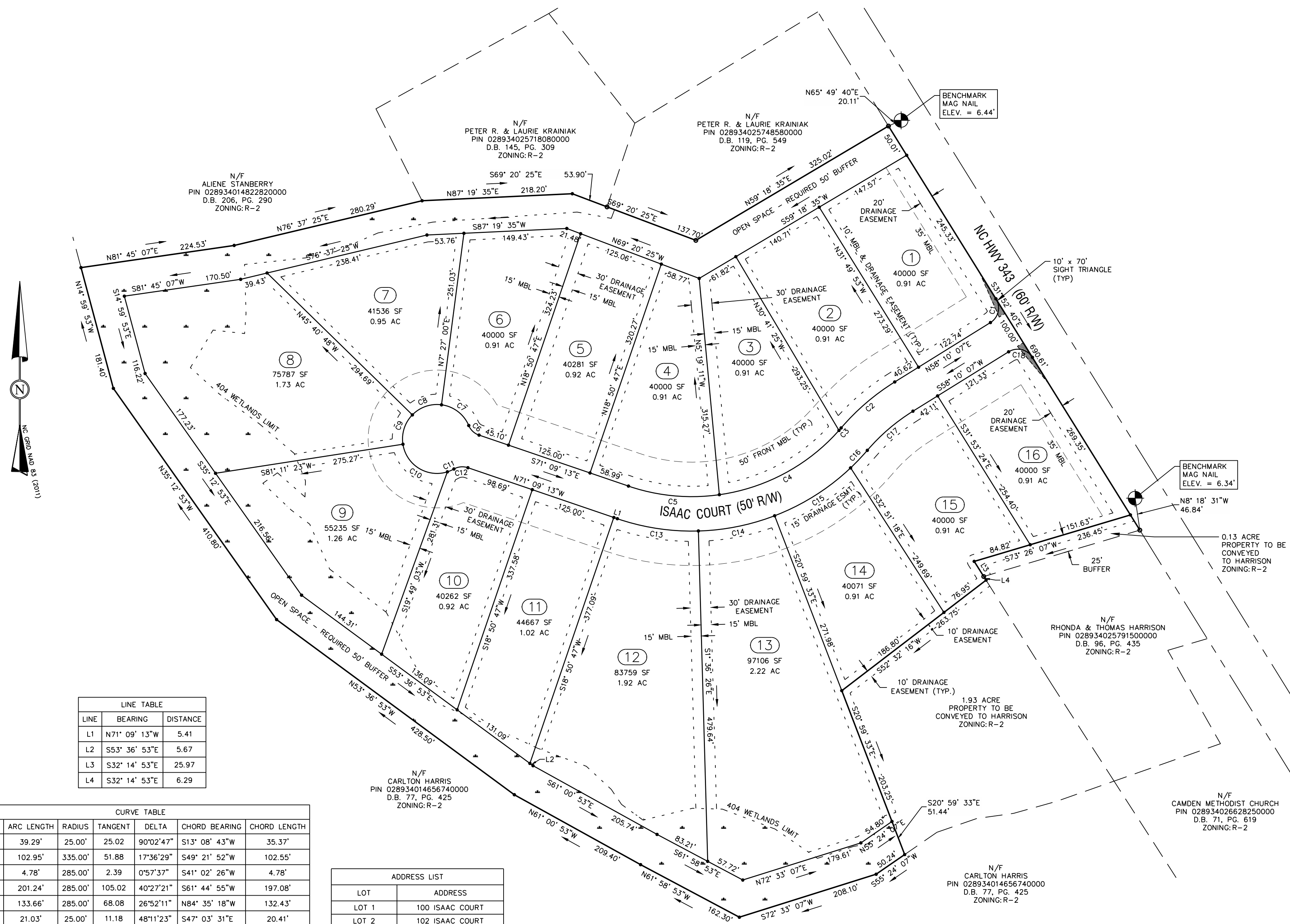
PRELIMINARY PLAT FOR THE FAIRFAX
COURTHOUSE TOWNSHIP
CAMDEN COUNTY, NORTH CAROLINA

REVISIONS:	NUM.	DATE	DESCRIPTION
Project #:	170001		
Drawing #:	170001	PREL.	
Drawn:	BLR		
Checked:	SCR		
Approved:	SCR		
Date:	2/6/2018		
Sheet #:	1/2		
Scale:	1" = 200'		

PRELIMINARY
 SALES OR ACQUISITION
 DO NOT USE FOR CONSTRUCTION

PRELIMINARY PLAT FOR
THE FAIRFAX
 COURTHOUSE TOWNSHIP
 CAMDEN COUNTY, NORTH CAROLINA

REVISIONS: NUM. DATE DESCRIPTION
 Project #: **170001**
 Drawing #: 170001 PREL.
 Drawn: BLR
 Checked: SCR
 Approved: SCR
 Date: 2/6/2018
 Sheet #: 2/2
 Scale: 1" = 100'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N71° 09' 13"W	5.41
L2	S53° 36' 53"E	5.67
L3	S32° 14' 53"E	25.97
L4	S32° 14' 53"E	6.29

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.29'	25.00'	25.02	90°02'47"	S13° 08' 43"W	35.37'
C2	102.95'	335.00'	51.88	17°36'29"	S49° 21' 52"W	102.55'
C3	4.78'	285.00'	2.39	0°57'37"	S41° 02' 26"W	4.78'
C4	201.24'	285.00'	105.02	40°27'21"	S61° 44' 55"W	197.08'
C5	133.66'	285.00'	68.08	26°52'11"	N84° 35' 18"W	132.43'
C6	21.03'	25.00'	11.18	48°11'23"	S47° 03' 31"E	20.41'
C7	52.00'	50.00'	28.63	59°35'10"	S52° 45' 25"E	49.69'
C8	46.36'	50.00'	25.00	53°07'48"	N70° 53' 06"E	44.72'
C9	46.36'	50.00'	25.00	53°07'48"	N17° 45' 17"E	44.72'
C10	86.07'	50.00'	58.16	98°37'44"	N58° 07' 29"W	75.83'
C11	10.39'	50.00'	5.21	11°54'15"	S66° 36' 32"W	10.37'
C12	21.03'	25.00'	11.18	48°11'23"	S84° 45' 06"W	20.41'
C13	119.59'	335.00'	60.44	20°27'14"	N81° 22' 50"W	118.96'
C14	113.34'	335.00'	57.22	19°23'06"	S78° 42' 00"W	112.80'
C15	131.13'	335.00'	66.42	22°25'41"	S57° 47' 37"W	130.30'
C16	35.19'	335.00'	17.61	6°01'09"	S43° 34' 12"W	35.18'
C17	87.59'	285.00'	44.14	17°36'29"	S49° 21' 52"W	87.24'
C18	39.25'	25.00'	24.98	89°57'13"	S76° 51' 17"E	35.34'

ADDRESS LIST

LOT	ADDRESS
LOT 1	100 ISAAC COURT
LOT 2	102 ISAAC COURT
LOT 3	104 ISAAC COURT
LOT 4	106 ISAAC COURT
LOT 5	108 ISAAC COURT
LOT 6	110 ISAAC COURT
LOT 7	112 ISAAC COURT
LOT 8	114 ISAAC COURT
LOT 9	115 ISAAC COURT
LOT 10	113 ISAAC COURT
LOT 11	111 ISAAC COURT
LOT 12	109 ISAAC COURT
LOT 13	107 ISAAC COURT
LOT 14	105 ISAAC COURT
LOT 15	103 ISAAC COURT
LOT 16	101 ISAAC COURT

