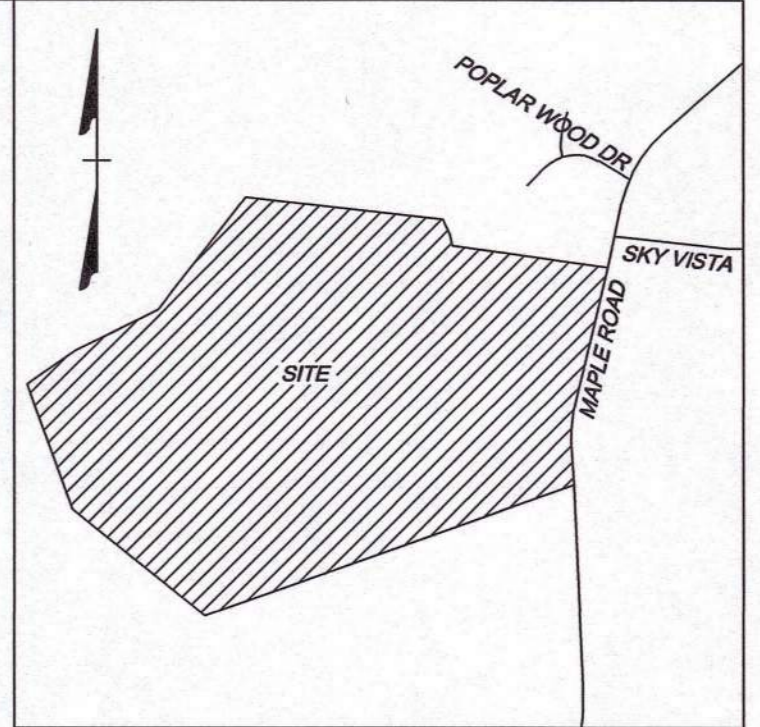


- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 - THIS IS A WETLAND MAP ONLY. NOT FOR SALES OR CONVEYANCES.
 - LINES 1 - 16 ALONG FLAGGED LINE (FLAGS 4 - 20)
LINES 17 - 69 ALONG NORTHERNMOST BANK OF DITCH
 - SEE SHEET 2 OF 2 FOR WETLAND LINE & CURVE TABLES.

