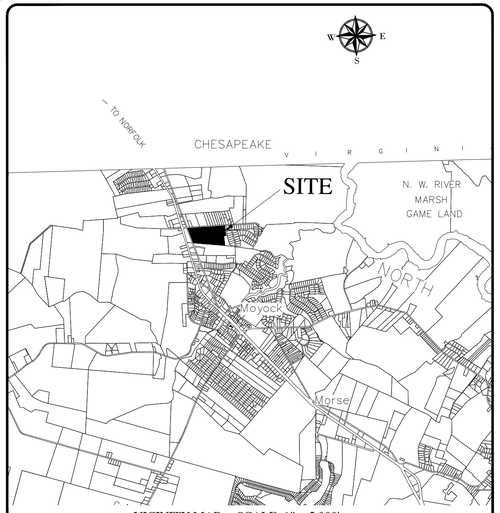
BAXTER STATION

CONSTRUCTION RECORD DRAWINGS- PHASE 1

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



VICINITY MAP SCALE: 1" = 5,000'

GENERAL NOTES:

1. PROJECT NAME: BAXTER STATION – PHASE 1
2. APPLICANT: NORTH–SOUTH DEVELOPMENT GROUP, LLC.
   417–D CARATOKE HIGHWAY
   MOYOCK, NC 27958
3. ALL SURVEY DATA IS REFERENCED TO NAD 83 NORTH CAROLINA STATE PLANE HORIZONTAL COORDINATE SYSTEM AND THE NAVD 1988 VERTICAL DATUM.
4. F.I.R.M. DATA:
   ZONE "X" PER F.I.R.M. MAP NOS. 3721802200 K, CID 370078, HAVING AN 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.
5. THESE CONSTRUCTION RECORD DRAWINGS AREA BASED ON A COMBINATION OF ACTUAL FIELD SURVEYS AND FIELD OBSERVATIONS PERFORMED BY BISSELL PROFESSIONAL GROUP AS WELL AS INFORMATION PROVIDED BY THE PROJECT'S CONSTRUCTION CONTRACTORS AND THE CURRITUCK COUNTY WATER DEPARTMENT. ANY SITE MODIFICATIONS MADE AFTER THE LAST FIELD SURVEY ARE NOT REPRESENTED IN THESE DRAWINGS. CONTRIBUTING FIELD SURVEYS WERE CONDUCTED ON THE FOLLOWING DATES:
   - 10–12–23
   - 11–20–23
   - 11–21–23
   - 11–27–23
   - 11–30–23
   - 12–04–23
   - 02–13–24
   - 02–20–24

AS–BUILT SURVEY

I HEREBY CERTIFY THAT ALL IMPROVEMENTS FOR THIS SUBDIVISION HAVE BEEN INSTALLED ACCORDING TO THE PLANS PREPARED BY BISSELL PROFESSIONAL GROUP AND APPROVED BY CURRITUCK COUNTY, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 22ND DAY OF FEBRUARY, 2026 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. FINAL GROUND STABILIZATION OF THE SITE IS ONGOING AND IS NOT INCLUDED IN THIS CERTIFICATION.
REMAINING IMPROVEMENTS INCLUDE:

- SIDEWALKS
- STREET & BUFFER TREES & SHRUBS
- PAVEMENT MARKING
- STREET LIGHTS

DATE

REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

Sheet Number	*Sheet Title*
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	OVERALL DEVELOPMENT PLAN
3	ROADWAY & DRAINAGE PLAN
4	WATER MAIN & WATER SERVICE PLAN

LEGEND

	ROADWAY CENTERLINE
	RIGHT–OF–WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SWALE CENTERLINE
	SWALE/BMP TOP OF BANK
	CULVERT (SIZE, TYPE & INVERTS AS NOTED)
	RECORD WATER DISTRIBUTION MAIN (SIZE AS NOTED)
EWL EWL	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
WTR	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
S	8" GRAVITY SEWER LINE & MANHOLE
D	CATCH BASIN/DROP INLET & STORM PIPE
	DRAINAGE FLOW DIRECTION
F/L	FLOWLINE
EOC	EDGE OF CONCRETE
X 0.00 BPE	BUILDING PAD ELEVATION
X 0.00	SPOT ELEVATION

BISSELL PROFESSIONAL GROUP
Bissell Professional Group
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Engineers, Planners, Surveyors and Environmental Specialists

COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION

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PROJECT: BAXTER STATION - PHASE 1
MOYOCK CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY DRAWING For Review Purposes Only

DATE: 12-14-23	SCALE: N/A
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 1 OF 4

CAD FILE: 467100ASB-PH1

PROJECT NO: 4671

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NORTH

NC NAD 83(2011) GRID NORTH

100 0 50 100 200 400

1" = 100'

GRAPHIC SCALE

BAXTER LANE, SR 1229 (60' R/W)

POND 1

POND 2

BAXTER STATION BOULEVARD

TUSCORORA LANE

PHASE 1

CHESAPEAKE AND ALBEMARLE RAILROAD – 66' R/W

N21° 12' 35"W 1042.84'

NE: "X"

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80

FUTURE DEVELOPMENT BAXTER STATION PHASE 2

N/F BAXTER LANE ESTATES PROPERTY OWNERS ASSOCIATION INC. D.B. 1320, PG. 460 P.C. N, SL. 100

FEMA ZONE: "X"

