

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I, \_\_\_\_\_ HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF WELDON, NORTH CAROLINA, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT; AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, WATER LINES, OTHER SITES, IMPROVEMENTS, PERPETUALLY RESERVE, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS DESIGNATED AND NOTED HEREON. I UNDERSTAND THAT I AM RESPONSIBLE FOR MAINTENANCE OF PUBLIC PROPERTY, INCLUDING STREETS, SHOWN HEREON UNTIL SUCH TIME AS IT IS ACCEPTED BY THE APPROPRIATE PUBLIC ENTITY.

DATE \_\_\_\_\_ SIGNATURE OF OWNER \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I, JAMES A. BURGESS II, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 18TH DAY OF JUNE, A.D., 2025.

JAMES A. BURGESS II PROFESSIONAL LAND SURVEYOR L-3960

I ALSO CERTIFY THAT:

(NCGS 47-30 F.11.A.) 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.

I, JAMES A. BURGESS II, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1) CLASS OF SURVEY: AA
2) POSITIONAL ACCURACY: <=0.10 US FEET
3) TYPE OF GPS FIELD PROCEDURE: VRS RTK (NC GRID)
4) DATE(S) OF SURVEY: FEBRUARY, 2020 & JULY, 2021
5) DATUM/EPOCH: NC STATE PLANE NAD83 (2011)
6) PUBLISHED FIXED CONTROL USE: CORS ID: NCRS
7) GEOID MODEL: 12B
8) COMBINED GRID FACTOR: 1.00009891
9) UNITS: US SURVEY FEET

TOWN OF WELDON

SUBDIVISION PLAT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF WELDON, NC AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE REGISTER OF DEEDS OF HALIFAX COUNTY.

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL BY PUBLIC UTILITY PROVIDER

THE DIRECTOR OF PUBLIC WORKS FOR THE TOWN OF WELDON, NORTH CAROLINA HEREBY CERTIFIES THAT THIS PLAT MEETS ALL STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE TOWN OF WELDON. UPON RECORDATION OF THIS PLAT, THE TOWN OF WELDON ACCEPTS THE OWNERS OFFER OF DEDICATION FOR PUBLIC WATER AND SEWER EASEMENTS AND OTHER AREAS SHOWN ON THE PLAT AS BEING DEDICATED FOR PUBLIC UTILITY PURPOSES.

DATE \_\_\_\_\_ DIRECTOR OF PUBLIC WORKS \_\_\_\_\_

NORTH CAROLINA HALIFAX COUNTY

I, \_\_\_\_\_ REVIEW OFFICER OF HALIFAX COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

LEGEND table with symbols for property lines, easements, monuments, and utility lines.

PRELIMINARY



CURVE TABLE with columns: CURVE, ARC, RADIUS, CHORD BEARING, CHORD DISTANCE.

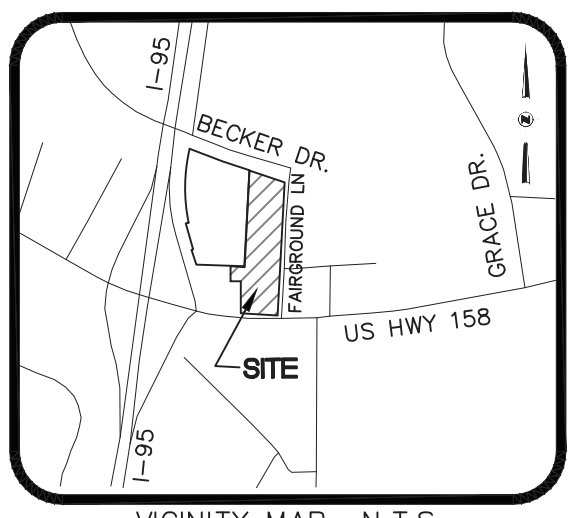
LINE TABLE with columns: LINE, BEARING, DISTANCE.

EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE.

