Doc No: 366866
Recorded: 07/20/2021 12:39:49 PM
Fee Amt: $21.00 Page 1 of 1
Currituck County, North Carolina
Denise A. Hall, Register of Deeds
BK R PG 147 - 147 (1)

Book R Page 147

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	990.00'	318.76'	160.77'	18°26'53"	S5°42'19"W	317.38'

NOTES:

1.) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

2.) THE PROPERTY IS LOCATED IN FLOOD ZONES "X", "SHADED X", & "AE(4')" AS SHOWN ON FLOOD MAP PANEL 3720896600L, DATED DECEMBER 21, 2018. SUBJECT TO CHANGE BY FEMA.

3.) A WETLAND DELINEATION HAS NOT BEEN PERFORMED ON THIS PROPERTY.

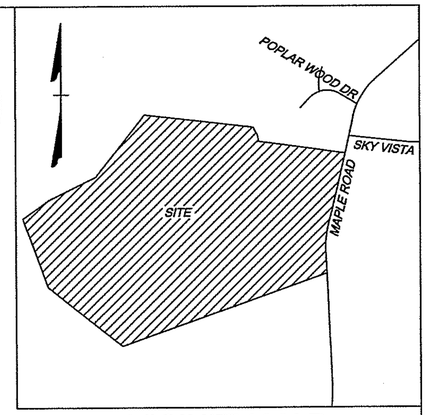
I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN DEED BOOK 108, PAGE 280; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT 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)c. - THAT THE SURVEY IS OF AN EXISTING PARCEL OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24TH DAY OF MAY, 2021.

JASON A. MIZELLE, PLS L-4917

NORTH CAROLINA PROFESSIONAL SEAL L-4917 LAND SURVEYOR JASON A. MIZELLE



VICINITY MAP
(NOT TO SCALE)

NC GRID NAD 83(2011)

NOW OR FORMERLY
HINES FAMILY TRUST, LLC
D.B. 1269, PG. 543
P.C. A, SLD. 173
PIN: 0051000055A0000
ZONING: AG

S83°26'15"E 1184.48'

MAPLEWOOD SUBDIVISION
P.C. D, SLD. 84
ZONING: AG

NOW OR FORMERLY
JAMES MICHAEL WHEELER
D.B. 1341, PG. 599
PIN: 005200000100000
ZONING: AG

VAR WIDTH R/W, P.C. D, SLD. 84 (UNIMPROVED)

S27°11'17"E 99.28'

S11°53'28"E 69.22'

NOW OR FORMERLY
RONNIE HOWARD KEENE & DONNA KEENE
D.B. 421, PG. 166 - PIN: 005200000110000
ZONING: AG

S82°00'31"E 937.44'

NC GRID
N 979,445.65 sFT
E 2,877,214.65 sFT

N37°53'52"E 855.30'

NOW OR FORMERLY
FRED G. ETHERIDGE
ESTATE FILE BOOK 20, PAGE E/65
PIN: 004300000010000
ZONING: AG

N63°53'52"E 551.00'

N54°53'52"E 358.00'

FLOOD ZONE: AE(4')
FLOOD ZONE: SHADED X
FLOOD ZONE: X

PIN: 005200000120000
130.73 AC
ZONING: AG

N40°60'00"W 782.00'

NOW OR FORMERLY
FRED G. ETHERIDGE
ESTATE FILE BOOK 20, PAGE E/65
PIN: 004300000010000
ZONING: AG

N51°06'05"W 1023.48'

CONC MON
W/ METAL BLADE
WITNESS

TIE LINE
N54°36'37"W
454.02'

NOW OR FORMERLY
STATE OF NORTH CAROLINA
D.B. 1, PP. 36,76
P.C. 2, SLD 108
PIN: 0052000013H0000
ZONING: AG

CONC MON
W/ METAL BLADE
WITNESS

NOW OR FORMERLY
CURRITUCK COUNTY
D.B. 1178, PG. 262
P.C. M, SLD. 46
PIN: 0052000013J0000
ZONING: AG

1794.07'

S70°23'52"W 2343.00'

NOW OR FORMERLY
CURRITUCK COUNTY
D.B. 534, PG. 897
P.C. K, SLD. 75
PIN: 0052000013G0000
ZONING: AG

548.93'

CONC MON
DISTURBED

S56°24'56"E
TIE LINE
1209.76'

NGS MAPLE CBL 000
N 977,497.55 sFT
E 2,877,994.64 sFT

222.37'
S3°31'09"E

C1

146.68'
S14°35'45"W

S13°14'56"W 639.09'

MAPLE ROAD - SR 1246 (60' R/W)

LEGEND

NGS MONUMENT	
EXISTING IRON ROD (EIR)	
EXISTING IRON PIPE (EIP)	
SET IRON ROD (SIR)	
CONCRETE MONUMENT	
PROPERTY BOUNDARY	
ADJACENT PROPERTY LINES	
PROPERTY TIES	
RIGHT-OF-WAY	
15' EASEMENT (D.B. 1269, PG. 543)	
FEMA FLOOD ZONE	

SCALE 1"=200'

0 200' 400'

BOUNDARY SURVEY FOR

ASHBROOK ESTATES, LLC

BEING PROPERTY DESCRIBED IN D.B. 108, PG. 280
CRAWFORD TOWNSHIP CURRITUCK 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:	FILE NO:	DATE OF SURVEY:	DRAFTED:	DATE:	CHECKED:
1"=200'	48235	MAY 17, 2021	JHS	MAY 24, 2021	JAM

Unofficial Document
Unofficial Document
Unofficial Document

S:\109\48235 - Ashbrook Estates - Maple, NC\DWG\48235V_XPTOPO.dwg | Plotted on 5/24/2021 1:51 PM | by John Sawyer