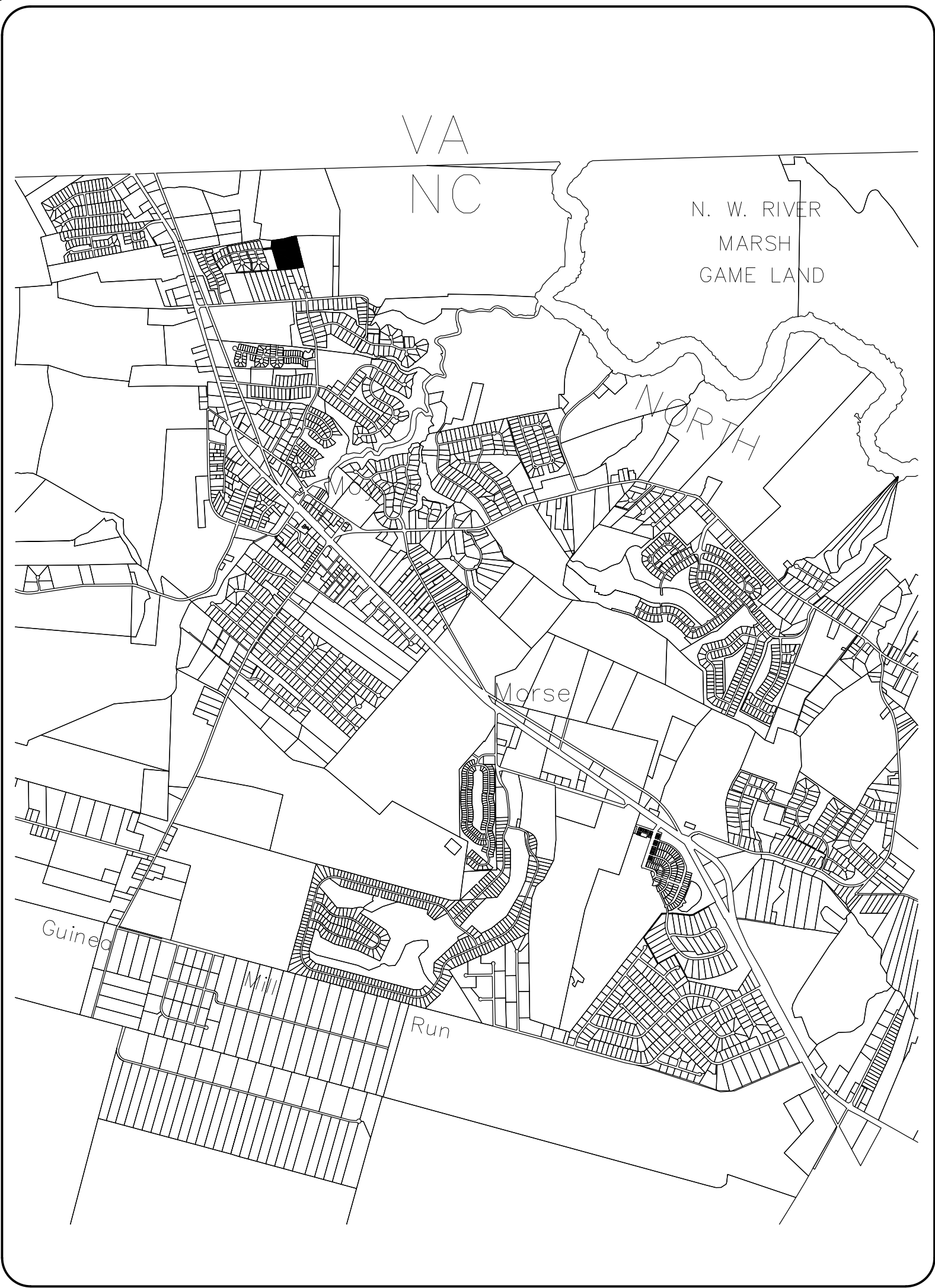


S:\projects\4558 Windswept Pines at Currituck\dwg\FINAL PLATS\Phase 3\455800FP3.dwg 7/3/2025 11:09 AM HP DesignJet T130 24-in Printer [40FE8B].pc3



STORMWATER STATEMENT
NO MORE THAN 27.5% 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 SW 7170605 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 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.