N85° 20' 20"W 987.62'

N/F HIDDEN OAKS COMMUNITY ASSOCIATION INC. D.B. 1659, PG. 428 P.C. P, SL. 146

N/F HIDDEN OAKS COMMUNITY ASSOCIATION INC. D.B. 1659, PG. 428 P.C. P, SL. 42

BERRY CE

76.90' S0° 03' 41"W

451.80' S5° 07' 19"E

63.70' S8° 46' 19"E

127.50' S72° 56' 41"W

587.50' S5° 18' 19"E

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Raleigh, North Carolina 27609
6313 Tryon Road
Cary, North Carolina 27518
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BISSELL PROFESSIONAL GROUP

Engineers, Planners, Surveyors and Environmental Specialists

OVERALL DEVELOPMENT PLAN

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PROJECT:

BAXTER STATION - PHASE 1

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY DRAWING For Review Purposes Only

DATE: 12-14-23	SCALE: 1"=100'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 2 OF 4

CAD FILE: 467100ASB-PH1

PROJECT NO: 4671

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ROADWAY & DRAINAGE PLAN

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PROJECT:

BAXTER STATION - PHASE 1

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY DRAWING For Review Purposes Only

DATE: 12-14-23	SCALE: 1"=80'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 3 OF 4

CAD FILE: 467100ASB-PH1

PROJECT NO: 4671

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BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

WATER MAIN & WATER SERVICE PLAN

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BAXTER STATION - PHASE 1

MOYOCK, CURRITUCK COUNTY, NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

PROJECT

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY DRAWING For Review Purposes Only

DATE: 12-14-23	SCALE: 1"=60'
DESIGNED: BPG	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 4 OF 4

CAD FILE: 467100ASB-PH1

PROJECT NO: 4671

S:\projects\4671 Baxter\dwg\Landdev\Phase 1\467100ASB-Pmt.dwg 2/22/2024 Plotted: 2/22/2024 9:30 AM HP Designjet T130 24-in Printer (4DFE86)

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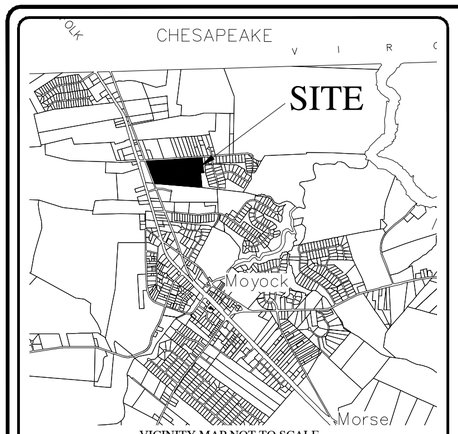

VICINITY MAP NOT TO SCALE

BAXTER STATION
PHASE 1
AGE RESTRICTED MXR DEVELOPMENT
MOYOCK TOWNSHIP CURRITUCK COUNTY
NORTH CAROLINA

Sheet Number	Sheet Title
1	COVER
2	OVERALL
3	LOT LAYOUT (A)
4	LOT LAYOUT (B)
5	LOT LAYOUT (C)
6	LOT LAYOUT (D)
7	LOT LAYOUT (E)
8	TABLES & DETAILS

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

GENERAL NOTES:

1. PROJECT NAME: BAXTER STATION
2. APPLICANT: NORTH-SOUTH DEVELOPMENT GROUP, LLC.
   417-D CARATOKE HIGHWAY
   MOYOCK, NC 27958
3. OWNERS: BAXTER STATION, LLC
   417-D
4. PROPERTY DATA:
   ADDRESS: BAXTER LANE, MOYOCK, NC 27958
   PIN: 0009-000-025A-0000
   RECORD DOCUMENT(S): D.B.1421, PG:801
   ACREAGE: 53.52 ACRES
   PROPERTY ZONING:
   EXISTING: C-MXR
5. F.I.R.M. DATA:
   ZONE "X" PER F.I.R.M. MAP NOS. 3721802200 K, CID 370078, HAVING AN 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.
6. THIS PROPERTY CONTAINS NO ACOE "404' JURISDICTIONAL WETLANDS.
7. A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 20' EASEMENT FOR UTILITIES AND DRAINAGE ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED. STORMWATER EASEMENTS ARE HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
8. EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
   - 2012 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
   - FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP.
   - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
9. ALL UTILITIES ARE TO BE UNDERGROUND.
10. NEAREST HYDRANT (MBL01) FLOW REPORTED AT 1,146 GPM. DESIGN FIRE FLOW IS 1,000 GPM FOR SINGLE FAMILY RESIDENCES BASED ON STRUCTURES HAVING LESS THAN 4,800 SQ. FT. AND NOT OVER 2-STORIES HIGH.

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	53.52 AC.
TOTAL AREA PHASE 1:	33.77 AC.
TOTAL AREA LOTS PHASE 1:	14.17 AC.
TOTAL R/W PHASE 1:	2.69 AC.
REQUIRED OPEN SPACE PHASE 1 (30%):	10.13 AC.

