

NOTES

- OWNER:
RICK GODFREY
GODFREY CONSTRUCTION, LLC
144 W. MEADOWLARK STREET
PO BOX 694
KILL DEVIL HILLS, NC 27948
252-261-8600
GODFREYCONSTRUCTION@GMAIL.COM
- TM: P57-51
AREA: 3.00 AC
ZONING: C-1 (COMMERCIAL)
- BUILDING SETBACKS:
40' FRONT YARD
20' SIDE YARD
30' REAR YARD
- DRAINAGE & UTILITY EASEMENTS:
20' FRONT YARD
20' SIDE YARD (UNLESS SHOWN OTHERWISE)
30' REAR YARD
WHERE DRAINAGE EASEMENTS EXCEED TYPICAL SETBACKS,
THE SETBACKS HAVE BEEN INCREASED TO MATCH THE
DRAINAGE EASEMENTS.
- A 15' UTILITY EASEMENT EXISTS ALONG ALL RIGHT-OF-WAY LINES.
- TOTAL NUMBER OF LOTS: 2
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- THE PROPERTY IS LOCATED IN FLOOD ZONE "X", AS SHOWN
ON FLOOD MAP PANEL 3720798200K, DATED DECEMBER 21, 2018 AND SUBJECT TO
CHANGE BY FEMA.
- THERE ARE NO N.G.S. MONUMENTS WITHIN 2,000' OF THE SITE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY ALL BUILDING
SETBACKS AND RESTRICTIVE COVENANTS PRIOR TO CONSTRUCTION.
- PASQUOTANK COUNTY IS NOT RESPONSIBLE FOR MAINTAINING DRAINAGE WITHIN
THE SUBDIVISION OR DRAINAGE OUTLETS FOR DISCHARGING WATER COLLECTED
WITHIN THE SUBDIVISION.
- REFER TO NCDEQ STORMWATER PERMIT NO. SW7020612
LOT 11 ALLOCATION: 91,000 SF (2.09 ACRES)
RE-ALLOCATION AFTER SUBDIVISION:
LOT 11A: 43,716 SF (1.00 AC)
LOT 11B: 47,284 SF (1.09 AC)

I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION;
DEED DESCRIPTION RECORDED IN DEED BOOK 1455, PAGE 310, THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM
INFORMATION FOUND IN THE REFERENCES SHOWN 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.

F(11) A. 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.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER
AND SEAL THIS 24TH DAY OF JULY, 2023.


JASON A. MIZELLE, PLS L-4917



CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY
DESCRIBED SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO US BY DEED
RECORDED IN BOOK 1455, PAGE 310 AND THAT I (WE) HEREBY ADOPT THIS PLAN OF
SUBDIVISION WITH OUR FREE CONSENT, AND TO DEDICATE ALL STREETS, ALLEYS,
WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE UNLESS OTHERWISE NOTED.
FURTHER, WE CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION
REGULATIONS JURISDICTION OF THE COUNTY BOARD OF COMMISSIONERS OF
PASQUOTANK COUNTY AND ALL OTHER DEDICATIONS ARE FREE AND CLEAR OF ANY LIEN,
LEASE, DEED OF TRUST, OR ANY OTHER ENCUMBRANCE.

