

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

March 28, 2024

Mr. Jason Litteral,
Currituck County Development Services Department
Planning & Zoning Division
153 Courthouse Road, Suite 110
Currituck, NC 27929

Re: Conditional Rezoning Application
West Beach Properties
West Beach Properties, LLC and Currituck Waterfront Business Park, LLC
PIN# 007100000260000, 00710000027B0000, 0071000027A0000, 0071000026A0000 and
0071000077A0000
Coinjock, Currituck County, NC

Mr. Litteral,

On behalf of West Beach Properties, LLC and Currituck Waterfront Business Park, LLC (Mr. Greg Conn), Quible & Associates, P.C. hereby submits for your review the enclosed Conditional Rezoning application package for the above referenced project.

The owner is proposing to conditionally rezone the subject parcels from General Business (GB) to Conditional Light Industrial (LI) zoning for the purpose of creation of a storage and sales facility for rock and other earthen materials (access by barge from the AIWW and truck- Parcels 1-5) in addition to storage of boats, RVs, equipment and contractor services (Parcel 6). If successfully conditionally rezoned, the proposed project will be designed in compliance with the Currituck County UDO under the LI zoning district requirements and all other Local and State criteria.

The following documents are included and shall be considered part of this submittal package:

- One (1) original and One (1) copy of the Complete Conditional Rezoning Application;
- Application fee in the amount of \$335 (\$200 + \$5 x 27 ac) made payable to "Currituck County";
- Two (2) copies of the Community Meeting Report;
- Two (2) copies of the Conceptual Development Plan;
- Two (2) copies of architectural building type images;
- Two (2) copies of 2016 Boundary Survey (Lots 1-5) and associated NCDOT r-o-w abandonment documents;
- One (1) PDF digital copy of the complete Conditional Rezoning application package.

Please review the enclosed application and do not hesitate to contact us at 252.491.8147 or brubino@quible.com if you have any questions, concerns, or requests for additional information.

Sincerely,
Quible & Associates, P.C.

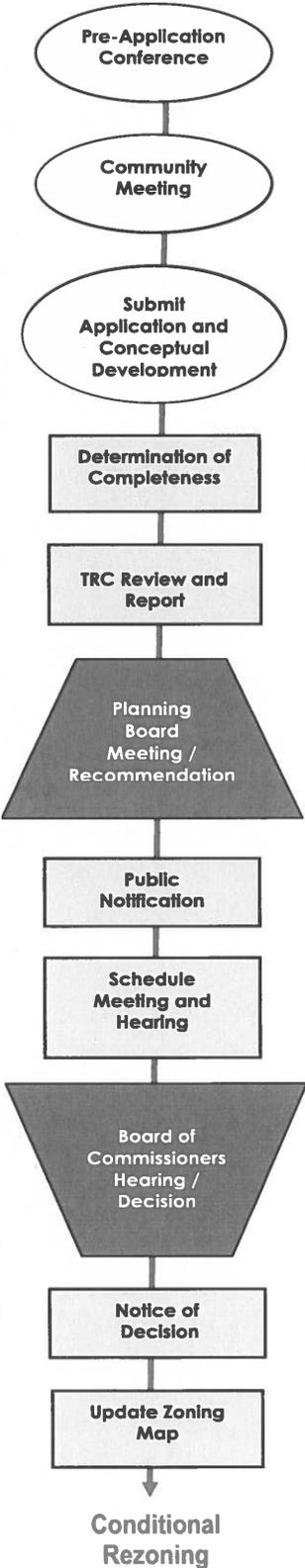


Brian Rubino

Cc: Greg Conn



Conditional Rezoning Review Process



Contact Information

Currituck County
 Planning and Community Development
 153 Courthouse Road, Suite 110
 Currituck, NC 27929

Phone: 252.232.3055
 Fax: 252.232.3026

Website: www.co.currituck.nc.us/departments/planning-community-development

Step 1: Pre-application Conference

The purpose of a pre-application conference is to provide an opportunity for the applicant to determine the submittal requirements and the procedures and standards applicable to an anticipated development application. A pre-application conference is also intended to provide an opportunity for county staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to the standards in the Unified Development Ordinance (UDO).

The applicant shall submit conceptual drawings that show the location, general layout, and main elements of the development to be proposed as part of the application to the Planning and Community Development Department at least three business days before the pre-application conference.

Step 2: Community Meeting

The purpose of the community meeting is to inform owners and occupants of nearby lands about the application for a conditional rezoning that is going to be reviewed under the UDO, and to provide the applicant an opportunity to hear comments and concerns about the application as a means of resolving conflicts and outstanding issues, where possible.

Community meetings are opportunities for informal communication between applicants and the owners and occupants of nearby lands, and other residents who may be affected by the application.

The community meeting shall comply with the following procedures:

- **Time and Place**
 - The meeting shall be held at a place that is convenient and accessible to neighbors residing in close proximity to the land subject to the proposed conditional rezoning.
- **Notification**
 - **Mailed Notice**
 - The applicant shall mail notice of the meeting a minimum of ten days in advance of the meeting to the Planning Director and to:
 - i. All owners of the land subject to the application;
 - ii. All owners of land within 500 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records; and
 - iii. Commanders of military bases located within five miles of the subject application when the development proposal affects the type of uses allowed.