OPEN SPACE PROVIDED:

TOTAL OPEN SPACE PROVIDED PHASE 1:	16.91 AC.
TOTAL LOTS PHASE 1:	41
AVERAGE LOT AREA PHASE 1:	15,066± S.F.
PROPOSED RIGHT-OF-WAY WIDTH:	VARIES
PROPOSED PAVED ROADWAY WIDTH:	SEE DETAIL SHEET
LINEAR FEET OF ROADWAY PHASE 1:	2,619 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 15,000 S.F. TO 15,689 S.F.

MINIMUM LOT WIDTH:	100 FT.
MAXIMUM LOT COVERAGE	30% OF LOT AREA
SETBACKS:	
FRONT:	20 FT.
SIDE:	10 FT.
REAR:	25 FT.
CORNER SIDE	20 FT.

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM APPROXIMATELY 15,000 TO 15,689 SQUARE FEET.

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 SW7220914 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 160D-804.

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 _____ DISTRICT ENGINEER _____

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 _____

REVIEW OFFICER 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 _____

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 22ND DAY OF FEBRUARY, 2026 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- PAVEMENT MARKINGS
- SIDEWALKS
- STREET TREES
- BUFFER TREES
- STREET LIGHTS

DocuSigned by:
C6DA34EC9CBF428...

02/22/24 DATE _____ REGISTERED LAND SURVEYOR/ENGINEER

L-1756 REGISTRATION NUMBER

APPROVED ZONING CONDITIONS

1. REGARDING AGE RESTRICTION: THE USE OF THE PROPERTY SHALL BE LIMITED TO AN AGE-RESTRICTED RESIDENTIAL COMMUNITY WHERE ALL UNITS ARE OCCUPIED BY ALL OCCUPANTS 55 YEARS OF AGE OR OLDER. NO ONE UNDER THE AGE OF 55 YEARS OLD IS PERMITTED TO LIVE IN THE COMMUNITY. BEFORE THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE FIRST DWELLING UNIT, DEVELOPER WILL RECORD A RESTRICTIVE COVENANT IN THE HOMEOWNERS'ASSOCIATION DOCUMENTS RESTRICTING THE USE ACCORDINGLY, REQUIRING OCCUPANTS TO CERTIFY THE AGE OF ALL HOUSEHOLD OCCUPANTS AT LEAST ONCE EVERY TWO YEARS, AND PROVIDING FOR ENFORCEMENT OF SUCH RESTRICTION.
2. REGARDING DRAINAGE IMPROVEMENTS: DRAINAGE IMPROVEMENTS WILL BE PROVIDED AS FOLLOWS:
a. PERFORM MODELING OF THE BAXTER DITCH TO ITS OUTLET ON THE JARVIS (LANDING) PROPERTY.
b. BASED ON MODEL RESULTS, MAKE IMPROVEMENTS TO BAXTER LANE DITCH ALONG THE BAXTER STATION PROPERTY BOUNDARY, INCLUDING WIDENING, DEEPENING, LAYING BACK SIDE SLOPES AND PUTTING ON PROPER GRADE. IMPROVEMENTS TO BE COMPLETED PRIOR TO PUTTING FIRST PLAT PHASE OF SUBDIVISION TO RECORD.
c. RECORD AN EASEMENT ALONG THE BAXTER STATION PART OF THE DITCH TO PROVIDE ACCESS FOR ONGOING MAINTENANCE.
d. INCLUDE A PROVISION IN THE COVENANTS OF BAXTER STATION THAT CLARIFIES THAT THE HOA WILL HAVE THE RESPONSIBILITY TO MAINTAIN THE BAXTER LANE DITCH THROUGH THE SUBDIVISION AT LEAST ANNUALLY AND BUDGET FOR FUNDING WITHIN THE HOA DUES STRUCTURE TO ASSURE THAT ONGOING MAINTENANCE IS FUNDED.
e. MODEL THE BAXTER STATION TO MANAGE THE 100-YEAR STORM EVENT AND PROVIDE STORMWATER STORAGE, INCLUDING BERMS AND NECESSARY TO PREVENT RUNOFF FROM BAXTER STATION DURING THE 100-YEAR STORM EVENT FROM ADVERSELY IMPACTING OFFSITE PROPERTIES.
f. IF CURRITUCK COUNTY IS ABLE TO OBTAIN THE NECESSARY RIGHT OF ENTRY AGREEMENTS, THE EXISTING UNDERSIZED CULVERT AT BAXTER LANE EXTENSION WILL BE REPLACED WITH A PROPERLY SIXED CULVERT SET AT THE PROPER GRADE.
3. THAT THE DEVELOPER WILL LOWER OR MOVE THE WATERLINE LOCATED AT THE END OF BAXTER LANE TO PROVIDE PROPER SEPARATION TO THE NEW DRAINAGE CULVERT. PUBLIC UTILITIES MUST APPROVE THE CONSTRUCTION PLAN PRIOR TO WORK BEGINNING ON THE CULVERT/WATERLINE.
4. SHOULD DEVELOPMENT STOP PARTICIPATING IN THE VOLUNTARY FEDERALLY REGULATED AGE-RESTRICTED COMMUNITY PROGRAM, AN AMENDED CONDITIONAL ZONING REQUEST MUST BE APPROVED PRIOR TO THOSE LESS THAN 55 YEARS OLD OCCUPYING A DWELLING UNIT.
5. THE 2006 LAND USE PLAN FUTURE LAND USE MAP MUST BE AMENDED TO IDENTIFY THE PROPERTY AS FULL-SERVICE AS PART OF THE MOTION FOR APPROVAL.

