

THE RESERVE

A 2 LOT CONSERVATION SUBDIVISION

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

GENERAL NOTES:

- PROJECT NAME: THE RESERVE
- OWNER/APPLICANT: APVA, LLC
227 CARATOKE HWY.
MOYOCK, NC 27958
- PROPERTY DATA:
PARCEL ID#: 0022-000-078E-0000 (PARCEL E-3)
PRIMARY ADDRESS: 838 TULLS CREEK RD., MOYOCK, NC
RECORDED REFERENCES: D.B. 1471, PG. 697
P.C. Q. SL. 89
PROPERTY ZONING: SFM - SINGLE FAMILY-MAINLAND
- F.I.R.M. DATA:
ZONES: X - F.E.M.A. F.I.R.M. MAP# 3721804000 K, CID 370078, EFFECTIVE DATE
DECEMBER 12, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS
SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED
DEVELOPMENT ORDINANCE.
- THIS PROPERTY CONTAINS NO ACOE "404" JURISDICTIONAL WETLANDS.
- A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE
PROPERTY LINES AND A 20' EASEMENT FOR UTILITIES, DRAINAGE AND A
PEDESTRIAN SIDEWALK ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED.
- EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
 - 2020 FIELD SURVEY DATA BISSELL PROFESSIONAL GROUP..
 - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- 25' EASEMENTS ARE HEREBY DEDICATED FROM THE TOP OF BANK OF ALL
OUTFALL DITCHES DRAINING MORE THAN FIVE ACRES.

AREA TABULATIONS:

TOTAL TRACT AREA:	3.664 AC.
PROPOSED LOT AREA:	2.183 AC.
PROPOSED R/W AREA:	0 AC.
REQUIRED OPEN SPACE (40%):	1.46 AC.
OPEN SPACE PROVIDED:	1.481 AC. (40.4%)
(PRIMARY CONSERVATION AREA):	0.00 AC.
(SECONDARY CONSERVATION AREA):	1.481 AC.

LOT DEVELOPMENT CONFIGURATION:

MINIMUM LOT WIDTH:	60 FT.
SETBACKS:	
FRONT:	50 FT.
SIDE:	10 FT.
BACK:	25 FT.
CORNER SIDE YARD:	50 FT.

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 _____

SURVEY AND ACCURACY CERTIFICATE

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 BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED; 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.

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 30th
DAY OF SEPTEMBER, A.D., 2025.

DocuSigned by:

SIGNATURE
C6DA34EC9CBF428... L-1756

REQUIRED IMPROVEMENTS CERTIFICATE

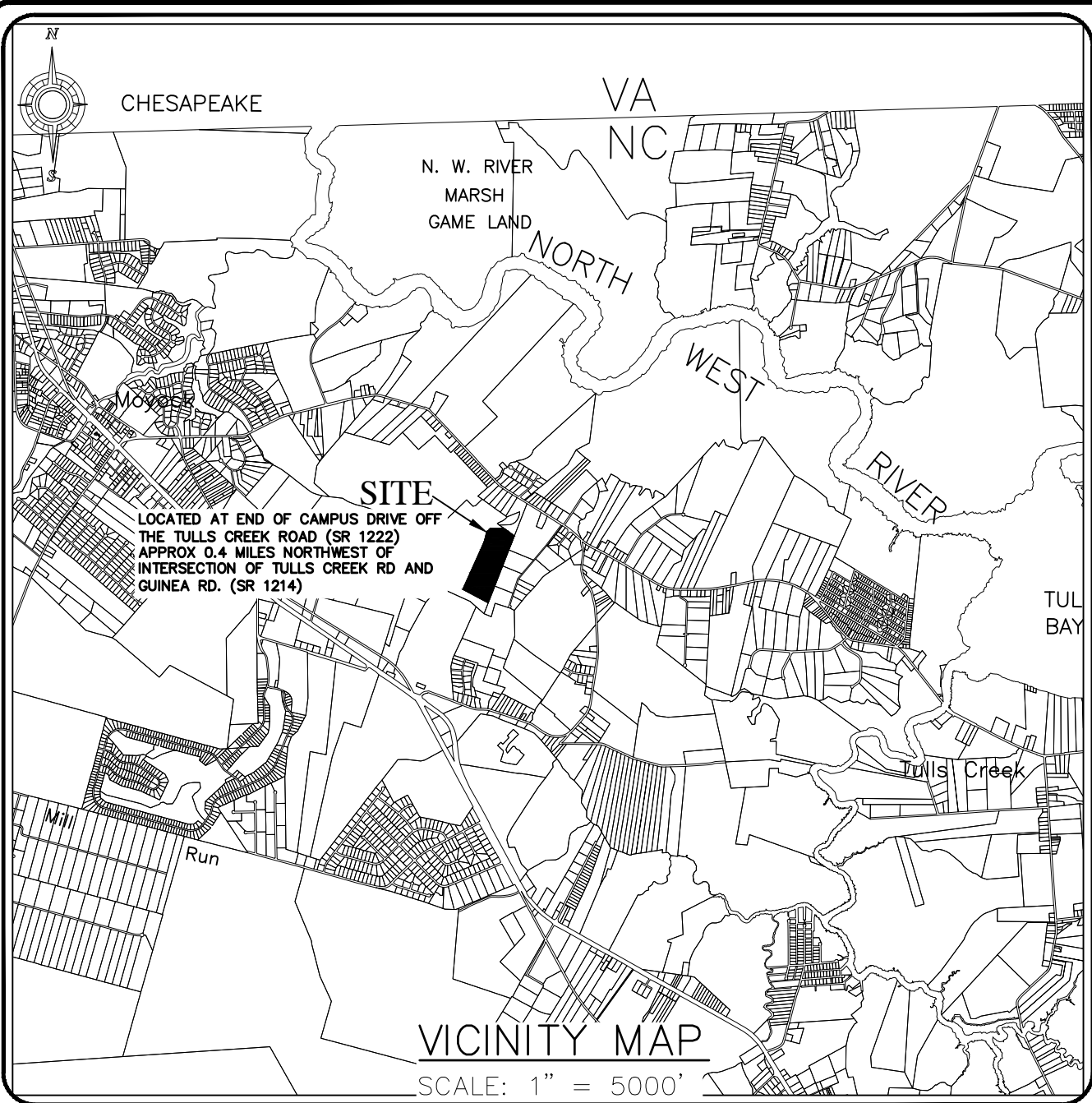
I HEREBY CERTIFY THAT ALL OF THE IMPROVEMENTS REQUIRED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY LAND PLANNING SOLUTIONS, WITH FIELD CHANGES AS NOTED HEREON, AND THAT SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 23RD DAY OF OCTOBER, 2027 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY LAND PLANNING SOLUTIONS AND BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- SIDEWALKS
- STREET TREES & LANDSCAPING