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July 3, 2023

Mr. Jason Litteral
Currituck County Planning and Community Development
153 Courthouse Rd., Suite 110
Currituck, NC 27929

RE: **Community Meeting Report**
West Beach Properties, LLC Conditional Rezoning Application Community Meeting
PIN Nos. PIN# 007100000260000, 00710000027B0000, 0071000027A0000,
0071000026A0000 and 0071000077A0000
Coinjock, Currituck County, NC

Mr. Litteral,

A community meeting for the proposed Conditional Rezoning Permit Application of the above referenced parcels in Coinjock, Currituck County was held on Tuesday, June 27, 2023 at 6:00 p.m. at The Currituck County Library in Barco. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of Mr. Gregory Conn with West Beach Properties, LLC, the applicant, with representatives from Currituck County and members of the local community in attendance as well.

Purpose

The purpose of the meeting is to inform the community of Mr. Conn's intention to conditionally rezone the above referenced parcels from General Business (GB) to Light Industrial (LI). It was explained that the Applicant proposes to develop the five existing parcels located off of Waterlily Road into an outdoor storage and sales facility, with a barge landing and contractor services (with associated infrastructure).

Meeting synopsis

The community meeting presentation documents were set up within the Barco Library by 6:00 PM. The Barco Library was open to the public and attendees arrived for the community meeting to start at 6:00 PM. An "Open House" viewing of the Proposed Rezoning Sketch Plan exhibits, along with meeting agendas, CAMA Wetland Determinations, Rezoning Applications, surrounding property owner notification letters, County Application Review Process and Procedures, and County Application Submittal Schedule were available to the public. The Proposed Rezoning Sketch Plan exhibit and Architectural Rendering exhibit were mounted on a poster board placed on an easel for ease of viewing.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet at the check in table and to review the meeting agendas provided. Additionally, attendees were advised to please utilize the contact information provided on the community meeting agenda to remit comments either via email or telephone.

At 6:00 PM a presentation of the proposed rezoning for the subject parcels was provided by Quible & Associates, P.C. and Mr. Gregory Conn. The meeting agendas were distributed, and the sign-in sheet was routed throughout the room for attendees to sign. The presentation covered items in the agenda and other informational items related to past and present uses, and conditions of the subject properties. The community attendees were encouraged to ask questions throughout the meeting.

Quible & Associates (Brian Rubino, P.G.) began with a brief discussion about the notification error which prevented the originally scheduled community meeting of June 6th, 2023, from occurring. Mr. Rubino then led into County procedures for reviewing and approving the proposed conditional rezoning application and provided a conceptual schedule of events. Other regulatory review agencies with associated required permits and approvals were discussed as well.

The parcels proposed for rezoning were described and identified on the exhibits. The proposed development of an outdoor storage and sales facility with a barge landing and contractor services was described as an allowable use with the current Currituck County UDO LI zoning. Brian Rubino and Mr. Gregory Conn then went into further detail of the vision of the proposed parcels.

Throughout the presentation, the floor was open for questions and comments from the audience. Comments and questions received during the meeting were as follows:

1. A question was raised about what materials were proposed to be stored on site and Mr. Conn responded that aggregate and rip-rap stone was intended to be stored on site. Mr. Conn also stated that it was possible that agricultural lime could be stored on site as well. He explained that materials would arrive to the site by barge, and would leave by truck.
2. An attendee inquired as to whether Mr. Conn would be responsible for maintaining the road which delivery trucks are intended to travel to and from the subject property. Brian responded that the access road is publicly owned by NCDOT, and that they are responsible for maintaining the road. Additionally, a concern was raised about vehicular congestion and wait times on Waterlily road, for vehicles turning left on Caratoke Highway.
3. A question was raised about whether the truck traffic in Currituck County and in the vicinity of the subject property would increase. Mr. Conn responded that most likely there would be a net decrease of truck traffic in the County as a whole since trucks would not need to travel as far, such as Rocky Mount, to obtain materials. Mr. Conn further responded that he estimates approximately 3,000 tons of material to be delivered by barge per week, which is equal to 120 trucks per week. This could roughly equate to 2.4 trucks per hour, during working hours.
4. A question was raised about whether a private, separate entrance to the subject properties could be added from the Intracoastal Waterway Bridge. Brian and Mr. Conn both discussed that due to the presence of wetlands and the steep slopes along the highway right-of-way on the bridge approach, that this option was not feasible.
5. An attendee asked whether wetlands were present on the 26 acres of Mr. Conn's property. Brian directed the answer to the available display materials to show the existing

wetland conditions on the subject parcels and later responded that wetlands comprised approximately 2/3 to 3/4 of the subject property.

6. A question was raised about whether the barges will leave empty, or whether they will leave with materials on them. Mr. Conn responded that the barges intend to leave empty, and that leaving with other materials (such as trash) had not been previously discussed. The only potential export could be grain, but that is not currently proposed.
7. A question was raised about what exactly the purpose of the meeting being held was. Jason Literal (Currituck County) explained that the purpose of the meeting was to inform the community of the applicant's intention to rezone the subject parcels from GB to LI, and that this conditional rezoning meeting was a required part of the application process.
8. A question was raised about whether dump trucks or storage materials could generate dust during storage or transport. The applicant responded that water could be used to address excessively dry conditions.
9. An attendee asked whether the proposed development would require a significant amount of water. Mr. Conn responded that the proposed development would use approximately the same amount of water as a single family home, and identified the building to which water would be extended to.
10. A question was raised asking how far materials would be stored away from the water. Mr. Conn responded that materials would be placed as close to the water as possible after all applicable CAMA setbacks and requirements were met.
11. An attendee asked if any toxic material or residue could be introduced by the proposed development. Mr. Conn responded that the materials are not toxic in nature, and that no toxic waste was anticipated with the development. Additionally, it was discussed that the canal is measured to be deep enough to pass barges with enough clearance, so that the bottom profile remains undisturbed.
12. A question was raised that if the subject properties were rezoned to LI, what would that mean for the future of the subject area? Mr. Litteral with Currituck County responded by saying that this would be conditionally rezoned to LI, meaning that the conditions would be special to the property and that any future property owners would need to go through the conditional rezoning process should another use be proposed.
13. An attendee inquired what the Currituck County Planning Board considers when approving a change in zoning. Mr. Litteral explained that the County has a land use plan that they reference, and that the proposed zoning would need to meet the requirements of the adopted land use plan.
14. A question was raised about whether the Army Corps of Engineers has signed off on the required permits to perform this work. Brian responded saying that yes, the Army Corps have signed off on the wetland delineation, but that they have not signed off on any of the other permits required to build as of this time.