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 _____

SURVEYOR'S CERTIFICATION:

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 RATIO OF PRECISION AS CALCULATED IS 1: 10,000 AND VERTICAL ACCURACY IS ± 0.05'; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 2-CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING REAL TIME KINEMATIC AND TRADITIONAL TRAVERSE. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-C-1AND FURTHER THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

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 22ND DAY OF FEBRUARY, A.D., 2024.

DocuSigned by:
C6DA34EC9CBF428...

_____ L-1756
SIGNATURE

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BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists
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PROJECT: BAXTER STATION
PHASE 1
MOYOCK CURRITUCK COUNTY NORTH CAROLINA
FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D. BARR

DATE: 08-28-23	SCALE: 1"=30'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 1 OF 8
CAD FILE: 467100FP1
PROJECT NO: 4671

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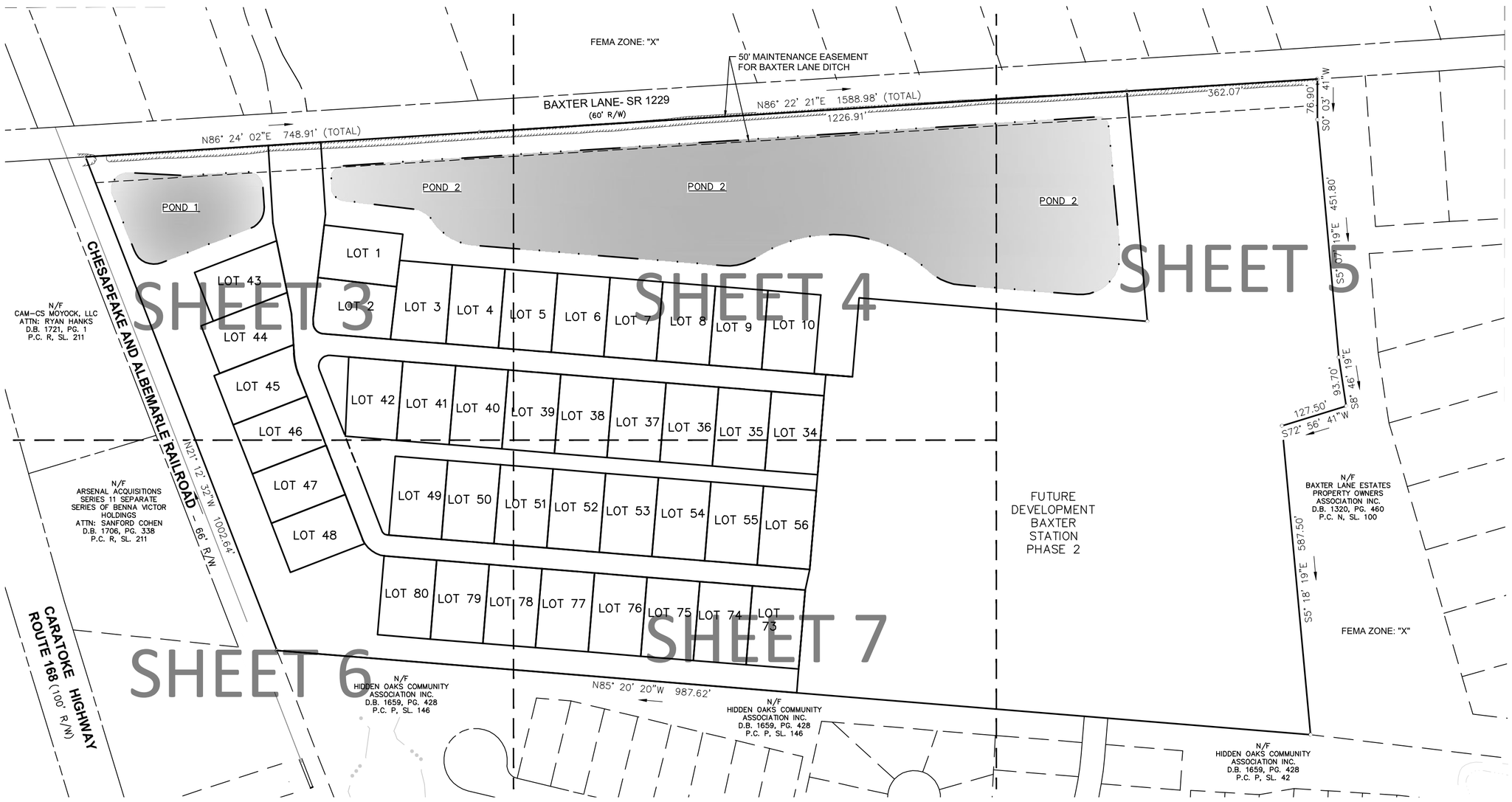

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BAXTER STATION
PHASE 1

PROJECT: MOYOCK — CURRITUCK COUNTY — NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D. BARR

DocuSigned by:
C6DA34EC9CBF428...
04/22/24

DATE: 08-28-23	SCALE: 1"=150'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 2 OF 8

