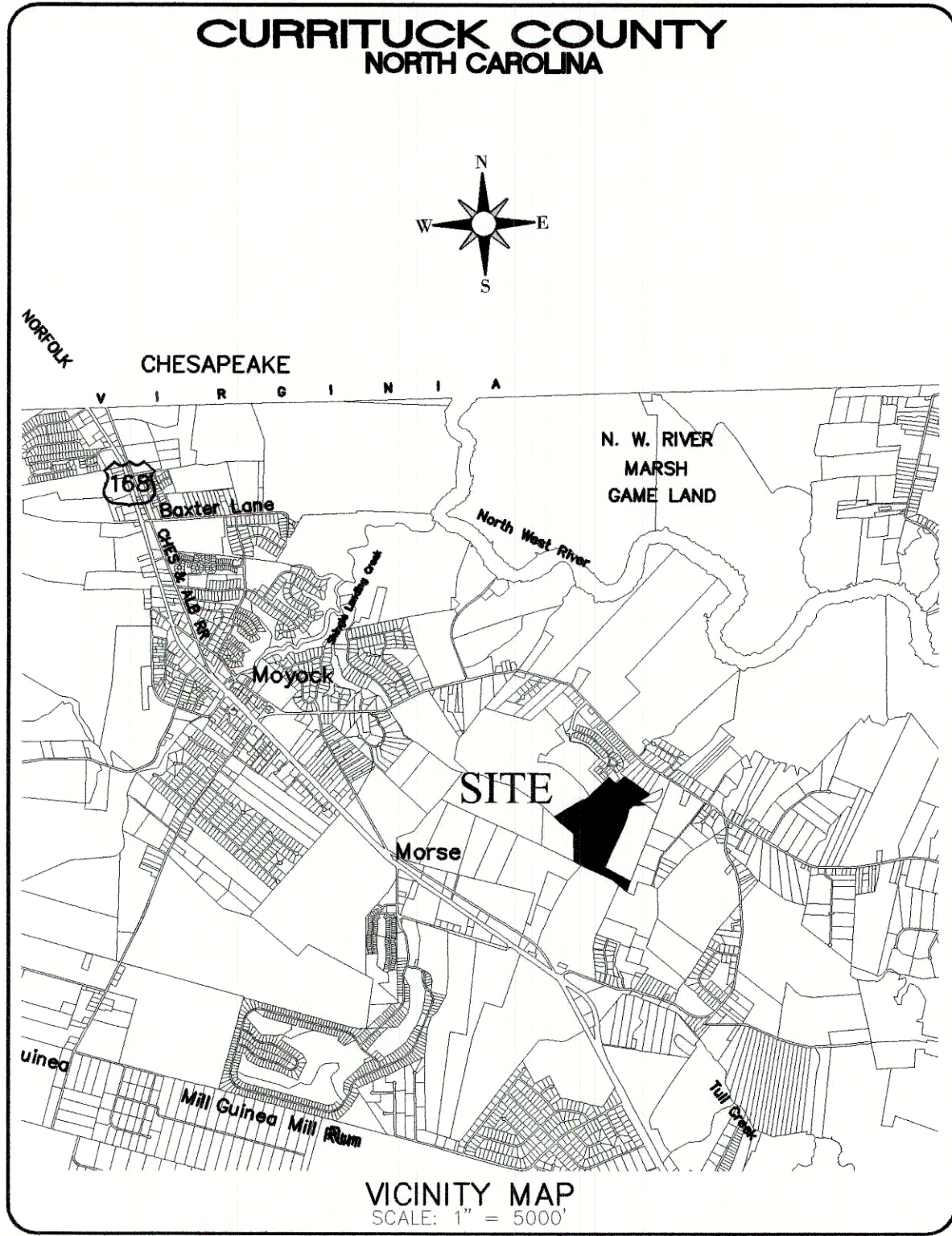


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APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CURRITUCK COUNTY TECHNICAL REVIEW COMMITTEE AND SIGNED BY THE ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE CURRITUCK COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

DATE

ADMINISTRATOR

STORMWATER STATEMENT

NO MORE THAN 30% OF ANY LOT SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK STONE, SLATE, OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH THE STORMWATER PERMIT NUMBER SW7180204 ISSUED BY THE STATE OF NORTH CAROLINA. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE STATE. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SWALES, ETC.) ASSOCIATED WITH THIS DEVELOPMENT, EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSON. THE LOT COVERAGE ALLOWANCE PROVIDED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE MAY BE DIFFERENT THAN THE NC STATE STORMWATER PERMIT. THE MOST RESTRICTIVE LOT COVERAGE SHALL APPLY.