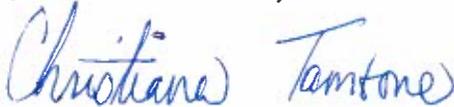
15. An attendee asked how Mr. Conn planned to preserve the graveyard and head stones that exist on the subject property. Mr. Conn responded that he routed the property fence around the graves so that they may be preserved.
16. A question was raised concerning whether the provided information would be public. Brian responded by saying that once the application is submitted to the County for review, it becomes part of the public domain.

Upon the conclusion of the discussions, Mr. Conn took time to address citizen comments and to review displayed material. Attendees were again reminded that any further questions or comments not addressed at the meeting can be forwarded to Quible & Associates and the meeting was adjourned.

Copies of all handouts, exhibits, and other documents available at the meeting are provided in attachments to this document.

Please do not hesitate to contact me at (252) 491-8147 or ctambone@quible.com should you have any questions and/or concerns.

Sincerely,
Quible & Associates, P.C.



Christiana Tambone, PMP

cc: file
West Beach Properties, LLC



Community Meeting for the Conditional Rezoning – Waterlily Road Coinjock, Currituck County, NC

June 27, 2023

AGENDA

1. General Introduction

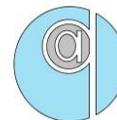
- a. Quible & Associates, P.C.
- b. Gregory Conn, Applicant
- c. Currituck County

2. Property Location/Facts

- a. PIN# 007100000260000
- b. PIN # 00710000027B0000
- c. PIN # 0071000027A0000
- d. PIN # 0071000026A0000
- e. PIN# 0071000077A0000
- f. Total combined lot area = +/- 1,168,812.9 SF (26.8 AC)
 - i. Prior land use: historically, these parcels were used as boat basins for commercial activity along the Atlantic Intracoastal Waterway Coinjock Land Cut. There are existing boat basins and a former fish house on two of the parcels, which is evident of this time. Additionally, historically, a gas station once in service for use by boats has been demolished, and a service road for these activities has been abandoned by NCDOT.
 - ii. Current Land Use: The subject parcels are mostly undeveloped with remnants of prior commercial or industrial activity. A structure (aforementioned fish house) exists on one parcel while bulkheads exist on an adjacent parcel.
 - iii. Site Zoning: All parcels are currently zoned General Business (GB) and are proposed to be conditionally rezoned to Light Industrial (LI)

3. Community Meeting Purpose

- a. Informal informational meeting regarding Applicant's request to Rezone GB property to LI for development of an outdoor storage and sales facility, with a barge landing and contractor services (with associated infrastructure).
- b. Opportunity to hear comments and concerns as a means of resolving conflicts and issues, where possible.
- c. Opportunity to consider ways of improving the project to better serve the community.



4. Development Proposal

- a. Rezone GB property to LI for development of an outdoor storage and sales facility, with a barge landing and contractor services (with associated infrastructure).

5. Applicant Submittal Timeline

- a. Application Submittal Deadline – 07/27/2023
- b. TRC Meeting – 08/09/2023
- c. Planning Board Meeting – 10/10/2023
- d. Board of Commissioners Meeting – 11/06/2023

6. Questions & Comments

- a. Quible & Associates, Owner and County will be available to answer questions and comments
- b. Comments can be provided in writing on Comment Forms provided or they can be sent to Christiana Tambone, Quible & Associates, P.C. by email at ctambone@quible.com, phone at 252-491-8147 or by mail addressed to Quible & Associates, P.C. 8466 Caratoke Highway Powells Point NC 27966.



Quible SINCE 1989
& Associates, P.C.
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Conditional Rezoning, Waterlily Road
Coinjock, Currituck County, North Carolina
Quible & Associates Project No. 21040.1

The Following Persons Were in Attendance of the Community Meeting on June 27, 2023

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
1.	Christiana Tambone	Quible & Associates	252 491 8147		ctambone@quible.com
2.	Brian Rubino	Quible & Associates	252 491 8147		brubino@quible.com
3.	Gregory Conn				
4.	Mary Conn				
5.	Libby Lytle				llytle910@yahoo.com
6.	Carrie Christ				carriechrist@verizon.net
7.	Mitchell Finch	Aydlett, NC 27914			
8.	Alex SPENCER		919 247 3164		W.SPENCER426@gmail.com
9.	REBECCA LEONIS		252.722.2100		becky.leonis@gmail.com
10.	Cathy Forbes	Coinjock NC			
11.	Iris Meekins	Coinjock NC			
12.	BOB MARRION	" "	252 599-3466		bmarrion@gmail.com
13.	ELAINE MARRION	" "	757-407-0705		emarrion@gmail.com
14.	Greg Struble	" "	757 572-0506		sjssg14@gmail.com
15.	Kim Parrish	Coinjock	252 339 6569		Kim.parrish0606@gmail.com
16.	Jacdie Myers	" "	252-619-7188		jaxzback@photo.com
17.	CHET MOORE	COINJOCK	757-576-1161		CHESTER.MOOREiii@outlook.com
18.	Suzanne Carter	" "	252-642-7892		-



