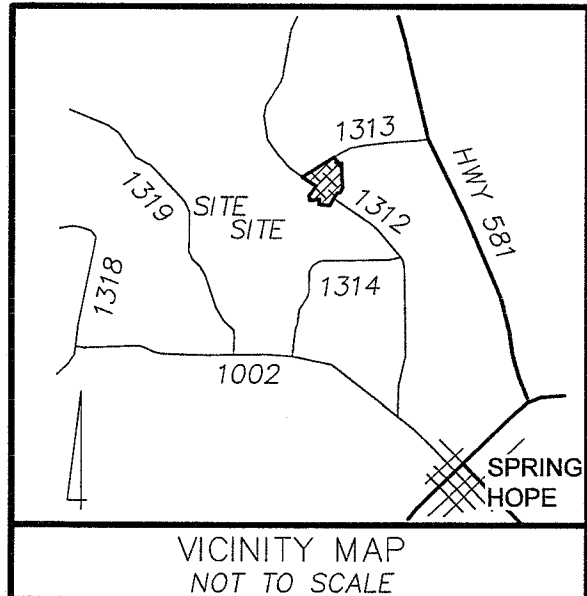


BOOK 46 PAGE 143



CERTIFICATE OF SURVEY & ACCURACY:

STATE OF NORTH CAROLINA --- DUPIN COUNTY
I, ALEXANDER W. PADGETT, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) SHOWN HEREON.

THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:10,000, AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PREFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.09
TYPE OF GPS FIELD PROCEDURE: RTK
DATUM/EPOCH: NAD83(2011)
PUBLISHED/FIXED-CONTROL USE: VRS
GEOID MODEL: CONTINENTALUS_NGS2018
UNITS: US SURVEY FEET

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

THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56 .1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF NASH COUNTY, THAT I (WE) HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS ROADS, RIGHT-OF-WAYS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I (WE) WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE NASH COUNTY BOARD OF COMMISSIONERS IN THE PUBLIC INTEREST.

LINE	BEARING	DISTANCE
L1	N 55°56'46" E	30.92'
L2	N 57°56'43" E	11.43'

CERTIFICATE OF REVIEW OFFICER

STATE OF NORTH CAROLINA --- NASH COUNTY
I HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Van Batchelor
REVIEW OFFICER

7-15-2025
DATE

RECORDED REFERENCES:

LD LAND HOLDINGS, LLC
DEED BOOK 3310, PAGE 928

CERTIFICATION OF SUBDIVISION AND SOILS REPORT

THE NASH COUNTY HEALTH DEPARTMENT HAS REVIEWED THIS PLAT AND THE SOILS REPORT PREPARED BY *Alexander W. Padgett* FOR PEACHTREE PLACE SUBDIVISION 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 *Alexander W. Padgett* 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.

Paula C. Hester, RPH
NASH COUNTY HEALTH DIRECTOR OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL

STATE OF NORTH CAROLINA --- NASH COUNTY
I HEREBY CERTIFY THAT THE SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE NASH COUNTY UNIFIED DEVELOPMENT ORDINANCE SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN SIXTY DAYS OF THE DATE BELOW.

Paula C. Hester, Senior Planner
PLANNING DIRECTOR

7-15-2025
DATE

RIPARIAN BUFFER NOTE:

THE 50 FOOT TAR-PAMLICO 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 (2ND 20'). OWNER/DEVELOPER TO CONSULT G.S. 15A NCAC 2B.0259 BEFORE ANY DISTURBANCE WITHIN THE BUFFER ZONE OR CALL NCODNR DIVISION OF WATER QUALITY SURFACE WATER PROTECTION SECTION FOR OFFICIAL DETERMINATION.

SITE DATA

OWNER DATA
PIN # 285000695204
PARCEL: 355007
LD LAND HOLDINGS, LLC
964 HIGH HOUSE ROAD #3004
CARY, NC 27513

AREA: 28.34 Ac±
TOTAL NUMBER OF LOTS: 18
ZONED A1
SETBACKS:
FRONT: 50'
SIDE: 15'
REAR: 30'
CORNER SIDE: 25'

LEGEND:

SDE - SIGHT DISTANCE EASEMENT
N/F - NOW OR FORMERLY
C/L - CENTER LINE
R/W - RIGHT OF WAY
CP - COMPUTED POINT
LP - LIGHT POLE
PP - POWER POLE
CPSF - COTTON PICKER SPIKE FOUND
CPSS - COTTON PICKER SPIKE SET
SSISF - SUBSURFACE IRON STAKE FOUND
ISF - IRON STAKE FOUND
IRF - IRON ROD FOUND
IRS - IRON ROD SET
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
RRSF - RAILROAD SPIKE FOUND
RRSS - RAILROAD SPIKE SET
PKF - PK NAIL FOUND
MNF - MAG NAIL FOUND
MNS - MAG NAIL SET
AXF - AXLE FOUND
CMF - CONCRETE MONUMENT FOUND
--- PROPERTY LINES OF THIS SURVEY
--- TIE LINES, OLD PROPERTY LINES, ETC.
--- DITCH OR OLD ROAD AS NOTED

R/W (VARIABLE WIDTH)

NOTES:

ALL AREAS COMPUTED BY COORDINATES. DISTANCES SHOWN ARE HORIZONTAL GRID. DISTANCES ARE IN U.S. SURVEY FEET. COORDINATES ARE IN U.S. SURVEY FEET NAD 83 2011.

WETLANDS AND HAZARDOUS MATERIAL NOT LOCATED.

SECONDARY ROAD R/W WIDTH VARIES ACCORDING TO THE AREA MAINTAINED BY NC DOT, UNLESS SHOWN OTHERWISE.

THIS PLAT IN ITSELF DOES NOT TRANSFER TITLE.

ALL PROPERTY OWNERSHIPS LISTED WHERE DEEDS WERE FOUND.

CURRENT LISTED OWNER: LD LAND HOLDINGS, LLC

MAJOR
SUBDIVISION
SURVEY
FOR:

PEACHTREE PLACE SUBDIVISION

DATE: MAY 12, 2025

BAR SCALE - U.S. SURVEY FEET

0 100 200 300

1 inch = 100 ft.

TOWNSHIP - MANNINGS

COUNTY - NASH

STATE OF NORTH CAROLINA

FILE: Z:\25604_PEACHTREE HILLS_SUBDIVISION ONE

SURVEYING, MAPPING, & PLANNING
SITE LAYOUT & DESIGN

JIM BLANCHARD
ASSOCIATES
P.C.

A PROFESSIONAL
SERVICES COMPANY
"SOLUTIONS SINCE 1976"
FIRM LICENSE No.: C-2957

office: 910-296-1921

www.jbasurveyors.com

email: jim@jimblanchardassociates.com

P. O. BOX 5
306 N. NC 11 & 903
KENANSVILLE, NORTH CAROLINA
28349

JIM BLANCHARD, PLS
COMPANY FOUNDER
CELL 910-271-0289