CAD FILE: 467100FP1

PROJECT NO: 4671

S:\projects\4671 Baxter\dwg\Final Plat\467100FP1.dwg 2/22/2024 Plotted: 2/22/2024 8:50 AM HP DesignJet T130 24-in Printer [40FE86].pc3

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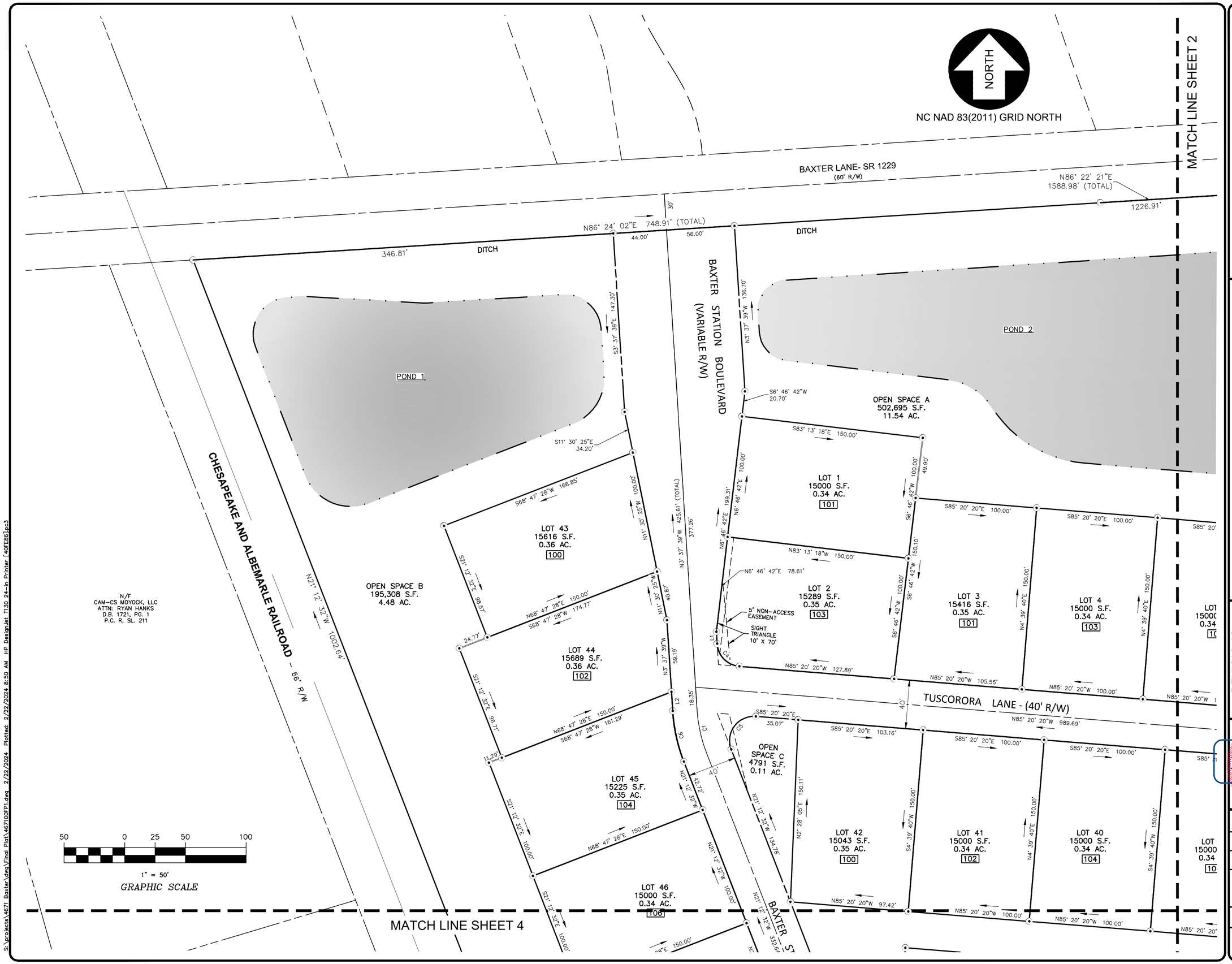

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BAXTER STATION
PHASE 1

PROJECT: MOYOCK

CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1755 SURVEYOR MICHAEL D. BRAY

DocuSigned by:
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DATE: 08-28-23	SCALE: 1"=50'
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DRAWN: AKM	APPROVED: BPG

SHEET: 3 OF 8

CAD FILE: 467100FP1

PROJECT NO: 4671

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PROJECT:

BAXTER STATION
PHASE 1

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1700 SURVEYOR MICHAEL D. BARR

DocuSigned by:
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DATE: 08-28-23	SCALE: 1"=50'
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SHEET: 4 OF 8