Quible SINCE 1869
& Associates, P.C.
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**Conditional Rezoning, Waterlily Road
 Coinjock, Currituck County, North Carolina**

Quible & Associates Project No. 21040.1

The Following Persons Were in Attendance of the Community Meeting on June 27, 2023

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
19.	Phyllis Forbes	COINJOCK, NC	252-453-2331		
20.	Michelle Eden	Coinjock 365 Waterlily	757-708-8578		longlast252@gmail.com
21.	Pr Adot Howell	ll ll ll ll ll	ll ll ll ll ll		
22.	Amanda Galves	Waterlily	810-820-1502		amendekgalves@gmail.com
23.	Sarah Miles	COINJOCK			
24.	JASON LITTERAL	CURRITUCK COUNTY	252-232-6052		jean.litteral@currituckcounty.gov
25.	Judy Berry	currituck county	252-45-8521		
26.	Clel Holmes	COINJOCK	252-453-2533		
27.	Sue Holmes	287 Waterlily Rd, Coinjock	252-453-2533		obxsue.sue@embarq.net
28.	Russ & Vonnie Hansen	940 Waterlily Rd, Coinjock			Soundbear@gmail.com
29.	Kathryn Bell	1359 Waterlily Rd Coinjock	(910) 527-3381		kathynb@mas.com
30.	Tony Bell	1359 Waterlily Rd Coinjock	910-977-7511		SgmHbell@NC.gov
31.	Scott Benson	1149 Waterlily Rd.	313 333 4506		amco.23434@gmail.com
32.	Judy Jones	947 Waterlily Rd	252-207-6412		Obxlegalsst@yahoo.com
33.	Dorothy Jones	947 Waterlily Rd	" " "		
34.	Richard Clinton	1315 Waterlily Rd	703-850 7315		Clinton.wc@aol.com
35.					
36.					



PLANNING & ZONING – APPLICATION SUBMITTAL SCHEDULE

RECOMMENDED PRE-APPLICATION MEETING WEEK	APPLICATION SUBMITTAL DATE	TRC MEETING	TRC COMMENTS TO APPLICANT	TRC REVISIONS DEADLINE	PLANNING BOARD MEETING Text Amendments	BOC MEETING Text Amendments	PLANNING BOARD MEETING Rezoning	BOC MEETING Preliminary Plats/ Special Use Permits	BOC MEETING Rezoning
1/15/2024	1/25/2024	2/14/2024	2/15/2024	2/22/2024	3/12/2024	4/1/2024	4/9/2024	4/15/2024	5/6/2024
2/12/2024	2/22/2024	3/13/2024	3/14/2024	3/28/2024	4/9/2024	5/6/2024	5/14/2024	5/20/2024	6/3/2024
3/18/2024	3/28/2024	4/10/2024	4/11/2024	4/25/2024	5/14/2024	6/3/2024	6/11/2024	6/17/2024	7/1/2024
4/15/2024	4/25/2024	5/8/2024	5/9/2024	5/23/2024	6/11/2024	7/1/2024	7/9/2024	7/15/2024	8/5/2024
5/13/2024	5/23/2024	6/12/2024	6/13/2024	6/27/2024	7/9/2024	8/5/2024	8/13/2024	8/19/2024	9/3/2024
6/17/2024	6/27/2024	7/10/2024	7/11/2024	7/25/2024	8/13/2024	9/3/2024	9/10/2024	9/16/2024	10/7/2024
7/15/2024	7/25/2024	8/14/2024	8/15/2024	8/22/2024	9/10/2024	10/7/2024	10/8/2024	10/21/2024	11/4/2024
8/12/2024	8/22/2024	9/11/2024	9/12/2024	9/26/2024	10/8/2024	11/4/2024	11/12/2024	11/18/2024	12/2/2024
9/16/2024	9/26/2024	10/9/2024	10/10/2024	10/24/2024	11/12/2024	12/2/2024	12/10/2024	12/16/2024	1/6/2025
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12/2/2024	12/12/2024	1/8/2025	1/9/2025	1/23/2025	2/11/2025	3/3/2025	3/11/2025	3/17/2025	4/7/2025
1/13/2025	1/23/2025	2/12/2025	2/13/2025	2/27/2025	3/11/2025	4/7/2025	4/8/2025	4/21/2025	5/5/2025

Applications to be reviewed by the Technical Review Committee (TRC), Planning Board (PB), and Board of Commissioners (BOC), must follow the specified submittal schedule. Submittal deadlines are firm and shall not be waived. To avoid late or incomplete submissions, it is recommended that an applicant submit all required materials in advance of the submittal deadline date. An appointment with the Planning and Inspections Department - Planning & Zoning Division, is necessary for all application submittals with an appointment deadline of 12:00 PM.