Public Dedication of Recreation and Park Area Statement

A payment-in-lieu of recreation and park area dedication has been provided in accordance with the Currituck County Unified Development Ordinance. Payments-in-lieu received by the county shall be used only for the acquisition or development of recreation and park areas, and open space sites consistent with the requirements of North Carolina General Statutes Section 153A-331.

Property Adjacent to Active Farmland Statement

As of the recorded date of this plat, some portions of this development adjoin land used for active agriculture purposes which may include, but not be limited to activities such as dust generation, spraying of chemicals, etc., therefore, further investigation may be desired by prospective purchasers.

Review Office Certificate

State of North Carolina,
County of Currituck

I, _____, Review Officer of Currituck County,
certify that the map or plat to which this certification is affixed meets all
statutory requirements for recording.

Date

Review Officer

CURRITUCK RESERVE CONSERVATION SUBDIVISION

PHASE 1

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

GENERAL NOTES:

- PROJECT NAME: CURRITUCK RESERVE
- APPLICANT: APVA LLC
- OWNER: APVA LLC
PROPERTY DATA:
PARCEL ID#: 0022-000-078B-0000
PRIMARY ADDRESS: TULLS CREEK ROAD
MOYOCK, NC
- RECORDED REFERENCES: D.B. 1471, PG. 697; P.C. K, SL. 95
- PROPERTY ZONING: SFM
- F.I.R.M. DATA:
ZONES X, FEMA F.I.R.M. MAP PANEL 372180400 K, EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 15' EASEMENT ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED. A STORMWATER MAINTENANCE EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
- THERE IS A 20' EASEMENT HEREBY ESTABLISHED ALONG ALL FRONT PROPERTY LINES FOR THE PLANTING AND MAINTENANCE OF STREET TREES.
- A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS FOR PURPOSES OF OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM.
- A 5' (2.5' EITHER SIDE OF THE CENTERLINE) PEDESTRIAN EASEMENT IS HEREBY DEDICATED ALONG ALL CONCRETE SIDEWALKS AND WALKING TRAILS.
- SUBDIVISION IS DESIGNED FOR SINGLE FAMILY DWELLINGS OF LESS THAN 4,800 S.F. AND NO GREATER THAN 2 STORIES.

DEVELOPMENT NOTES:

TOTAL TRACT AREA: 112.87 AC.
TOTAL AREA PHASE 1: 57.64 AC.
TOTAL AREA LOTS PHASE 1: 26.30 AC.
TOTAL R/W AREA PHASE 1: 4.75 AC.
REQUIRED OPEN SPACE (30%): 17.29 AC.

CONSERVATION OPEN SPACE PROVIDED:

PRIMARY OPEN SPACE 11.65 AC.
PROVIDED:
SECONDARY OPEN SPACE 14.94 AC.
PROVIDED:
TOTAL OPEN SPACE PROVIDED 26.59 AC
PHASE 1

TOTAL LOTS PHASE 1: 52
AVERAGE LOT AREA: 22,033± S.F.
PROPOSED RIGHT-OF-WAY WIDTH: 50 FT.
PROPOSED PAVED ROADWAY WIDTH: 20 FT.
LINEAR FEET OF ROADWAY PHASE 1: 4,165 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 20,000 S.F. TO 38,869 S.F.
MINIMUM LOT WIDTH: 100 FT.
MAXIMUM LOT COVERAGE 60% OF LOT AREA
SETBACKS:

FRONT: 20 FT.
10 FT.(30' BLDG
SIDE: SEPARATION REQUIRED FOR
FIRE FLOW)
BACK: 25 FT.

RECREATION/PARKLAND FEE-IN-LIEU IS \$5,019.52. (TOTAL TAX VALUE
\$427,000/112.8ac = 3,785.46 PER ACRE X (52 LOTS X 0.0255) =
\$5,019.52

Ownership and Dedication Certificate

I hereby certify that I am the owner of the property described hereon, which property is located within the subdivision regulation jurisdiction of Currituck County, that I hereby freely adopt this plat of subdivision and dedicate to public use all area shown on this plat as streets, utilities, alleys, walks, recreation and 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 or home owners' association. 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 _____, 20____.