OWNER _____ DATE _____

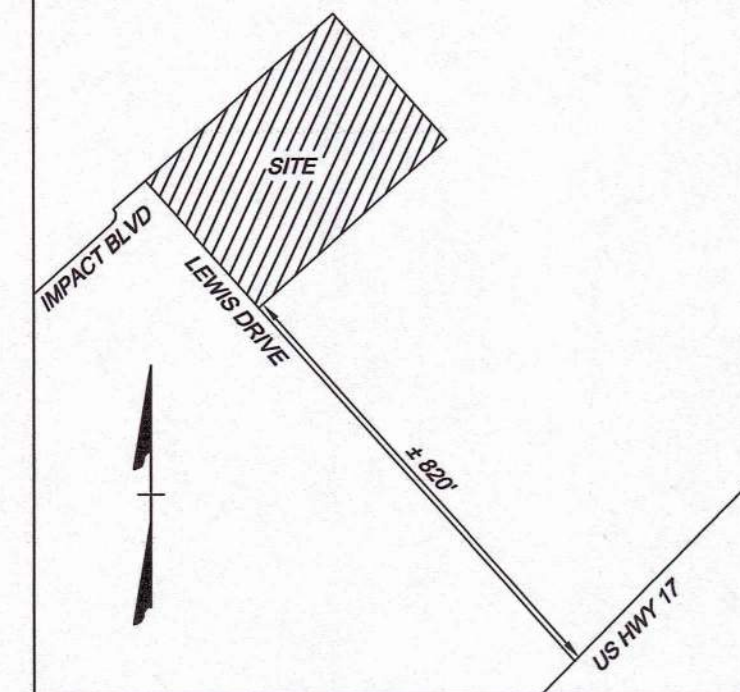
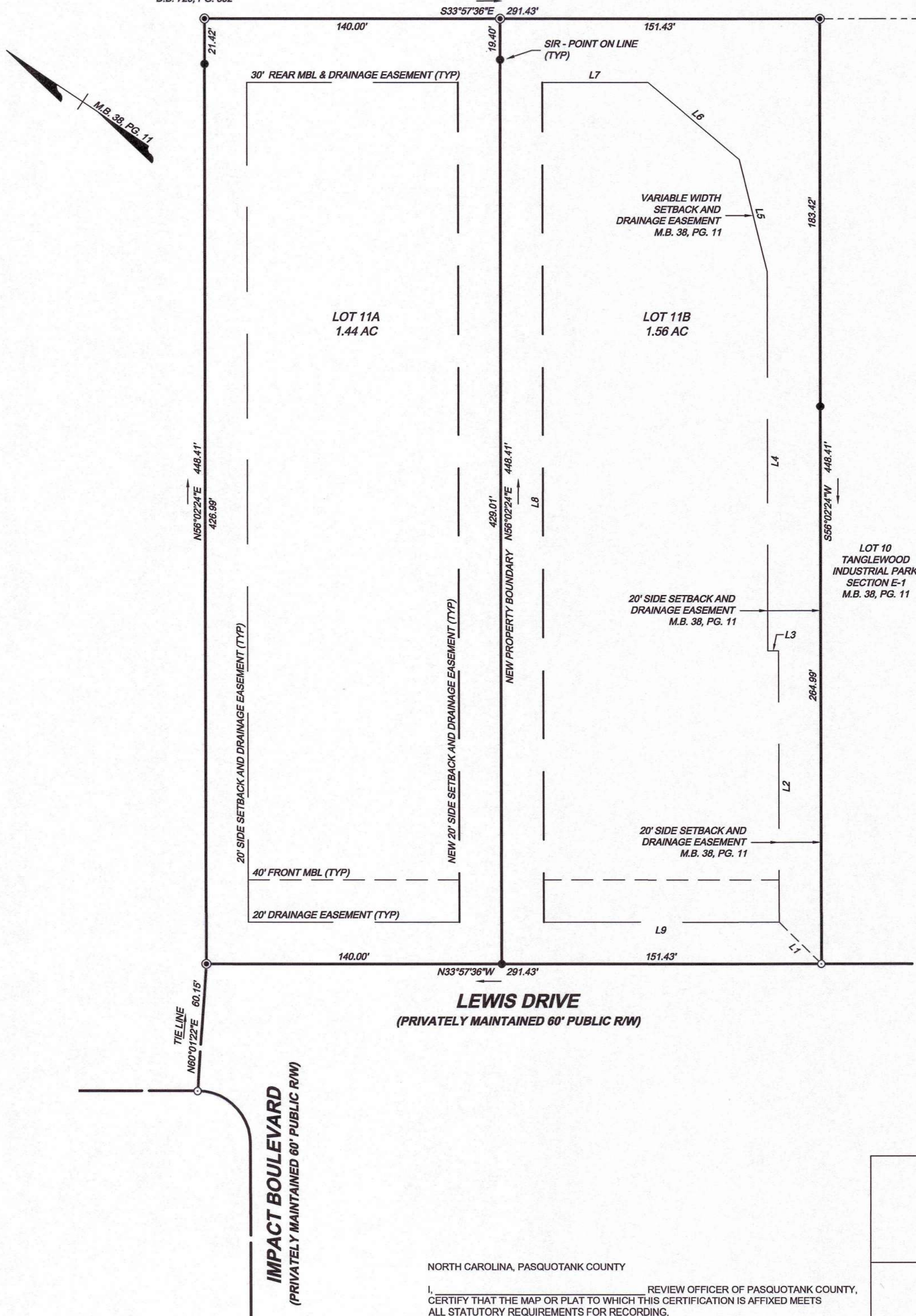
CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATIONS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO
COMPLY WITH THE SUBDIVISION REGULATIONS FOR PASQUOTANK COUNTY, WITH THE
EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE
COUNTY BOARD OF COMMISSIONERS MEETING HELD 07-17-2023 AND THAT IT HAS BEEN
APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, AND THAT THE
DEDICATION OF THE EASEMENTS SHOWN THEREON WERE ACCEPTED BY THE COUNTY,
BUT IT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE
OPINION OF THE GOVERNING BODY OF PASQUOTANK COUNTY, IT IS IN THE PUBLIC
INTEREST TO DO SO. I FURTHER CERTIFY THAT (1) THE STREETS, UTILITIES, AND OTHER
IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO
COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED TANGLEWOOD INDUSTRIAL
PARK, SECTION E-1, OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ N/A
HAS BEEN POSTED WITH THE COUNTY BOARD OF COMMISSIONERS TO ASSURE
COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CHAIRMAN, COUNTY COMMISSIONERS _____ DATE _____