Representative Architectural Building Type Images
West Beach Properties



Sales Office Example



Sales Office Example

Representative Architectural Building Type Images
West Beach Properties



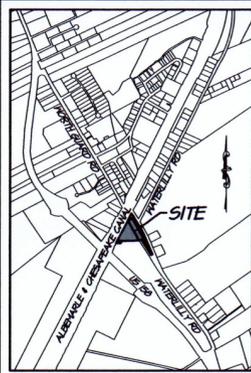
Storage and Contractor Services Example



Storage and Contractor Services Example



Storage and Contractor Services Example



VICINITY MAP
(MS)

NOTES:

- CURRENT OWNER: STONECYPHER HEIRS
320 PECAN ESTATES
ANGLETON, TX 77515
- FIN: 8495-TT-433, 8495-T6-2424, 8495-TT-5441 & 8495-TT-7061
PID: 00710000260000, 00710000260000, 0071000021A0000 & 0071000027B0000
- TOTAL PARCEL AREA = 212,653.84 sq.ft. / 6.26 acres
AREA FROM ABANDONED R/W = 13,420.0 sq.ft. / 1.70 acres
(AREAS BY COORDINATE METHOD)
- SUBJECT REFERENCES: DB 241 PG 886; DB 25, PG 114; DB 243, PG 216; DB 360, PG 604; PG D, SL 66.
ADDITIONAL REFERENCES: DB 81, PG 110; MB 5, PG 22; SR 1405 RN ABANDONMENT AS PER APPROVED PETITION #5 31182 & CURRITUCK_2016_05_51063.
- FIELD SURVEY DATE: 04/24/15 - 05/20/15, 08/01/17 (HORIZONTAL GROUND DISTANCES)
- PROPERTY CURRENTLY ZONED: GENERAL BUSINESS (GB)
- PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES BASED ON COMMUNITY CID NO. 310018; PANEL 8484; SUFFIX J. (MAP NUMBER 3120848400.J)
EFFECTIVE DATE: 12/16/2005.
- THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
- USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY CURRITUCK COUNTY CODE.

SURVEYOR'S CERTIFICATE

I, JOHN M. HURDLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (S.E.E. N.O.T.E.S.); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AND ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES IN NOTES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS (GNSS IF DUAL CONSTELLATIONS ARE USED) SURVEY:

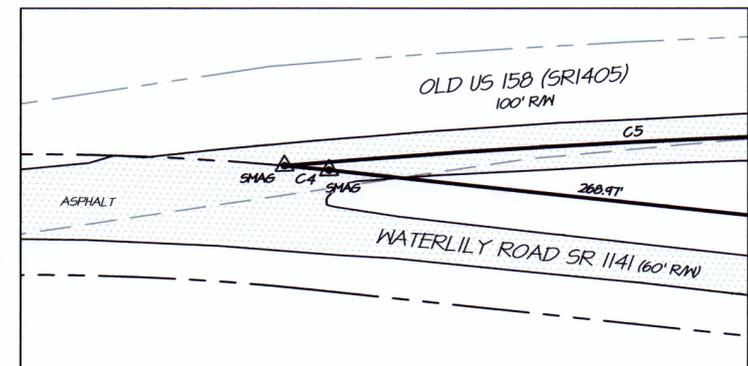
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 2-CENTIMETERS
TYPE OF GPS FIELD PROCEDURE: NC GNSS RTN
DATES OF SURVEY: 4/24/2015 - 05/20/2015
DATUM/EPOCH: NC GRID - NAD 83 / EPOCH 2011
PUBLISHED/FIXED-CONTROL USE: NC GNSS RTN
GEOID MODEL: 2012A
COMBINATION GRID FACTOR(S): 1.00005465
UNITS: US SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED.

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

22ND DAY OF NOVEMBER, 2017, A.D.

John M. Hurdle
JOHN M. HURDLE, PLS NC L-5209



MATCHLINE SEE BELOW

- LEGEND:
- EXISTING 4"x4" CONCRETE MONUMENT, ECM
 - EXISTING IRON PIPE, EIP
 - EXISTING IRON ROD, EIR
 - 5/8" SET IRON ROD, SIR
 - SET MAG NAIL
 - CALCULATED POINT
 - WATER METER
 - TELEPHONE PED
 - ELECTRIC OUTLET
 - WATER VALVE
 - UTILITY POLE
 - AG - ABOVE GRADE
 - BG - BELOW GRADE

PARCEL 2
DB 252, PG 114
0071000026A0000
TOTAL = 4,474.52 sq.ft. / 0.10 ac
CANAL RM = 973.10 sq.ft. / 0.02 ac

NF
CURRITUCK WATERFRONT
BUSINESS PARK LLC
DB 1241, PG 185

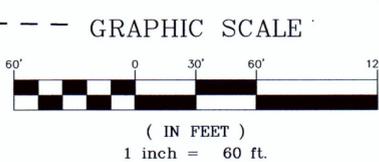
PARCEL 1
DB 241, PG 886
007100002600000
TOTAL = 118,905.84 sq.ft. / 4.11 ac
(SUBMERGED = 61,006.47 sq.ft. / 1.42 ac)
CANAL RM = 64,455.87 sq.ft. / 1.47 ac

PARCEL 3
DB 243, 216
0071000021A0000
TOTAL = 17,085.65 sq.ft. / 0.39 ac

PARCEL 4
DB 243, 216
0071000021A0000
TOTAL = 17,085.65 sq.ft. / 0.39 ac

PARCEL 5
DB 241, PG 886
0071000027B0000
TOTAL = 64,433.82 sq.ft. / 1.48 ac

CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	455.24'	2221.42'	454.45'	S 28° 18' 26" E
C2	123.71'	2221.42'	123.16'	S 32° 34' 55" E
C3	331.47'	2221.42'	331.17'	S 26° 42' 34" E
C4	22.01'	1300.00'	22.01'	S 22° 53' 35" E
C5	346.04'	4400.00'	345.97'	N 31° 24' 36" W



REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF _____
I, _____ REVIEW OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR FLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER _____ DATE _____

Quible SINCE 1959
& Associates, P.C.
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
NC License# C-0208
PO Drawer 870, Kitty Hawk, NC 27949
Phone: (252) 491-8147 Fax: (252) 491-8146
E-Mail: administrator@quible.com