Notary Public

My commission expires _____

Public Streets Division of Highway District Engineer Certificate

I hereby certify that the public streets shown on this plat are intended for dedication and have been designed or 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

Owner

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 1:10,000; 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 _____

DAY OF _____, A.D., 2018.

SIGNATURE

L-1756

REQUIRED IMPROVEMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL OF THE IMPROVEMENTS REQUIRED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP, AND THAT SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 24TH DAY OF OCTOBER, 2021 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY LAND PLANNING SOLUTIONS. REMAINING IMPROVEMENTS INCLUDE:

- PAVEMENT MARKINGS
- SIDEWALKS
- STREET TREES & LANDSCAPING
- FARM BUFFER

DATE

REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

Bissell Professional Group
P.O. Box 1068
3572 C-956
C-956 Highway
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1700

BISSELL
PROFESSIONAL GROUP

Engineers, Planners, Surveyors
and Environmental Specialists

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CURRITUCK RESERVE
COVER SHEET

CURRITUCK COUNTY NORTH CAROLINA

MOYOCK
FINAL SUBDIVISION PLAT

REVISIONS

NO. DATE DESCRIPTION BY

1 9-25-19 N/A

DATE: 9-25-19 SCALE: N/A

DESIGNED: MSB

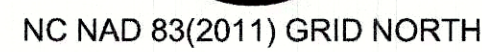
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SHEET: 1 OF 5

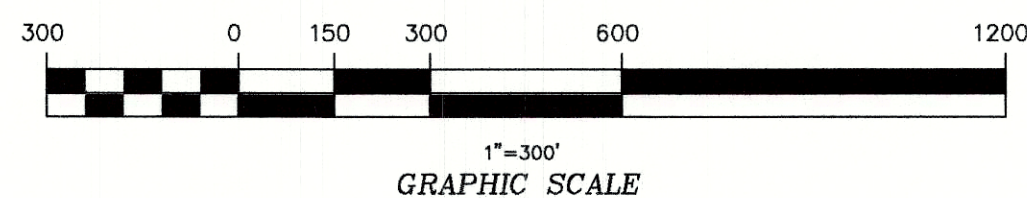
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PROJECT NO:

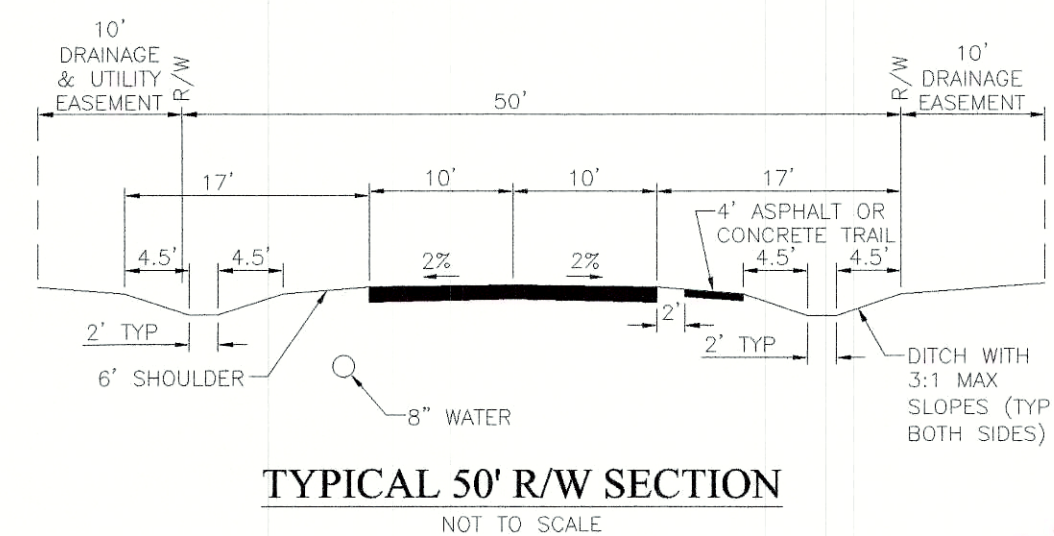
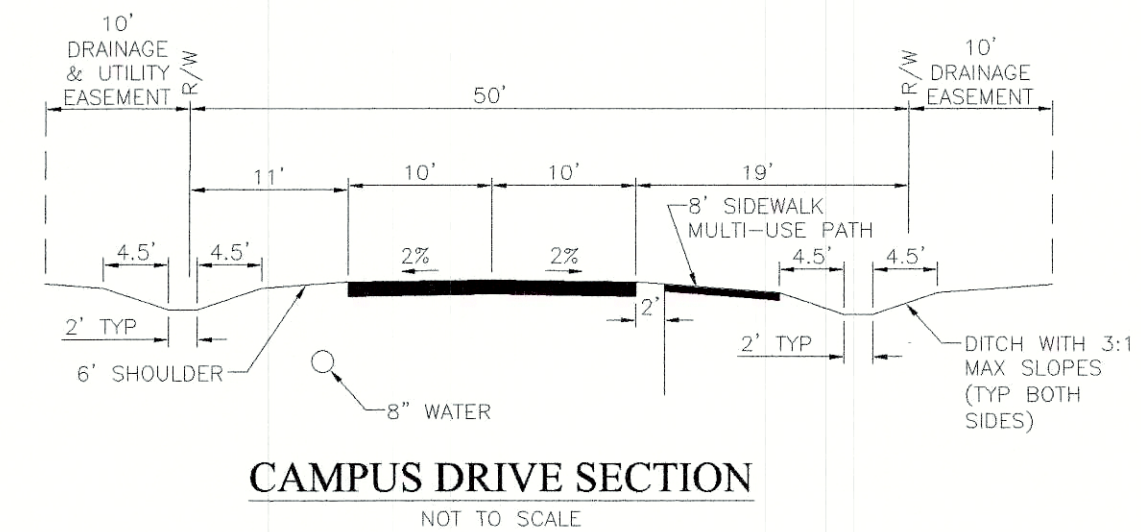
4628



CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C25	104.83'	177.00'	103.30'	S31° 44' 00"W	33°55'59"
C26	85.78'	525.00'	85.68'	N19° 26' 50"E	9°21'40"
C27	74.54'	177.00'	74.00'	S36° 38' 04"W	24°07'50"
C28	30.28'	177.00'	30.24'	S19° 40' 05"W	9°48'08"



LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SHORELINE
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
100	STREET ADDRESS
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES



PRELIMINARY
For Review Purpose

DATE: 9-25-19		SCALE: 1"=300	
DESIGNED: MSB		CHECKED:	
DRAWN: MDB		APPROVED: BPG	
SHEET: 2 OF 5			
CAD FILE: 462800FP1			
PROJECT NO: 4628			

Bissell Professional Group
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Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors

and Environmental Specialists

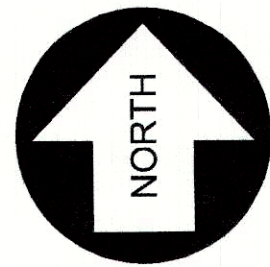
CURRITUCK RESERVE PHASE 1

OVERVIEW

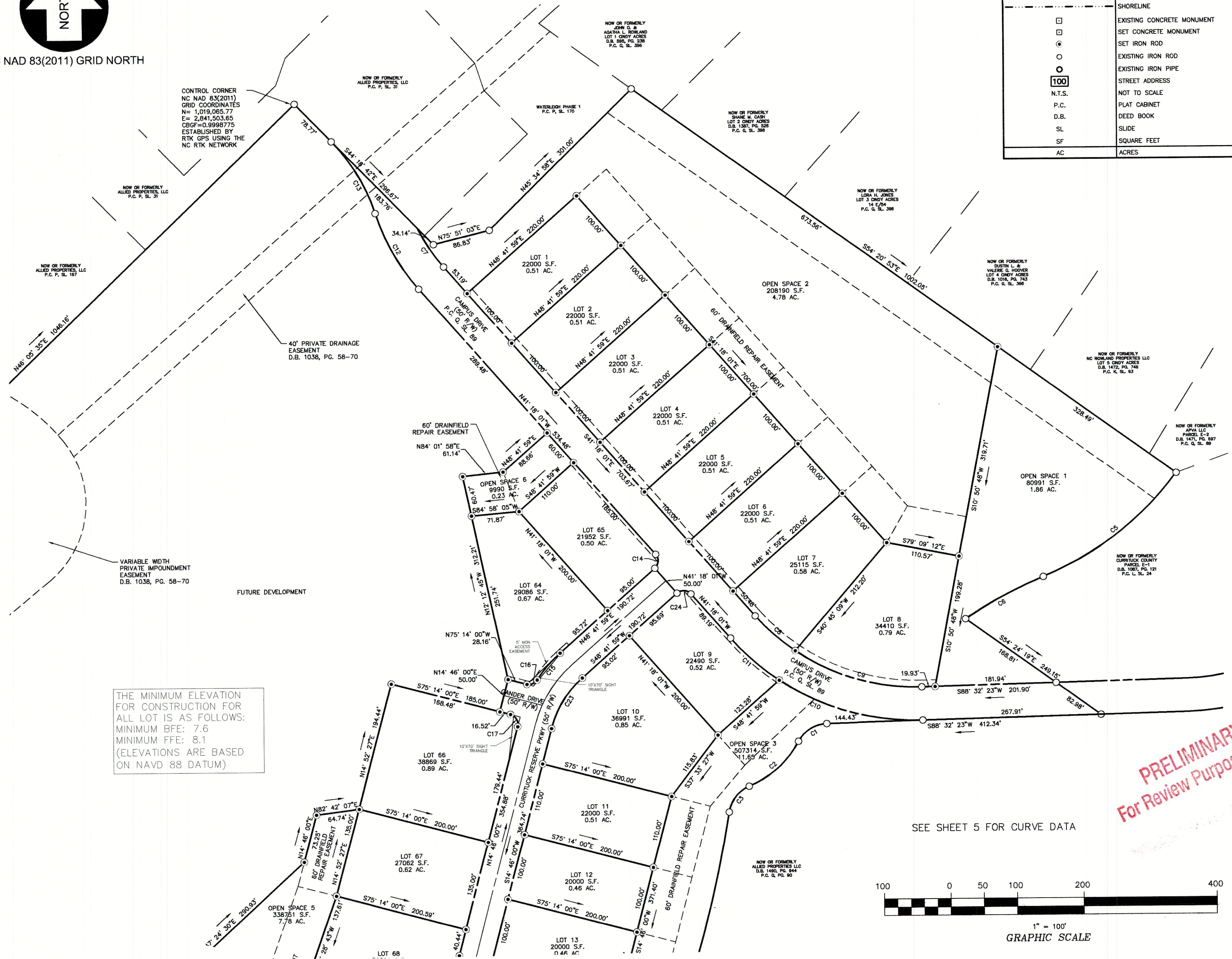
CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

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NC NAD 83(2011) GRID NORTH



LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SHORELINE
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	STREET ADDRESS
	NOT TO SCALE
	PLAT CABINET
	DEED BOOK
	SLIDE
	SQUARE FEET
	ACRES

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
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FAX (252) 261-1760

**CURRITUCK RESERVE PHASE 1
CONSERVATION SUBDIVISION
FINAL SUBDIVISION PLAT**

REVISIONS	
NO.	DESCRIPTION

DATE: 9-25-19 SCALE: 1"=100'