ATTEST: _____
CLERK

NOW OR FORMERLY
GEORGE HENRY WINSLOW, JR. FAMILY TRUST
D.B. 725, PG. 592



VICINITY MAP
(NOT TO SCALE)

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°02'24"E	28.28'
L2	N56°02'24"E	129.00'
L3	N33°57'36"W	5.00'
L4	N56°02'24"E	179.61'
L5	N42°03'41"E	54.94'
L6	N6°22'56"E	56.37'
L7	N33°57'36"W	50.20'
L8	S56°02'24"W	398.41'
L9	S33°57'36"E	111.43'

LOT 10
TANGLEWOOD
INDUSTRIAL PARK
SECTION E-1
M.B. 38, PG. 11

EXISTING IRON ROD (EIR)	○
SET IRON ROD (SIR)	●
CALCULATED POINT	⊙
PROPERTY BOUNDARY	—
ADJACENT PROPERTY LINES	- - -
PROPERTY TIES	—
RIGHT-OF-WAY	—
EXISTING MBL (M.B. 38, PG. 11)	—
EXISTING EASEMENT (M.B. 38, PG. 11)	—
NEW EASEMENT	—

SCALE 1"=40'
0 40' 80'

FINAL PLAT FOR
TANGLEWOOD INDUSTRIAL PARK

BEING LOT 11, TANGLEWOOD INDUSTRIAL PARK, SECTION E-1, M.B. 38, PG. 11
MOUNT HERMON TOWNSHIP PASQUOTANK COUNTY NORTH CAROLINA

TIMMONS GROUP
1805 West City Drive, Unit E, Elizabeth City, NC 27909
TEL 252.621.5030 www.timmons.com
North Carolina License Number C-1652

SCALE: 1"=40'	FILE NO: 59238	DATE OF SURVEY: JULY 20, 2023	DRAFTED: JHS	DATE: JULY 24, 2023	CHECKED: JAM
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NORTH CAROLINA, PASQUOTANK COUNTY

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

REVIEW OFFICER _____ DATE _____