CAD FILE: 467100FP1

PROJECT NO: 4671

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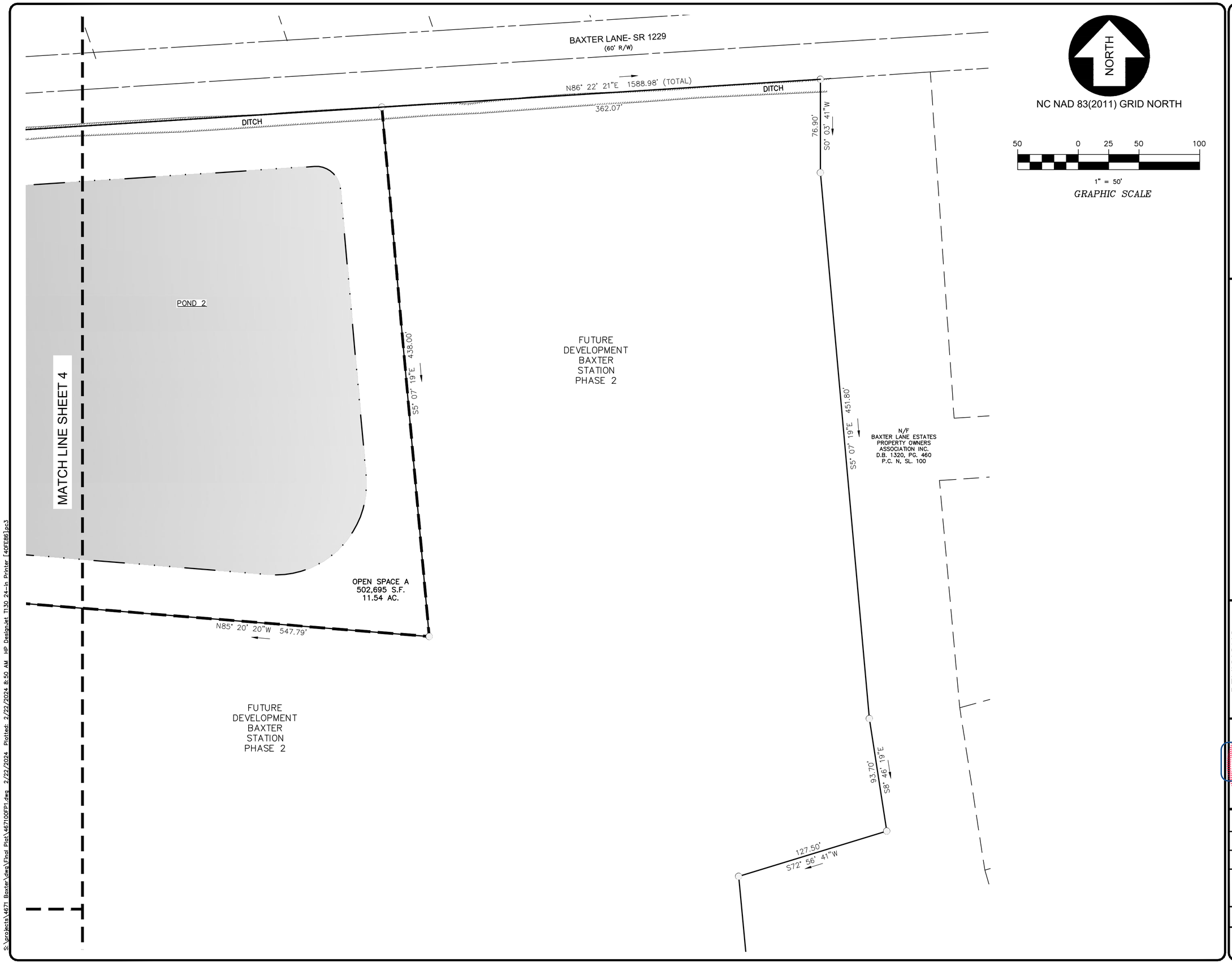

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PROJECT:

BAXTER STATION
PHASE 1

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1708 SURVEYOR MICHAEL D. BARR