DRAWN: MDB CHECKED: MSB

APPROVED: BPG

SHEET: 3 OF 5

CAD FILE: 462800FP1

PROJECT NO: 4628

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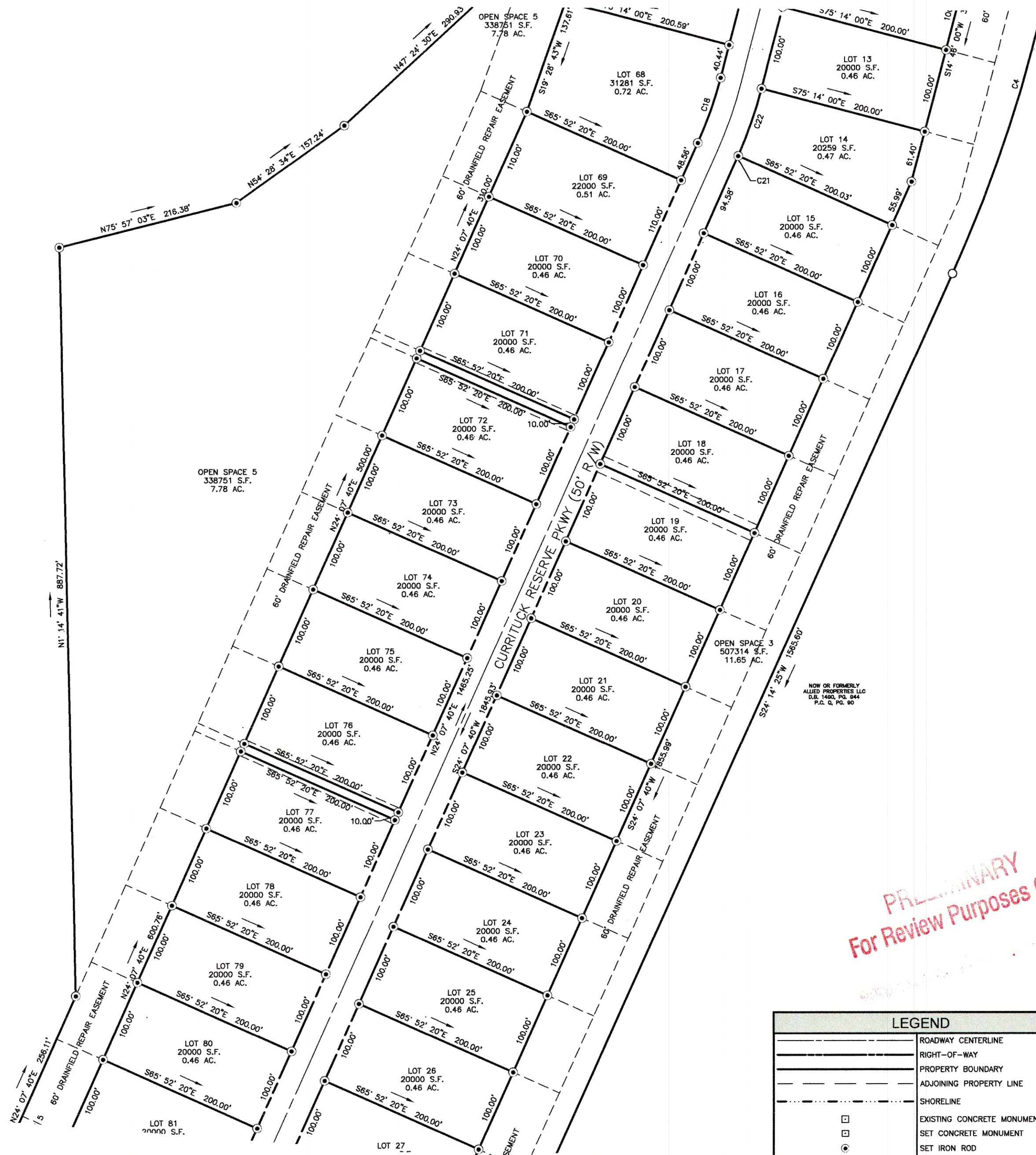
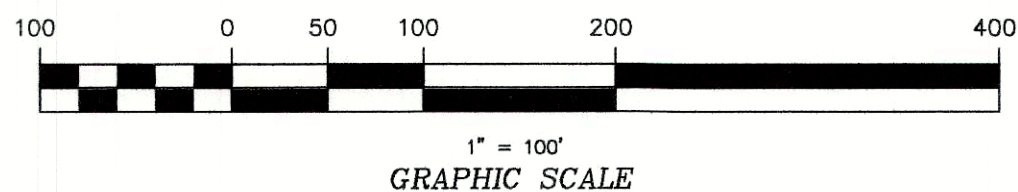
NC NAD 83(2011) GRID NORTH

NOW OR FORMERLY
WILLIAM H. SPEIKEL
D.B. 392, PG. 595

PROPERTY LINE
FOLLOWS CENTERLINE
OF EXISTING DITCH

FUTURE DEVELOPMENT

THE MINIMUM ELEVATION
FOR CONSTRUCTION FOR
ALL LOT IS AS FOLLOWS:
MINIMUM BFE: 7.6
MINIMUM FFE: 8.1
(ELEVATIONS ARE BASED
ON NAVD 88 DATUM)



SEE SHEET 5 FOR CURVE DATA

PRELIMINARY
For Review Purposes Only

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SHORELINE
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	STREET ADDRESS
	NOT TO SCALE
	PLAT CABINET
	DEED BOOK
	SLIDE
	SQUARE FEET
	ACRES

REVISIONS	
NO.	DATE DESCRIPTION BY



DATE:	9-25-19	SCALE:	1"=100'
DESIGNED:		CHECKED:	
DRAWN:	MDB	APPROVED:	MSB
SHEET:	4	OF	5
CAD FILE:	462800FP1	PROJECT NO:	4628