09/30/2025 L-1756
DATE REGISTERED LAND SURVEYOR/ENGINEER

DocuSigned by:

REGISTRATION NUMBER
C6DA34EC9CBF428...



CURRITUCK COUNTY NORTH CAROLINA

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 _____

STORMWATER STATEMENT

NO MORE THAN 30% OF ANY LOT SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING THE AREA COVERED BY BUILDING ROOFTOPS, INCLUDING EAVES, AWNINGS, AND CANOPIES, OF ALL PRINCIPAL AND ACCESSORY BUILDINGS; THE AREA COVERED BY PORCHES, PATIOS, DECKS, BALCONIES AND BOARDWALKS THAT PREVENT INFILTRATION OF RAINWATER; AND WALKWAYS, SIDEWALKS, AND VEHICULAR USE AREAS.

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 _____

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. PAYMENT IN LIEU RECEIVED BY THE COUNTY SHALL BE USED ONLY FOR THE ACQUISITION AND DEVELOPMENT OF RECREATION AND PARK AREAS, AND OPEN SPACE SITES CONSISTENT WITH THE REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES SECTION 153A-331.

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL

PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

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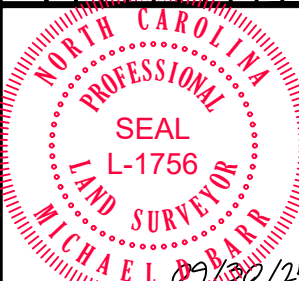
THE RESERVE
COVER SHEET