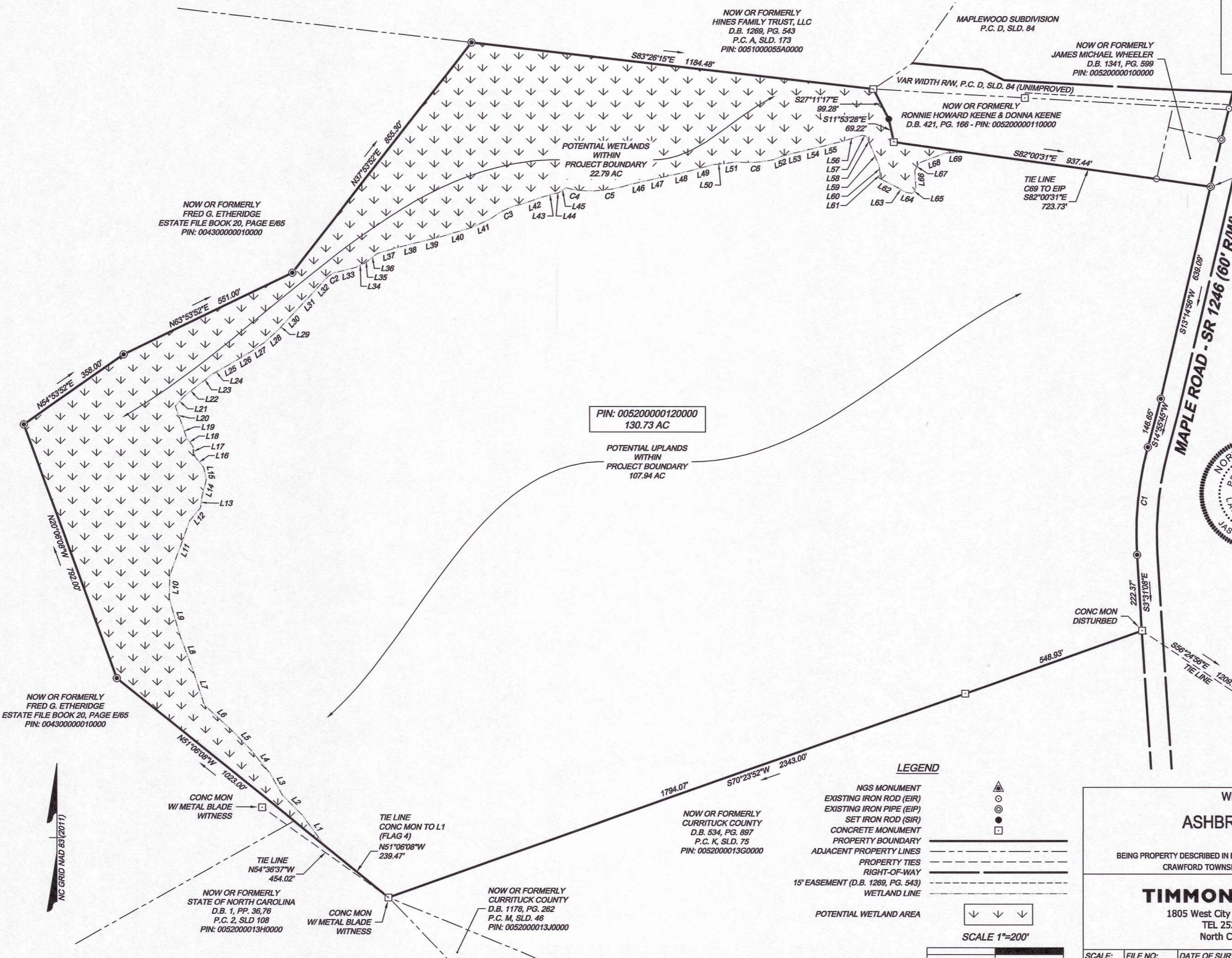
TOTAL PARCEL AREA: 130.73 ACRES
PROJECT REVIEW BOUNDARY: 130.73 ACRES
POTENTIAL WETLANDS WITHIN PROJECT BOUNDARY: 22.79 ACRES

THIS CERTIFIES THAT THIS COPY OF THIS PLAT IDENTIFIES ALL AREAS OF WATERS OF THE UNITED STATES REGULATED PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. UNLESS THERE IS CHANGE IN THE LAW OR OUR PUBLISHED REGULATIONS, THIS DETERMINATION OF SECTION 404 JURISDICTION MAY BE RELIED UPON FOR A PERIOD NOT TO EXCEED FIVE YEARS FROM THIS DATE. THE UNDERSIGNED COMPLETED THIS DETERMINATION UTILIZING THE APPROPRIATE REGIONAL SUPPLEMENT TO THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.

REGULATORY OFFICIAL _____
TITLE _____
DATE _____
USACE ACTION ID NO.: _____



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	990.00'	318.76'	160.77'	18°28'53"	S5°42'19"W	317.38'



VICINITY MAP (NOT TO SCALE)

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

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK 1640, PAGE 711; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA 21 NCAC 56.1600. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH BOARD RULES.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL, THIS 9TH DAY OF AUGUST, 2023.

JASON A. MIZELLE, PLS L-4719



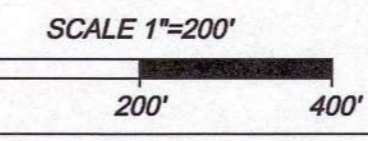
PIN: 005200000120000
130.73 AC

POTENTIAL UPLANDS WITHIN PROJECT BOUNDARY
107.94 AC

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

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)
- WETLAND LINE
- POTENTIAL WETLAND AREA



WETLAND SURVEY FOR
ASHBROOK ESTATES, LLC

SHEET 1 OF 2
BEING PROPERTY DESCRIBED IN BOUNDARY SURVEY FOR ASHBROOK ESTATES, P.C. R, SLD. 147
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: 1"=200'	FILE NO: 48235	DATE OF SURVEY: AUGUST 08, 2023	DRAFTED: JHS	DATE: AUGUST 09, 2023	CHECKED: JAM
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S:\109\48235 - Ashbrook Estates - Maple, NC\DWG\48235V_wetland.dwg | Plotted on 8/19/2023 4:00 PM | by John Sawyer