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SHEET: 5 OF 8

CAD FILE: 467100FP1

PROJECT NO: 4671

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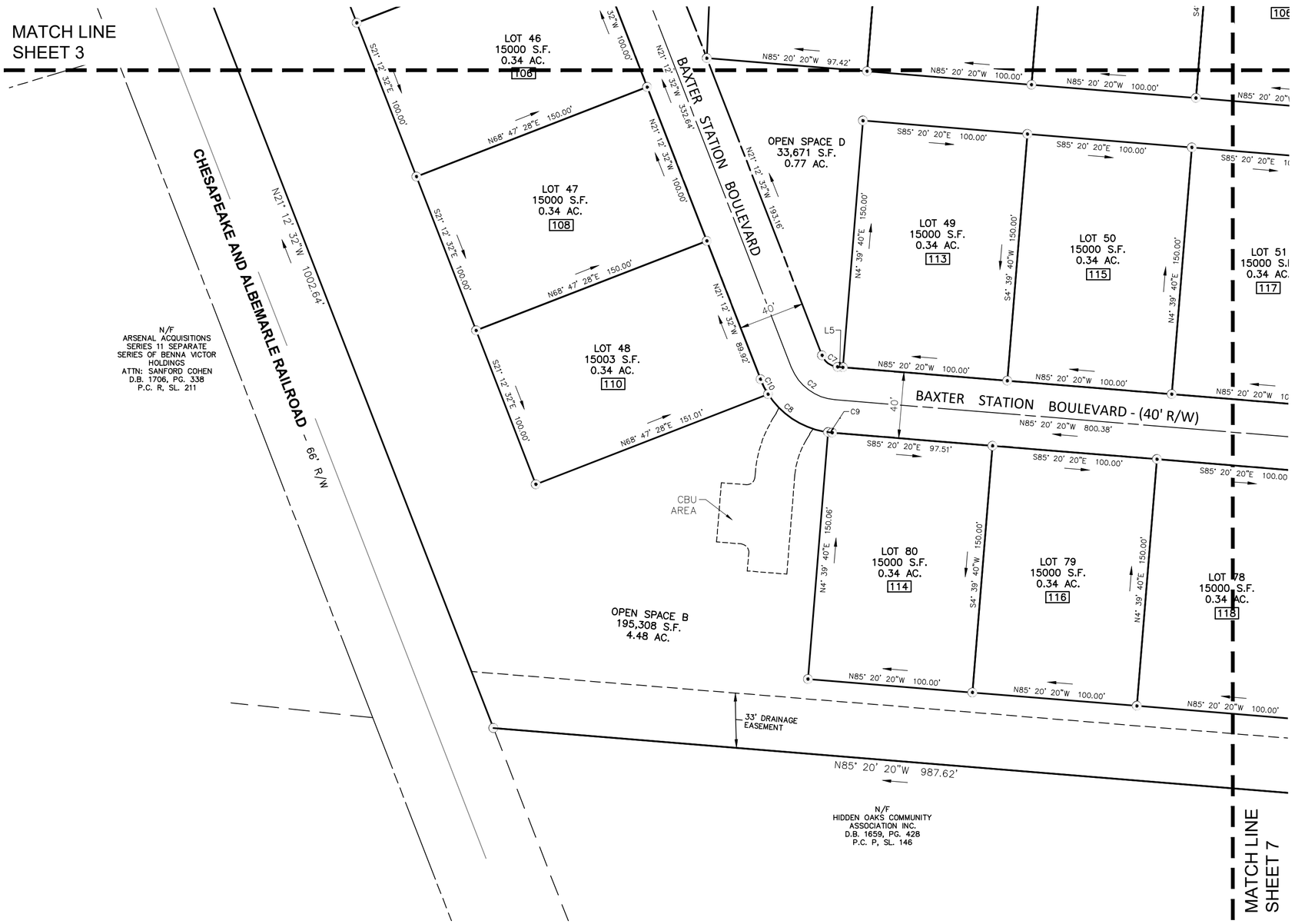

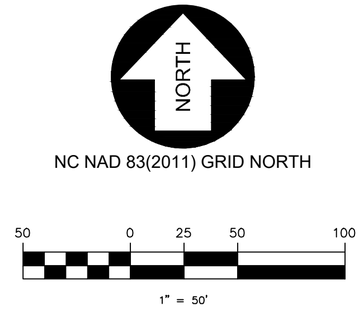

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PROJECT:

BAXTER STATION
PHASE 1

MOYOCK — CURRITUCK COUNTY — NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-4566 MARK S. BISSELL

DocuSigned by:
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DATE: 08-28-23	SCALE: 1"=50'
DESIGNED:	CHECKED: MDB
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SHEET: 6 OF 8

CAD FILE: 467100FP1

PROJECT NO: 4671

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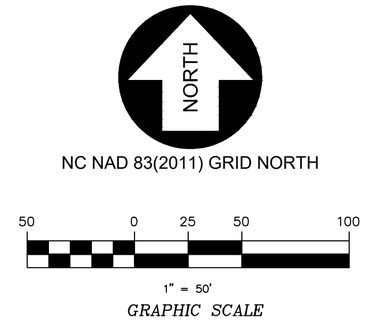

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PROJECT:

BAXTER STATION
PHASE 1

MOYOCK TOWNSHIP, CURRITUCK COUNTY, NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-4769 LICENSED LAND SURVEYOR MICHAEL D. BOWMAN

DocuSigned by:
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03/22/24

DATE: 08-28-23	SCALE: 1"=50'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 7 OF 8