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY	MOB
1	09-30-24	NOTES		



DATE: 09/03/25 SCALE: N/A

DESIGNED: BPG CHECKED: MSB

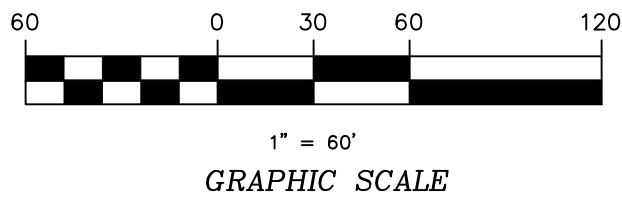
DRAWN: KFW APPROVED: BPG

SHEET: 1 OF 2

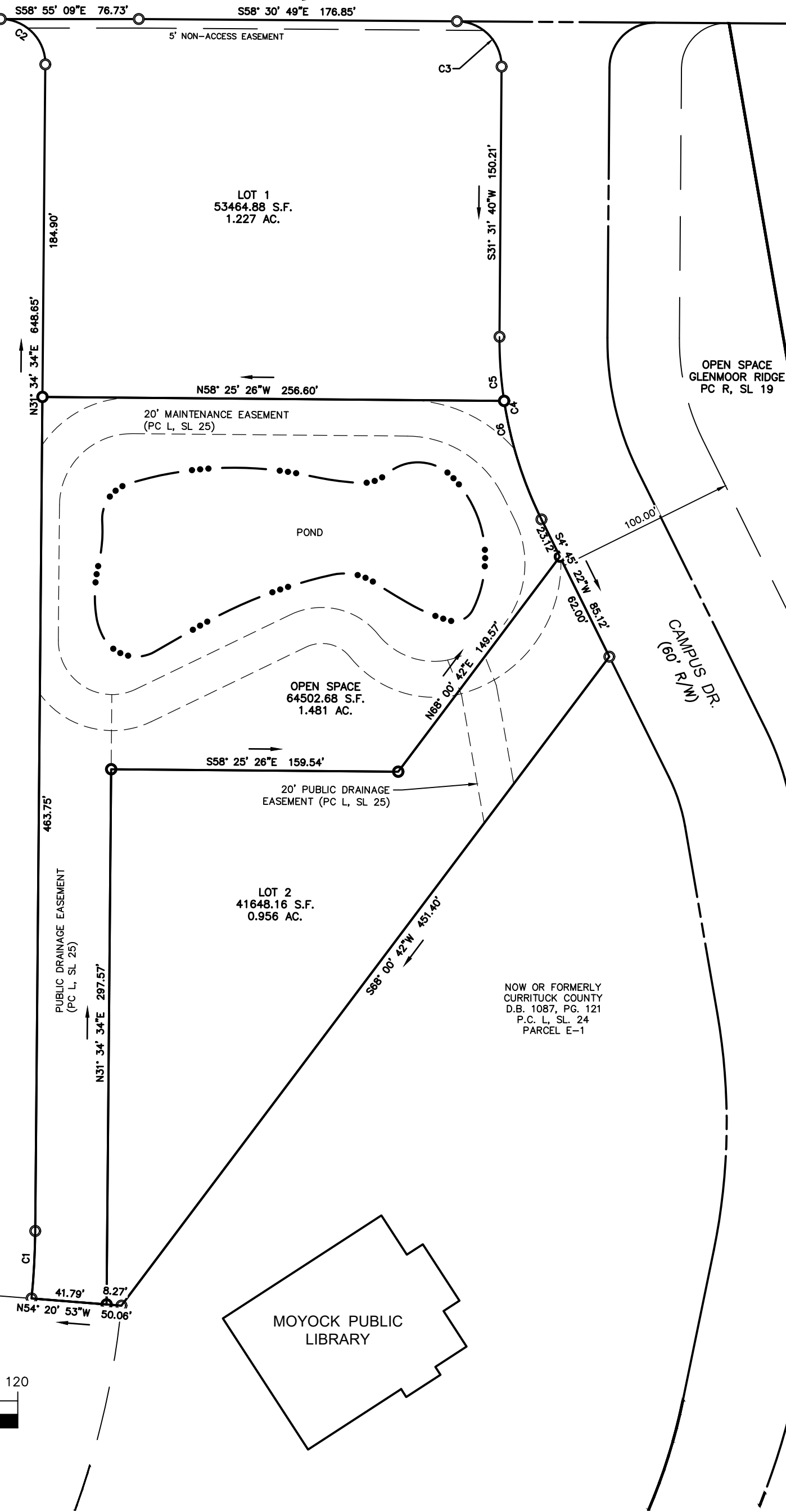
CAD FILE: 462800FP2

PROJECT NO: 4628

S:\projects\4628\Wentworth At Currituck Reserve.dwg\Final Plat\462800FP2.dwg 9/30/2025 Plotted: 9/30/2025 6:26 AM HP DesignJet 7200 PS HPGL2.pc3



NOW OR FORMERLY
NC ROWLAND PROPERTIES LLC
D.B. 1472, PG. 746
P.C. K, SL. 93



NOW OR FORMERLY
CURRITUCK COUNTY
D.B. 1642, PG. 800
P.C. R, SL. 154

NOW OR FORMERLY
CURRITUCK COUNTY
D.B. 1087, PG. 121
P.C. L, SL. 24
PARCEL E-1

SURVEY LEGEND

	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	EASEMENT LINE
	CENTERLINE OF ROADWAY
	ADJOINING PROPERTY LINE
	ADJOINING RIGHT-OF-WAY
	SET IRON ROD
	FOUND IRON ROD
	FOUND IRON PIPE
	CALCULATED POINT
	STREET ADDRESS
	NOW OR FORMERLY
	TOWNSHIP
	PLAT CABINET
	SLIDE
	DEED BOOK
	MAP BOOK
	PAGE
	SQ.FT. or S.F.
	MAXIMUM BUILDING LINE
	AC or AC.
	P/O
	TYP.
	N.T.S.
	O.S.
	RIGHT-OF-WAY

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	37.57'	417.49'	37.56'	N34° 09' 11"E	5°09'21"
C2	39.26'	25.00'	35.35'	N13° 27' 43"W	89°58'58"
C3	39.29'	25.00'	35.37'	N13° 29' 34"W	90°03'39"
C4	105.13'	225.00'	104.18'	S18° 08' 31"W	26°46'19"
C5	35.78'	225.00'	35.74'	S26° 58' 22"W	9°06'36"
C6	69.36'	225.00'	69.08'	S13° 35' 13"W	17°39'43"

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THE RESERVE PLAN OF SUBDIVISION

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
Michael S. Bissell
C6DA34EC9CBF428
MICHAEL S. BISSELL
PROFESSIONAL SURVEYOR
1756
NORTH CAROLINA

DATE: 09/03/25	SCALE: 1" = 60'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG
SHEET: 2 OF 2	
CAD FILE: 462800FP2	
PROJECT NO: 4628	