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

CONDITIONAL ZONING CONDITIONS:

- USE: SUBDIVISION
- ALL LOTS TO BE GREATER THAN OR EQUAL TO 20,000 SQUARE FEET.
- INSTALL A NEW CULVERT UNDER BAXTER'S LANE TO IMPROVE OFF-SITE DRAINAGE, SIZE TO BE DETERMINED AFTER ENGINEERING EVALUATION.
- EXPLORE THE POSSIBILITY OF ROUTING A PORTION OF STORMWATER RUNOFF TO THE NORTHEAST.
- ALL RESIDENTIAL DEVELOPMENT WILL BE SINGLE FAMILY AND WILL CONFORM TO SAMPLE BUILDING ELEVATIONS PROVIDED.

WINDSWEPT PINES

PHASE 3

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

GENERAL NOTES:

- PROJECT NAME: WINDSWEPT PINES SUBDIVISION
- APPLICANT: ALLIED PROPERTIES, LLC
- OWNER: ALLIED PROPERTIES, LLC
227 CARATOKE HIGHWAY
MOYOCK, NC 27958
- PROPERTY DATA:
PARCEL ID#: 0009-000-006A-0000
PRIMARY ADDRESS: ALDEN RUN, MOYOCK, NC
RECORDED REFERENCES: D.B. 1391, PG. 856;P.C. Q, SL. 82.
PROPERTY ZONING: C-MXR - CONDITIONAL MIXED RESIDENTIAL
- F.I.R.M. DATA:
ZONES X, F.I.R.M. MAP# 3721802200 K, CID 370078, 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.
- THIS PROPERTY CONTAINS ACOE "404' JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACOE ACTION ID# SAW 2014-02217, DATED 12-04-2014 AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.
- A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 15' EASEMENT ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED. THERE IS ALSO A 20' EASEMENT HEREBY ESTABLISHED ALONG ALL FRONT PROPERTY LINES FOR THE PLANTING AND MAINTENANCE OF STREET TREES.
- SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' RIPARIAN BUFFER.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS. A 25' DRAINAGE EASEMENT IS HEREBY ESTABLISHED FROM THE TOP OF BANK OF ALL DITCHES DRAINING 5 OR MORE ACRES, WHICH MAY EXTEND BEYOND DEDICATED OPEN SPACE AREAS ONTO SOME LOTS.
- A 5' (2.5' EITHER SIDE OF THE CENTERLINE) PEDESTRIAN EASEMENT IS HEREBY DEDICATED ALONG ALL CONCRETE SIDEWALKS AND WALKING TRAILS.
- DWELLINGS UP TO 4,800 SQ.FT. AND NO GREATER THAN 2 STORIES MAY USE SETBACKS AS INDICATED IN THE ISO METHOD TO DETERMINE NEEDED FIRE FLOW.

DEVELOPMENT NOTES:

TOTAL TRACT AREA: 62.89 AC
(EXCLUDING THE 1.48 AC HIGHWAY RESIDUAL PARCEL & THE 2.50 AC. McCRARY PARCEL)

TOTAL AREA PHASE 3: 14.07 AC.
PHASE 3 LOT AREA: 6.86 AC.
PHASE 3 R/W AREA: 1.66 AC.
PHASE 3 OPEN SPACE PROVIDED: 5.55 AC.
REQUIRED OPEN SPACE PH 1,PH 2 &3 (30%): 18.87 AC.
PHASE 1,2 & 3 OPEN SPACE PROVIDED: 22.60 AC.

TOTAL PHASE 3 LOTS: 14 (1.0052 LOTS/ACRE)
AVERAGE LOT AREA: 21,344 SQ. FT.

PROPOSED RIGHT-OF-WAY WIDTH: 40 FT.
PROPOSED PAVED ROADWAY WIDTH: 27 FT. (W/C&G),

LINEAR FEET OF ONSITE ROADWAY: 1,273 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 20,000 TO 23,980 SQUARE FEET.
MINIMUM LOT WIDTH (CORNER OR INTERIOR LOTS): 100'.

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.

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 _____

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

IMPROVEMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL 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 SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS, EXCEPT THAT PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE

3rd DAY OF JULY, 2027, ACCORDING TO PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP.
REMAINING IMPROVEMENTS INCLUDE STREET TREES, SIDEWALKS & PAVEMENT MARKINGS.

DocuSigned by:

REGISTERED LAND SURVEYOR/ENGINEER
C6DA34EC9CBF428...
L-1756
REGISTRATION NUMBER

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 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 2nd

DAY OF JULY, A.D., 2025.