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BOUNDARY SURVEY FOR:
STONECYPHER HEIRS
5 EXISTING PARCELS IN COINJOCK
NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH TOWNSHIP

COMMISSION NO.	P15038
DESIGNED BY	OTHERS
DRAWN BY	JMH
CHECKED BY	MRB/TAS
ISSUE DATE	11/22/17



PAT McCRORY
Governor
NICHOLAS J. TENNYSON
Secretary

August 3, 2016

Deloise L. Stonecypher Heirs
C/o Sheree McCartney, Executor
320 Pecan Estates Drive
Angleton, TX 7715

County: Currituck

Subject: Deletion of Road in Waterlily
SR 1405 Old US 158

Dear Ms. McCartney,

Your name was listed as the contact person on the above petition for Secondary Road Abandonment, and we are pleased to inform you that the above road has been removed from the State Highway System. This abandonment was approved by the North Carolina Board of Transportation at the Board Meeting of May 5, 2016.

Of course it will be impossible to notify all of the petitioners regarding the removal of this road, and I would personally appreciate it if you would tell the interested persons for me. If you have any questions feel free to notify our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy W. Midgett". The signature is fluid and cursive, with a large initial "R" and "M".

Randy W. Midgett, PE
District Field Engineer

Attachments

Cc: M.K. Fearing
J.D. Jennings, PE
Ronnie Sawyer
Dan Scanlon County Manager
Mark Stefanik, Superintendent



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

PATRICK MCCRORY
GOVERNOR

May 16, 2016

NICHOLAS J. TENNYSON
SECRETARY

MEMORANDUM TO: Mr. J.D. Jennings, PE (acting)
Division Engineer
Division 1

FROM: Mr. John C. Farley, GISP, CPM
Manager
Geographic Information Systems Unit

SUBJECT: 2016 District 1 Road System Changes

The GIS Unit's Data Conversion Group has been authorized to make the changes indicated below to the state road system. We request that you update the related maps and files in your offices and install appropriate road number signs, if necessary. If our system changes do not conform to the actual conditions in the field, please return this memorandum with recommendations.

Petition	County	Approval Date
CURRITUCK_2016_05_51063	CURRITUCK	5/5/2016

Questions or comments about changes should be referred to the GIS Help Desk at GISHelp@ncdot.gov.
Thank you for your assistance.

JCF

- cc: BSIP
- Bridge Maintenance
- Division Right of Way
- IMG
- Pavement Management
- Permit Unit
- State Road Maintenance
- Traffic Engineering
- Traffic Surveys

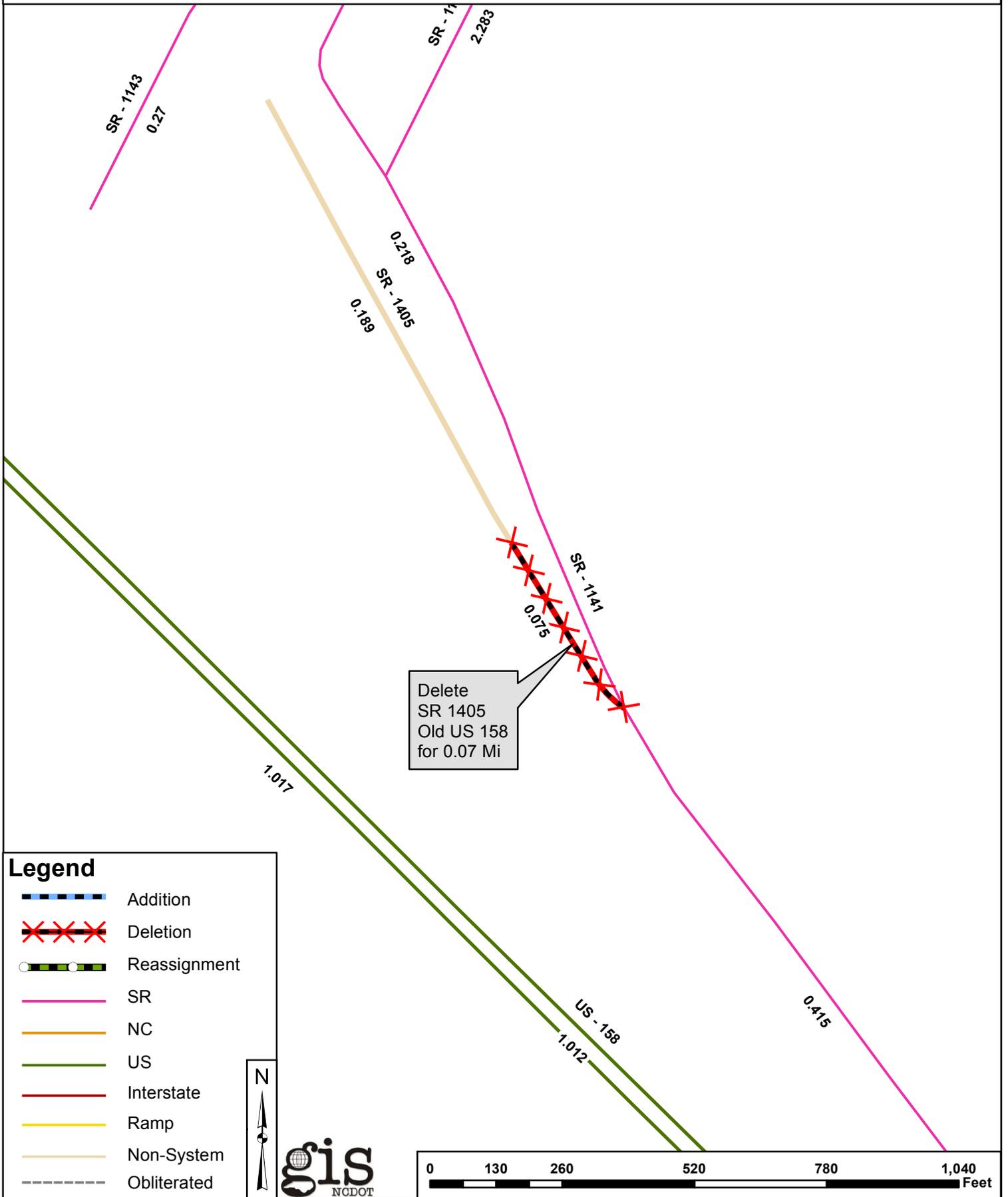
MAILING ADDRESS:
NC DEPARTMENT OF TRANSPORTATION
GEOGRAPHIC INFORMATION SYSTEMS
1521 MAIL SERVICE CENTER
RALEIGH, NC 27699-1521