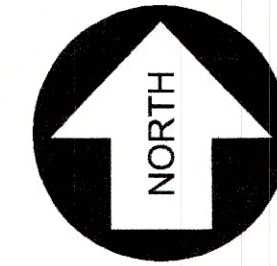
PROJECT:
**CURRUTUCK RESERVE PHASE 1
CONSERVATION SUBDIVISION**

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists
Bissell Professional Group
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Kitty Hawk, North Carolina 27949
(252) 261-3266
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THE MINIMUM ELEVATION
FOR CONSTRUCTION FOR
ALL LOT IS AS FOLLOWS:
MINIMUM BFE: 7.6
MINIMUM FFE: 8.1
(ELEVATIONS ARE BASED
ON NAVD 88 DATUM)



NC NAD 83(2011) GRID NORTH

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
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	EXISTING CONCRETE MONUMENT
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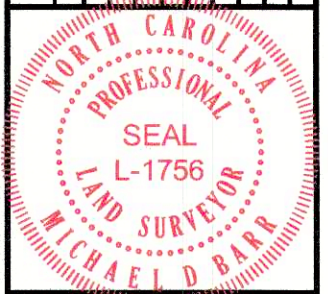
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PROJECT:
**CURRITUCK RESERVE PHASE 1
CONSERVATION SUBDIVISION**

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY



DATE: 9-25-19 SCALE: 1"=100'

DESIGNED: MSB CHECKED: BPG

DRAWN: MDB APPROVED: BPG

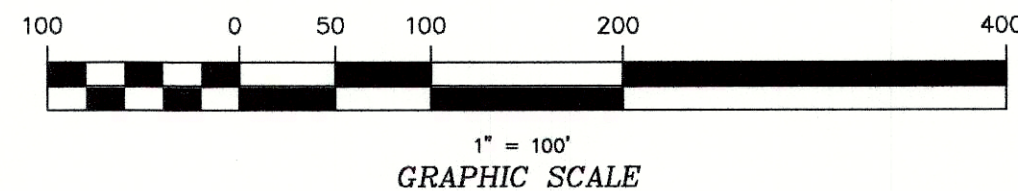
SHEET: 5 OF 5

CAD FILE: 462800FP1

PROJECT NO: 4628

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	52.36'	50.00'	50.00'	S58° 40' 04"W	60°00'00"
C2	102.35'	150.00'	100.38'	N48° 11' 16"E	39°05'45"
C3	51.10'	50.00'	48.90'	S38° 18' 40"W	58°33'13"
C4	464.49'	1750.00'	463.13'	N16° 38' 17"E	15°12'28"
C5	256.53'	467.49'	253.32'	N52° 23' 45"E	31°26'25"
C6	133.28'	620.00'	133.02'	S61° 54' 16"W	12°18'59"
C7	70.07'	271.00'	69.88'	S33° 53' 34"E	14°48'55"
C8	79.67'	321.00'	79.47'	S48° 24' 39"E	14°13'16"
C9	201.14'	321.00'	197.87'	S73° 28' 21"E	35°54'08"
C10	227.89'	371.00'	224.33'	S73° 51' 47"E	35°11'41"
C11	96.90'	371.00'	96.63'	S48° 46' 59"E	14°57'55"
C12	132.07'	321.00'	131.14'	S29° 30' 50"E	23°34'23"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C13	127.60'	275.00'	126.45'	N31° 01' 10"W	26°35'04"
C14	23.56'	15.00'	21.21'	N3° 41' 59"E	90°00'00"
C15	53.15'	202.00'	53.00'	S41° 09' 41"W	15°04'35"
C16	18.63'	15.00'	17.45'	N69° 11' 42"E	71°08'37"
C17	23.56'	15.00'	21.21'	N30° 13' 59"W	90°00'00"
C18	81.69'	500.00'	81.60'	N19° 26' 50"E	9°21'40"
C19	23.64'	15.00'	21.27'	N69° 16' 18"E	90°17'15"
C20	23.49'	15.00'	21.16'	N20° 43' 42"W	89°42'45"
C21	5.42'	550.00'	5.42'	N23° 50' 45"E	0°33'51"
C22	84.44'	550.00'	84.36'	N19° 09' 55"E	8°47'49"
C23	90.02'	152.00'	88.71'	S31° 44' 00"W	33°55'59"
C24	23.56'	15.00'	21.21'	N86° 18' 01"W	90°00'00"



PRELIMINARY
For Review Purposes Only