

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL



THIS 27TH DAY OF DECEMBER A.D. 2023.

Signature of L. Jordan Parker, Jr., Professional Land Surveyor, License Number L-4685.

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Signature of L. Jordan Parker, Jr., Professional Land Surveyor, License Number L-4685.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF NASH COUNTY, AND THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION. I (WE) FURTHER CERTIFY THAT THE RESIDUAL TRACT ON THIS PLAN CANNOT BE FURTHER SUBDIVIDED WITHIN TWO YEARS OF THE DATE OF RECORDATION UNLESS A SKETCH PLAN AND/OR PRELIMINARY PLAT AND FINAL PLAT ARE SUBMITTED FOR THE ENTIRE REMAINDER.

Signature of Owner/Manager, LD Land Holdings, LLC, DATE: 12/27/2023

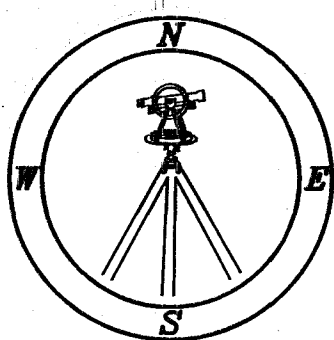
I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC ROADS OR ANY CHANGE IN EXISTING PUBLIC ROADS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE NASH COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE NASH COUNTY PLANNING DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE NASH COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

Signature of Planning Director, DATE: 1/6/2024

NASH COUNTY, NORTH CAROLINA I, Van Batchelor, REVIEW OFFICER OF NASH COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Signature of Review Officer, DATE: 1-8-2024

Doc ID: 009754050001 Type: CRP Recorded: 01/08/2024 at 11:49:10 AM Fee Amt: \$21.00 Page 1 of 1 Nash County North Carolina Sandra D. Davis Register of Deeds BK 45 PG 43

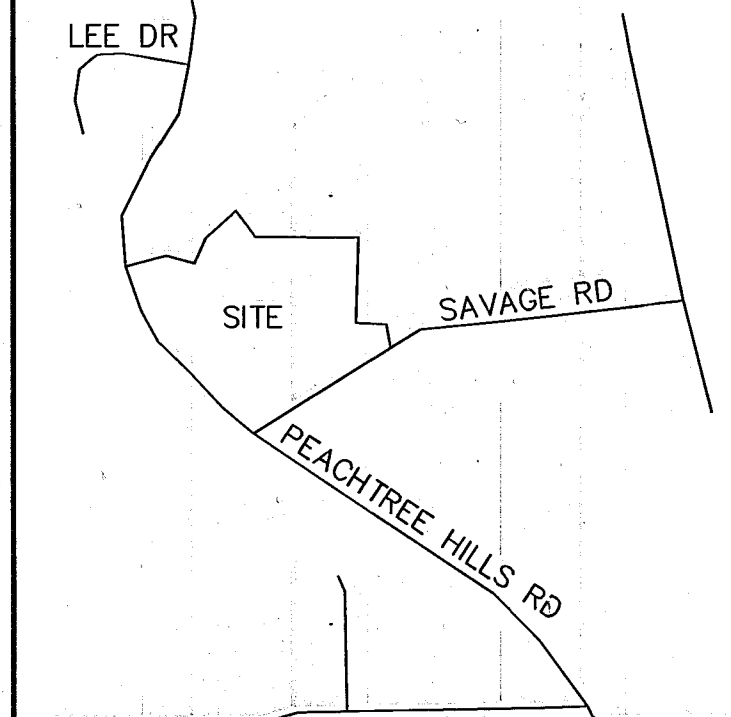
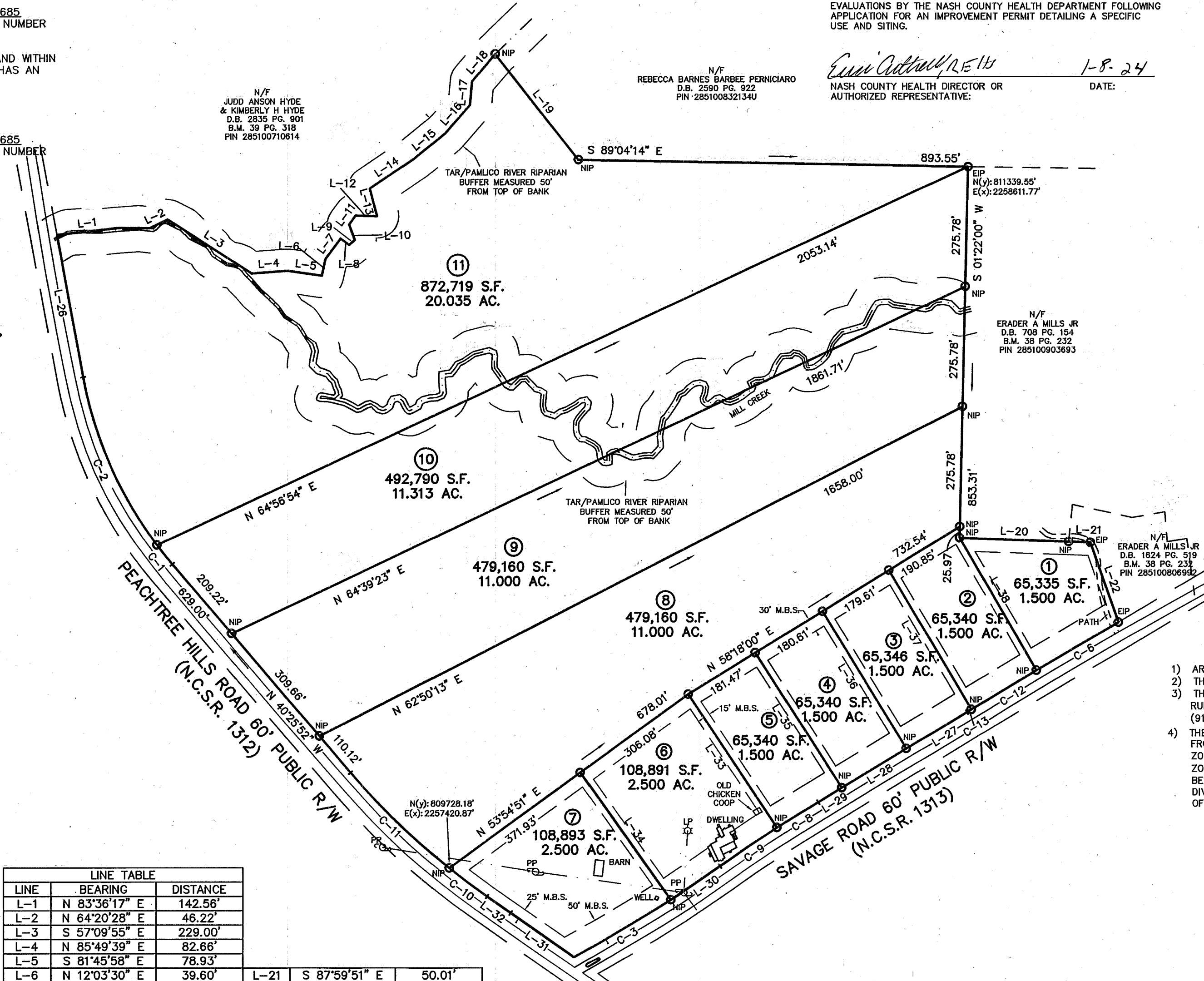


PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

LOTS 1 - 7

THE NASH COUNTY HEALTH DEPARTMENT HAS REVIEWED THE PLAT AND THE SOILS REPORT PREPARED BY LD Land Holdings, LLC AND FINDS THAT THE SOILS REPORT HAS BEEN PREPARED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED BY THE NASH COUNTY HEALTH DEPARTMENT AND THAT THE SOILS REPORT INDICATES THAT THE LOTS SHOWN ON THE PLAT APPEAR TO BE ABLE TO ACCOMMODATE SEWAGE DISPOSAL SYSTEMS. PLEASE NOTE THAT THE NASH COUNTY HEALTH DEPARTMENT HAS REVIEWED THE SOILS REPORT OF THIS PLAT ONLY AND THIS DOES NOT REPRESENT OR CONSTITUTE THE EVALUATION OR APPROVAL FOR ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT IN THE SUBDIVISION. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS OR AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS BY THE NASH COUNTY HEALTH DEPARTMENT FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

Signature of Authorized Representative, DATE: 1-8-24



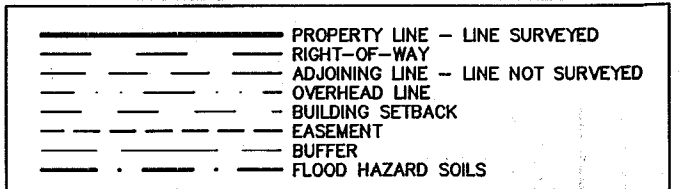
VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT
MBS - MINIMUM BUILDING SETBACKS

Table with 2 columns: MINIMUM BUILDING SETBACKS, FRONT 50', REAR 30', SIDE 15', CORNER SIDE 25'

LINE TYPE LEGEND



DEVELOPER:

JENNIFER KELLY, MANAGER 919-535-4858 LD LAND HOLDINGS, LLC 964 HIGH HOUSE RD. #3004 CARY, NC 27513

NOTES:

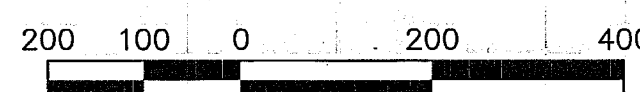
- 1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
4) THE 50 FOOT (NEUSE/TAR-PAM) RIPARIAN BUFFER ZONE IS MEASURED FROM TOP OF BANK OF DITCH OR CREEK. NO ACTIVITY IS PERMITTED IN ZONE 1 (1ST 30?). LIMITED ACTIVITY IS ALLOWED IN ZONE 2 (20?). ZONE 2 (20?). OWNER/DEVELOPER TO CONSULT G.S. 15A NCAC 2B.0259 BEFORE ANY DISTURBANCE WITHIN THE BUFFER ZONE OR CALL NCDENR, DIVISION OF WATER QUALITY, SURFACE WATER PROTECTION SECTION FOR OFFICIAL DETERMINATION.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L-1 through L-38 with their respective bearings and distances.

CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING. Lists curves C-1 through C-13 with their respective measurements.

MAJOR SUBDIVISION PLAT FOR LD LAND HOLDINGS, LLC

REF: D.B. 3310 PAGE 928 MANNINGS TOWNSHIP NASH COUNTY, NORTH CAROLINA



SCALE 1"=200'

NOVEMBER 2, 2023 ZONED A-1 PIN #285000695204U

(PEACHTREE-SAVAGE.DWG - SP)

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