DocuSigned by:

SIGNATURE
C6DA34EC9CBF428...
L-1756

ADJACENT ACTIVE FARMLAND STATEMENT

AS OF THE RECORDED DATE OF THIS PLAT, SOME PORTIONS OF THIS DEVELOPMENT ADJOIN LAND USED FOR ACTIVE AGRICULTURE PURPOSES THAT IS ANTICIPATED TO GENERATE NOISE, LIGHT, DUST, OR VIBRATION AS PART OF ITS NORMAL OPERATION.

INTERCONNECTIVITY STATEMENT

THIS SUBDIVISION CONTAINS A RIGHT-OF-WAY THAT IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED TO AND FROM ADJOINING PROPERTIES. ACCESS WITHIN THE RIGHT-OF-WAY FOR STREETS AND UTILITIES SHALL NOT BE RESTRICTED.

Bissell Professional Group
Professional License # C-956
3570 Caratoke Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

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PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

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PROJECT: WINDSWEPT PINES
PHASE 3
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL SUBDIVISION PLAT

REVISIONS		NO.	DATE	DESCRIPTION	BY



DATE: 06-25-25	SCALE: 1"=80'
DESIGNED: MSB	CHECKED: MSB
DRAWN: MDB	APPROVED: BPG

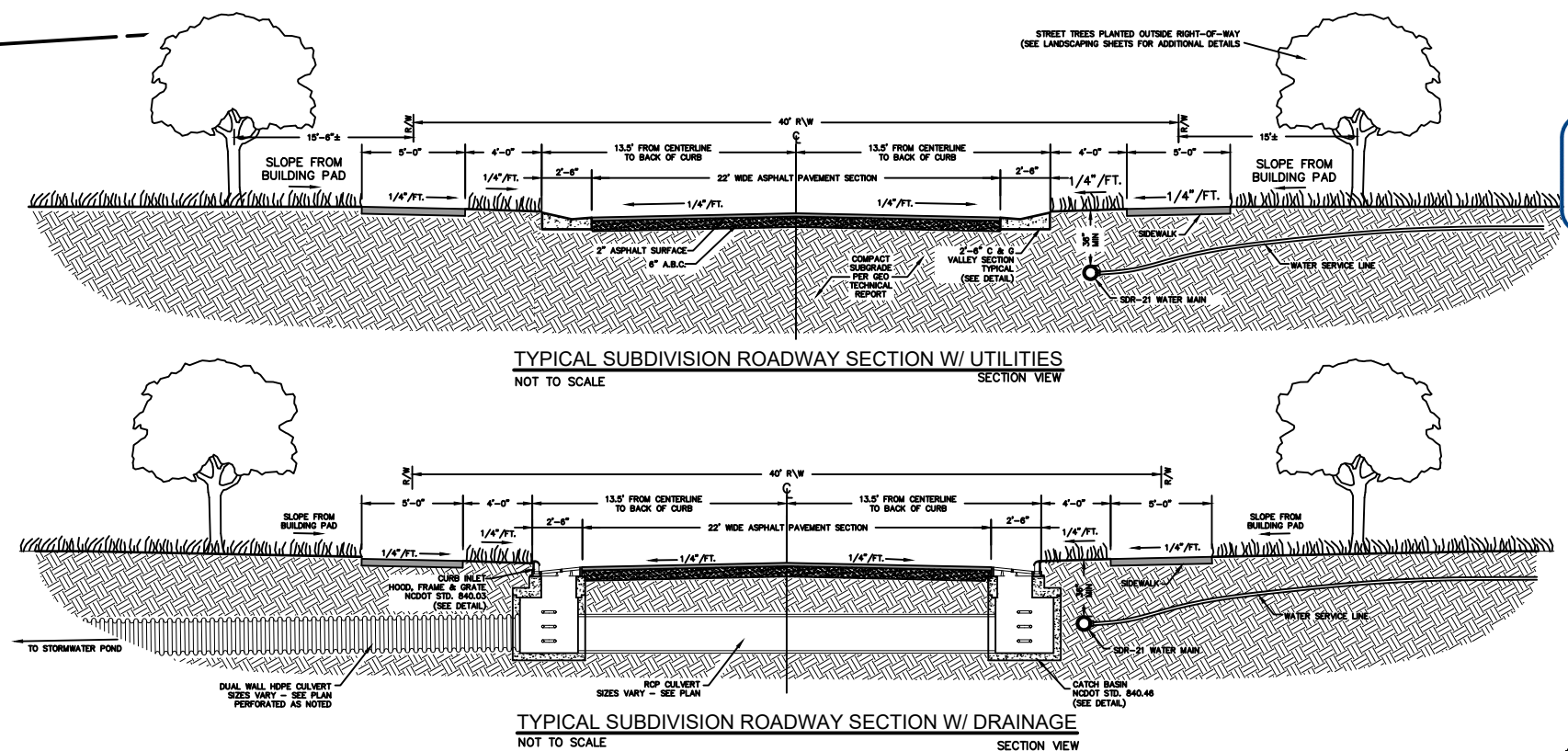
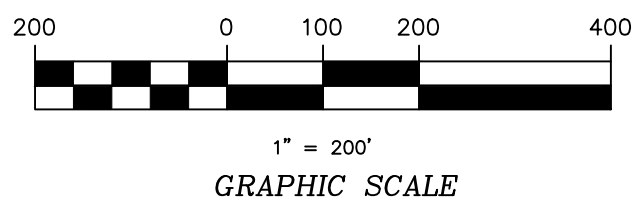
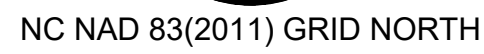
SHEET:

1 OF 3

CAD FILE: 455800FP3

PROJECT NO:

4558



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Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

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WINDSWEPT PINES

OVERVIEW

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

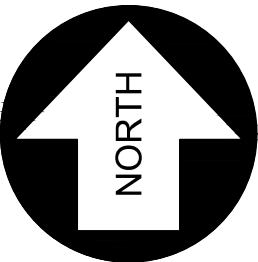
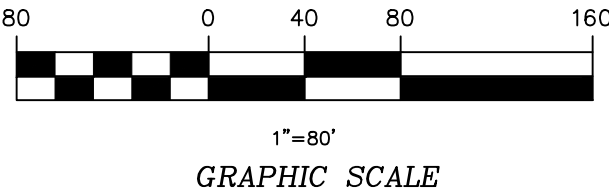
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DocuSigned by:
Michael D Barr
C6DA34CE9CBF428

DATE: 06-25-25	SCALE: 1"= 200'
DESIGNED:	CHECKED: MSB
DRAWN: MDB	APPROVED: BPG

SHEET:
2 OF **3**
CAD FILE:
455800FP3
PROJECT NO:
4558

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	48.39'	240.00'	48.30'	N89° 08' 35"W	11°33'05"
C2	5.01'	240.00'	5.01'	N82° 46' 09"W	1°11'48"
C3	151.78'	800.00'	151.55'	S87° 36' 21"E	10°52'14"
C4	111.32'	800.00'	111.23'	N82° 58' 21"E	7°58'21"
C5	32.03'	20.00'	28.72'	N33° 06' 24"E	91°45'34"
C6	30.80'	20.00'	27.85'	S56° 53' 36"E	88°14'26"
C7	32.03'	20.00'	28.72'	S33° 06' 24"W	91°45'34"
C8	25.32'	25.00'	24.25'	S41° 47' 24"E	58°02'03"
C9	51.43'	60.00'	49.87'	N46° 15' 06"W	49°06'40"
C10	51.71'	60.00'	50.13'	N2° 59' 42"E	49°22'56"
C11	59.89'	60.00'	57.43'	N56° 16' 52"E	57°11'24"
C12	58.77'	60.00'	56.45'	S67° 03' 41"E	56°07'31"
C13	60.78'	60.00'	58.21'	S9° 58' 44"E	58°02'23"
C14	27.46'	60.00'	27.22'	S32° 09' 04"W	26°13'13"
C15	25.32'	25.00'	24.25'	N16° 14' 39"E	58°02'03"
C16	30.80'	20.00'	27.85'	N56° 53' 36"W	88°14'26"
C17	111.13'	840.00'	111.05'	N82° 46' 36"E	7°34'50"
C18	165.12'	840.00'	164.85'	S87° 48' 07"E	11°15'45"
C19	44.50'	200.00'	44.41'	N88° 32' 41"W	12°44'53"
C20	269.67'	820.00'	268.46'	N88° 24' 28"E	18°50'34"
C21	48.95'	220.54'	48.85'	N88° 32' 41"W	12°43'00"



NC NAD 83(2011) GRID NORTH

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SHORELINE
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	PINCHED PIPE
	TELEPHONE PEDESTAL
	UTILITY POLE
	OVERHEAD UTILITY LINES
	GUY WIRE
	EXISTING SPOT GROUND ELEVATION
	WATER METER
	STREET ADDRESS
	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF / SQ.FT.	SQUARE FEET
AC	ACRES