CAD FILE: 467100FP1

PROJECT NO: 4671

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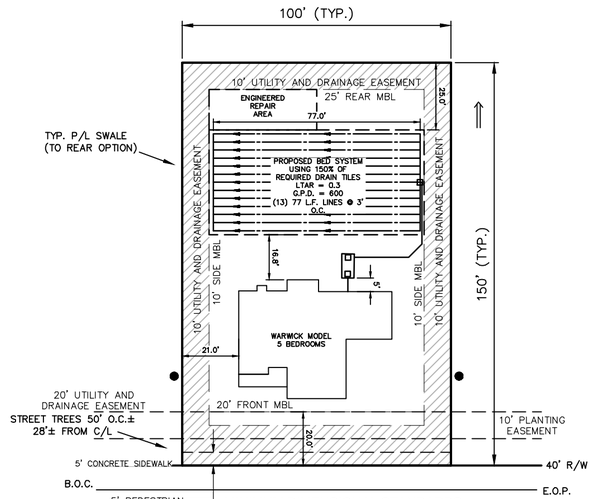
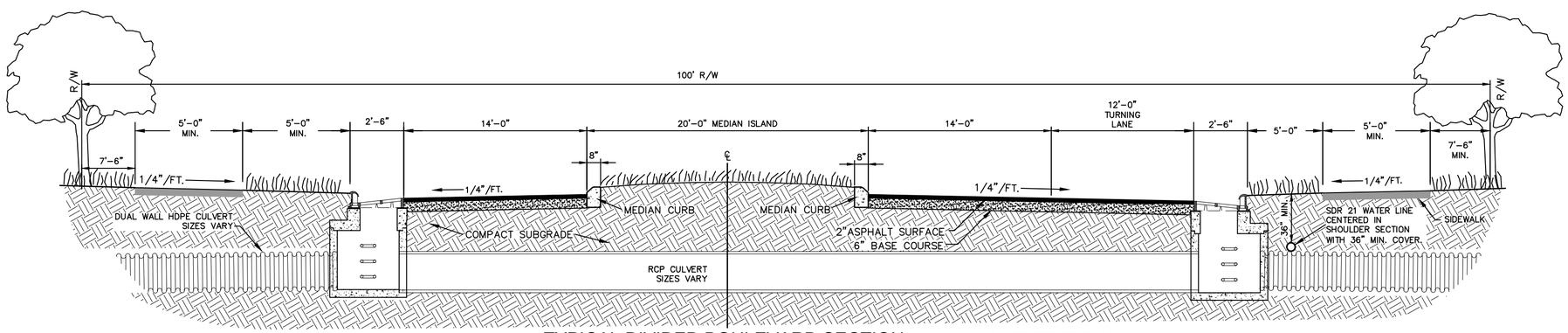
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	36.82'	120.00'	36.68'	S12° 25' 05"E	17°34'53"
C2	34.70'	31.00'	32.91'	S53° 16' 26"E	64°07'48"
C3	PURPOSELY OMITTED				
C4	28.52'	20.00'	26.17'	S44° 28' 59"E	81°42'41"
C5	40.45'	20.00'	33.90'	S36° 43' 34"W	115°52'12"
C6	42.96'	140.00'	42.79'	S12° 25' 05"E	17°34'53"
C7	12.31'	11.00'	11.68'	S53° 16' 26"E	64°07'48"
C8	46.94'	51.00'	45.30'	S58° 58' 27"E	52°43'46"
C9	2.49'	51.00'	2.49'	S83° 56' 29"E	2°47'42"
C10	10.15'	51.00'	10.13'	S26° 54' 33"E	11°24'03"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	9.900	N03° 37' 38.82"W
L2	15.728	S03° 37' 38.82"E
L3	PURPOSELY OMITTED	
L4	PURPOSELY OMITTED	
L5	3.240	N85° 20' 21.05"W



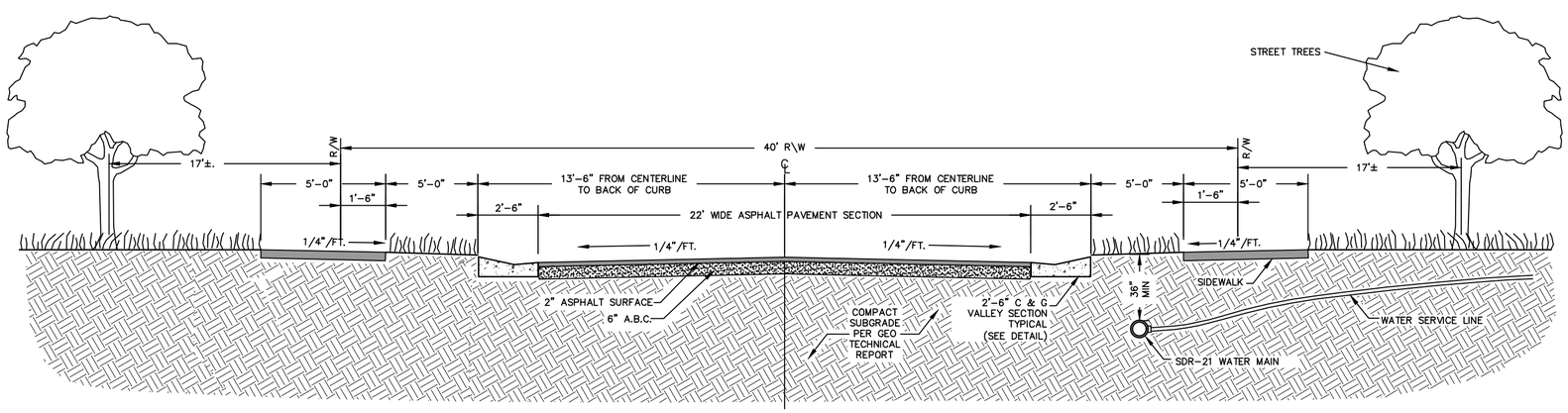
MINIMUM DIMENSIONAL STANDARDS

MINIMUM LOT SIZE = 15,000 S.F.
MINIMUM LOT WIDTH = 100'
SCALE 1"= 40'



TYPICAL DIVIDED BOULEVARD SECTION
NOT TO SCALE — SECTION VIEW

* WHERE INDICATED ON PLAN



TYPICAL SUBDIVISION ROADWAY SECTION W/ UTILITIES
NOT TO SCALE — SECTION VIEW

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PROJECT:
BAXTER STATION
PHASE 1
MOYOCK — CURRITUCK COUNTY — NORTH CAROLINA
FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL — MICHAEL DEAN BRYAN — SURVEYOR
DocuSigned by:
06DA34EC9CBF428...
04/22/24

DATE: 08-28-23	SCALE: AS SHOWN
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 8 OF 8
CAD FILE: 467100FP1
PROJECT NO: 4671

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