DELIVERY ADDRESS:
4101 CAPITAL BLVD.
RALEIGH, NC 27604
FAX: (919) 707-2214

2016 ROAD SYSTEM CHANGES

PETITION	COUNTY	APPROVAL DATE	ROUTE NUMBER	PORTION REASSIGNED	STREET NAME	LENGTH (miles)	TYPE OF CHANGE	REMARKS (See Attached Map)
CURRITUCK_2016_05_5106 3	CURRITUCK	5/5/2016	SR 1405		OLD US 158	0.07	SYSTEM DELETION VIA PETITION	





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

P. O. Box 1405
Elizabeth City, NC 27906-1405
(919) 338-5131

June 15, 1992

DIVISION OF HIGHWAYS

WILLIAM G. MARLEY, JR., P.E.
STATE HIGHWAY ADMINISTRATOR

JAMES G. MARTIN
GOVERNOR

THOMAS J. HARRELSON
SECRETARY

MEMORANDUM TO: C. O. White, P.E.
Division Engineer - Division One

FROM: C. E. Lassiter, Jr., P.E.
District Engineer - District One

SUBJECT: Proposed Deletion of a Portion of SR 1405 -
Old US 158 - Currituck County

Please find attached Forms SR-3, SR-5, and other supporting data recommending the deletion of a portion (approximately 950 ft.) of the above mentioned road from the State Maintained System.

We request that you review this submittal for further approval at the next Board of Transportation Meeting.

If additional information is needed, please advise.

CEL/aih

Atta.

Cc: Mr. Philip Godwin
Mr. T. C. Tilley
Mr. Randy Langley

NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
SECONDARY ROAD ABANDONMENT INVESTIGATION REPORT

County Currituck Co. File No. _____ Date 06-15-92
Township Poplar Branch Div. File No. _____

SR No. & Local Name If Any SR 1405 (Old US 158 South)
Length 950' Width 24' Type I-2 Condition Fair - Poor

Number of homes having entrances into road 1
Other uses having entrances into road 1 Recreational Facility
Is the road a school bus route? No
Average Daily Traffic Count (estimated) 20
Date of last State maintenance performed Fall - 1989
Is the road a mail route? Yes
Is a petition for this request attached? Yes
Is the County Commissioners' Approval attached? Yes
If not, give reason _____

Additional information applicable _____

Submitted by DISTRICT ENGINEER Reviewed and approved by DIVISION ENGINEER

Reviewed and approved
Board of Transportation Member _____

(Do not write in this space - For use
of Planning and Research Department)

(Do not write in this space -
For use of Secondary Roads Department)

Petition No. _____

(Do not write in this space -
For use of Planning Department)



RECEIVED

MAR 19 1932

DISTRICT I
OFFICE

COUNTY OF CURRITUCK

R E S O L U T I O N

REQUEST FOR ABANDONMENT TO STATE MAINTAINED SECONDARY ROAD SYSTEM

NORTH CAROLINA
COUNTY OF CURRITUCK

WHEREAS, the attached petition has been filed with the Board of County Commissioners of the County of Currituck requesting that the described road be abandoned from the state maintained system, and

WHEREAS, the Board of County Commissioners is of the opinion that the requested area should be abandoned,

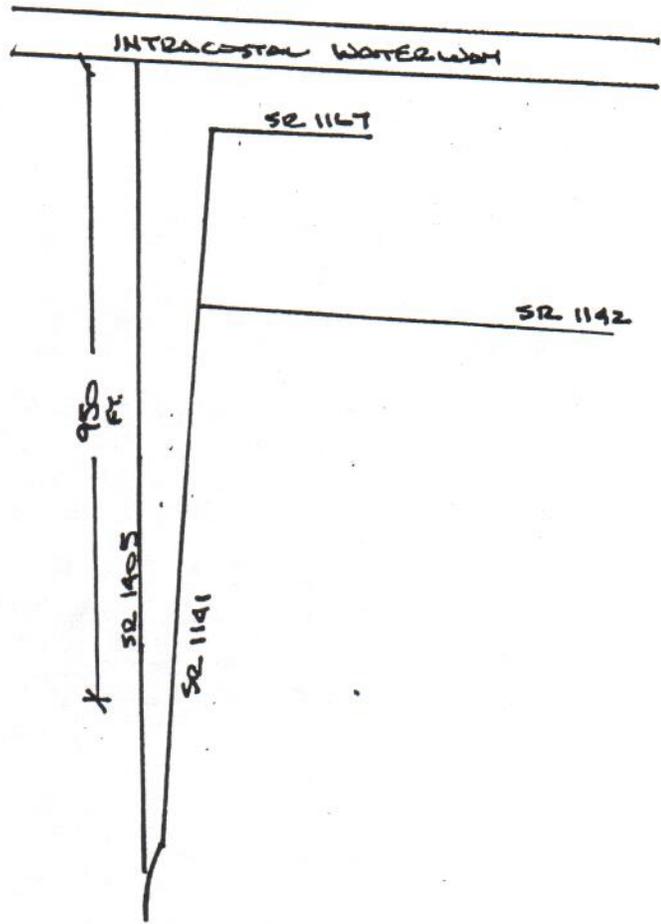
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Currituck that the Division of Highways, North Carolina Department of Transportation, is hereby authorized to abandon approximately _____ ft/miles at Old US Hwy 158 - Coinjock - Map attached of Secondary Road - _____ from the state maintained system, in accordance with Department of Transportation Form SR-3 enclosed.