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P.O. Box 1068
Kitty Hawk, North Carolina 27949
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WINDSWEEP PINES
PHASE 3
FINAL SUBDIVISION PLAT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
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DATE: 06-25-25	SCALE: 1"=80'
DESIGNED:	CHECKED: MSB
DRAWN: MDB	APPROVED: BPG

SHEET:

3 OF 3

CAD FILE:

PROJECT NO:

4558



1. PROJECT NAME: WINDSWEEP PINES – PHASE 3
2. OWNER/APPLICANT: ALLIED PROPERTIES, LLC
227 CARATOKE HIGHWAY
MOYOCK, NC 27958
3. ALL SURVEY DATA IS REFERENCED TO NAD 83 NORTH CAROLINA STATE PLANE HORIZONTAL COORDINATE SYSTEM AND THE NGVD 1929 VERTICAL DATUM.
4. F.I.R.M. DATA:
ZONES X & SHADED X F.E.M.A. F.I.R.M. MAP# 3721802200 K, CID 370078, 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. CONSTRUCTION RECORD DATA BASED ON A COMBINATION OF ACTUAL FIELD SURVEYS PERFORMED THROUGH 6–19–25 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 ON THIS AS–BUILT.

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 3rd DAY OF JULY, 2027 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE STREET TREES, SIDEWALKS AND PAVEMENT MARKINGS.

07-03-2015
DATE

REGISTERED LAND SURVEYOR/ENGINEER

L-1756
REGISTRATION NUMBER

WINDSWEPT PINES

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
PHASE 3

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	ROADWAY & STORMWATER DRAINAGE PLAN
3	ROADWAY & STORMWATER DRAINAGE PLAN
4	WATER MAIN EXTENSION & 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)
	8" RECORD WATER DISTRIBUTION MAIN
	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
	DRAINAGE FLOW DIRECTION
X 0.00 BPE	BUILDING PAD ELEVATION
X 0.00 WWE	WASTEWATER FIELD ELEVATION
X 0.00	SPOT ELEVATION

[illegible]

COVER SHEET, DEVELOPMENT
NOTES AND SITE LOCATION

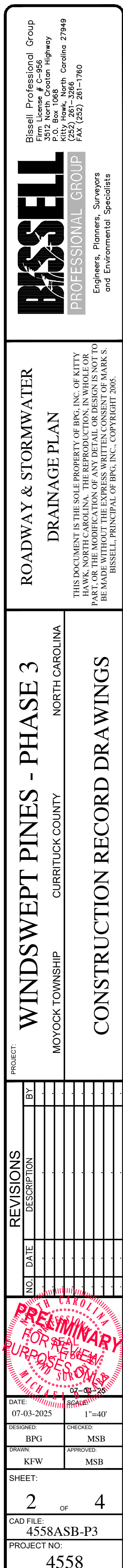
WINDSWEPT PINES - PHASE 3
YOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION RECORD DRAWINGS

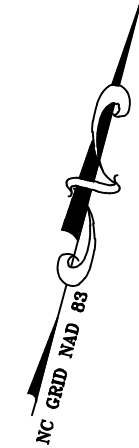
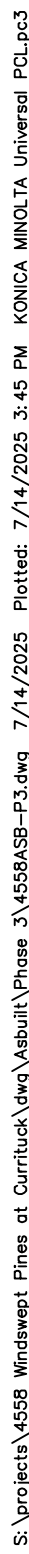
BISSELL

PROFESSIONAL GROUP

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and Environmental Specialists

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3512 North Groaton Highway
P.O. Box 1068
Creston, Iowa 52435
(252) 261-3266
(252) 261-3266
FAX (252) 261-1760





REVISIONS	
NO.	DATE
1	07-03-2025
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DATE: 07-03-2025

DESIGNED: BPG

DRAWN: KFW

SHEET: 4

CAD FILE: 4558A

PROJECT NO: 45

REVISIONS	
NO.	DATE
1	07-03-2025
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DATE: 07-03-2025

DESIGNED: BPG

DRAWN: KFW

SHEET: 4

CAD FILE: 4558A

PROJECT NO: 45

DATE: 07-03-2025	SCALE: 1"=30'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KF-W	APPROVED: MSB
SHEET: 4 OF 4	
CAD FILE: 4558ASB-P3	
PROJECT NO: 4558	