S:\109\48235 - Ashbrook Estates - Maple, NC\DWG\48235V_welland.dwg | Plotted on 8/19/2023 3:59 PM | by John Sawyer

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C2	59.13'	45.25'	23.80'	43°50'53"	N61°11'05"E	44.15'
C3	240.89'	108.42'	55.14'	25°47'15"	N65°09'02"E	107.51'
C4	225.04'	57.62'	28.97'	14°40'15"	S81°11'38"E	57.47'
C5	395.05'	136.94'	69.16'	19°51'40"	N81°32'24"E	136.26'
C6	335.28'	112.05'	56.55'	19°08'53"	N86°16'01"E	111.53'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°29'04"W	111.25'
L2	N45°03'41"W	82.44'
L3	N29°23'23"W	75.15'
L4	N39°22'56"W	83.94'
L5	N43°49'31"W	83.17'
L6	N47°15'54"W	108.98'
L7	N18°08'21"W	115.50'
L8	N20°51'04"W	99.35'
L9	N16°19'05"W	114.43'
L10	N1°02'14"E	67.51'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N19°58'03"E	170.67'
L12	N39°28'14"E	49.83'
L13	N7°58'57"E	32.88'
L14	N14°05'26"E	52.19'
L15	N10°53'43"W	35.18'
L16	N37°23'47"W	43.26'
L17	N11°31'30"W	28.90'
L18	N36°28'22"W	32.45'
L19	N18°16'39"W	41.41'
L20	N20°36'10"W	56.30'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N41°44'23"E	38.46'
L22	N51°24'32"E	52.38'
L23	N51°45'05"E	52.97'
L24	N59°51'39"E	28.29'
L25	N59°31'05"E	49.67'
L26	N59°05'29"E	53.02'
L27	N55°25'19"E	49.09'
L28	N48°11'22"E	60.31'
L29	N38°08'23"E	13.43'
L30	N42°52'44"E	65.09'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N42°44'50"E	64.79'
L32	N42°24'13"E	56.32'
L33	N75°11'15"E	51.14'
L34	N65°30'38"E	29.18'
L35	N54°11'28"E	11.14'
L36	N51°49'14"E	34.35'
L37	N72°59'48"E	64.43'
L38	N76°18'11"E	68.21'
L39	N76°05'24"E	61.73'
L40	N73°00'19"E	92.71'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N65°49'53"E	60.61'
L42	N71°11'39"E	59.63'
L43	N74°58'33"E	43.88'
L44	N77°59'45"E	4.56'
L45	N57°33'31"E	26.44'
L46	N77°32'38"E	35.22'
L47	N77°42'55"E	77.70'
L48	N76°25'38"E	65.44'
L49	N74°49'39"E	65.31'
L50	N83°59'07"E	36.29'

LINE TABLE		
LINE	BEARING	LENGTH
L51	N82°04'42"E	33.15'
L52	N86°58'25"E	26.15'
L53	N76°14'43"E	68.99'
L54	N75°58'50"E	40.72'
L55	N76°11'15"E	65.29'
L56	N73°02'48"E	68.75'
L57	S73°51'28"E	10.51'
L58	S23°44'43"E	34.89'
L59	S23°01'23"E	59.41'
L60	S7°49'42"E	20.47'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S9°01'42"W	16.87'
L62	S63°18'47"E	56.85'
L63	S60°37'03"E	29.21'
L64	S79°28'08"E	22.87'
L65	N33°15'00"E	16.25'
L66	N3°22'23"W	53.67'
L67	N31°29'23"E	26.10'
L68	N69°22'24"E	82.25'
L69	N88°08'38"E	59.59'



JASON A. MIZELLE
P.L.S. L-4917

WETLAND SURVEY FOR
ASHBROOK ESTATES, LLC

SHEET 2 OF 2
BEING PROPERTY DESCRIBED IN BOUNDARY SURVEY FOR ASHBROOK ESTATES, P.C. R. SLD. 147
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: N/A	FILE NO: 48235	DATE OF SURVEY: AUGUST 08, 2023	DRAFTED: JHS	DATE: AUGUST 08, 2023	CHECKED: JAM
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