CERTIFICATE

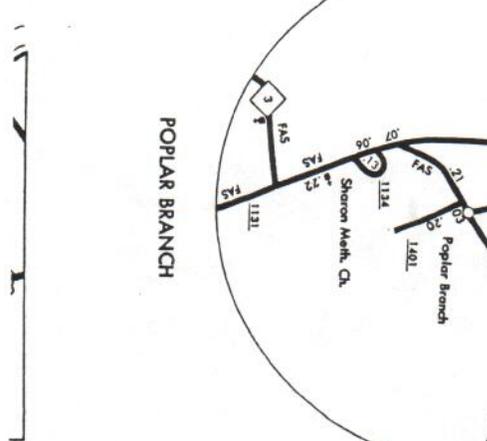
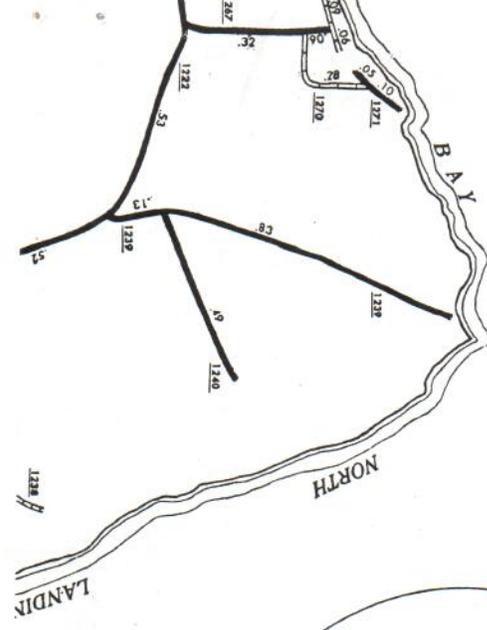
The foregoing resolution was duly adopted by the Board of County Commissioners of the County of Currituck at a meeting on the 16 day of March, 1992.

WITNESS my hand and official seal this the 18 day of March, 1992.

Gwen H. Latem
Clerk, Board of Commissioners
County of Currituck



PROPOSED ROAD ABANDONMENT OF 950 FT OLD SR 1455 -
OLD US 158 (SOUTH) - CONJACK - CURRITUCK COUNTY



1-13-93

TO: T.C., RANDY FROM: N.E.C.
FOR YOUR INFO



RECEIVED

JAN 13 1993

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
P.O. BOX 25201
RALEIGH 27611-5201

DISTRICT I
OFFICE

JAMES G. MARTIN
GOVERNOR

12-1-92

DIVISION OF HIGHWAYS

THOMAS J. HARRELSON
SECRETARY

WILLIAM G. MARLEY, JR., P.E.
STATE HIGHWAY ADMINISTRATOR

MEMORANDUM TO: Mr. C.O. White, P.E.
Division 1

FROM: E.R. Shuller, P.E.
GIS Director

SUBJECT: Change Secondary Road Numbers

We have been authorized to make the following changes in Secondary Road Numbers on County Maps as indicated below. We request that you make similar changes on your file maps in Division and District, and have the necessary changes made by your sign supervisor on the ground. We are changing our basic county maps accordingly. If our plan does not fit actual ground conditions, please return this with a letter of explanation and recommendations.

County Currituck

Old Numbers _____

Petition No. 37782

New Numbers _____

Length:

Cancel Numbers SR 1405 (part of)

Board Approval .19 Miles

System Addition _____

County Map .19 Miles

System Deletion

Report Date 6-15-92

System Reassignment _____

Road Name _____

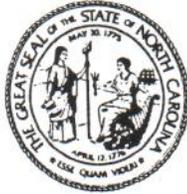
Number Reassignment _____
(See Map)

Date of Approval 11-6-92

Remarks: _____

ERS/car _____

cc: Bridge Department
Traffic Engineering
Right of Way



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

P. O. Box 1405
Elizabeth City, NC 27906-1405
(919) 331-4737

DIVISION OF HIGHWAYS

JAMES G. MARTIN
GOVERNOR

THOMAS J. HARRELSON
SECRETARY

November 16, 1992

WILLIAM G. MARLEY, JR., P.E.
STATE HIGHWAY ADMINISTRATOR

Petition: 37782
County: Currituck
Re: Abandonment-Portion
of SR 1405 - 950'

Mr. Robert C. Stonecypher
P. O. Box 13388
Chesapeake, VA 23325

Dear Mr. Stonecypher:

This is to advise that 950 ft. of SR 1405, Old US 158 South in Currituck County was abandoned from the State Highway System by the Board of Transportation at the Board Meeting of November 6, 1992.

If additional information is needed, please advise.

Yours very truly,

C. E. Lassiter, Jr., P.E.
District Engineer

Cc: Mr. Jack Murdock
Mr. Philip Godwin
Mr. C. O. White
Board of Commissioners
School Superintendent