PLAT NOTES

- A. THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. SEE FIRM MAP #3720490700J EFFECTIVE DATE 07/03/2007.
B. MAINTENANCE OF EASEMENTS LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR PROPERTY OWNERS ASSOCIATION.
C. NO STRUCTURE OR VEGETATION (EXCEPT GRASS) MAY BE LOCATED WITHIN UTILITY EASEMENTS.
D. SIGHT DISTANCE EASEMENTS SHOWN HEREON SHALL REMAIN FREE OF ALL STRUCTURES, TREES, SHRUBBERY, AND SIGNS EXCEPT UTILITY POLES, FIRE HYDRANTS AND TRAFFIC CONTROL SIGNS.
E. THE STREETS SHOWN HEREON HAVE BEEN DEDICATED TO THE PUBLIC, OR OTHER ENTITY, AND THE DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE UNTIL SUCH TIME AS THE STREETS ARE ACCEPTED BY THE TOWN OF WELDON, NCDOT, OR OTHER ENTITY, AS APPROPRIATE.
F. THIS SUBDIVISION IS BEING DEVELOPED IN ACCORDANCE WITH THE TOWN OF WELDON ZONING REQUIREMENTS SECTION 3.4.2 (ZONE HB) AND THE LOTS SHOWN HEREON ARE SUBJECT TO A MAXIMUM IMPERVIOUS SURFACE AS SHOWN BELOW.
LOT #2 (40% MAX WITHOUT STORM WATER MEASURE CONTROLS)
LOT #4 (40% MAX WITHOUT STORM WATER MEASURE CONTROLS)
THIS PROPERTY IS NOT SUBJECT TO A PROTECTED WATERSHED.
G. THE LOTS WILL BE SERVED BY A PUBLIC WASTE WATER TREATMENT SYSTEM, THE UTILITY PROVIDER WILL BE THE TOWN OF WELDON.
H. WETLANDS CAUTION: PROSPECTIVE BUYERS ARE CAUTIONED THAT PORTIONS OF THE LOTS SHOWN ON THIS PLAT ARE RESTRICTED IN USE BY THE PRESENCE OF WETLANDS AND WATER JURISDICTION OF THE US ARMY CORPS OF ENGINEERS SECTION 404 REGULATIONS.

REFERENCES:
DB. 2558, PG. 380
DB. 2400, PG. 346
PB. 2021, PG. 143
PB. 2025, PG. 34



SURVEY NOTES:

THE PLAT BEARING AS SHOWN ON THE EAST LINE OF LOT 1A OF THIS PLAT SUPERCEDES THAT SHOWN IN PLAT BOOK 2021 PAGE 143, THERE BY CORRECTING ANY DISCREPANCY.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT CONSTITUTE A TITLE SEARCH BY GREEN ENGINEERING, PLLC.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.

NO HORIZONTAL CONTROL MONUMENT WAS FOUND WITHIN 2000'. THIS SURVEY WAS PERFORMED USING NC VRS RTK WITH A TRIMBLE R8 RECEIVER AND TIED TO NC STATE PLANE GRID NORTH.

HORIZONTAL CONTROL IS BASED ON NC STATE PLANE GRID NORTH, NAD83 (2011) AS DETERMINED BY GPS.

THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS PER FIRM COMMUNITY PANEL NO. 3720490700J, DATED JULY 3, 2007.

NOT ALL IMPROVEMENTS TO THIS PROPERTY HAVE BEEN SHOWN.

AREA COMPUTATION IS BY THE COORDINATE METHOD.

RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

SITE DATA:

OWNERS: (PID# 1200081)- NEW DIXIE REAL ESTATE, LLC
PO BOX 779
ROANOKE RAPIDS, NC 27870

SITE ADDRESS: JULIAN R. ALLSBROOK HWY
WELDON, NC 27890

ALTERNATE PARCEL ID: 4907-06-38-7834

REFERENCE: PID #1200081- DEED BOOK 2400, PAGE 346
PLAT BOOK 2021, PAGE 143
PLAT BOOK 2025, PAGE 34

NUMBER OF LOTS: 2
AREA: LOT 2: ±5.137 ACRES (± 223,788FT²)
LOT 4: ±1.442 ACRES (± 62,841FT²)

NEW RIGHT OF WAY DEDICATED TO TOWN: ±1.210 ACRES (± 52,714FT²)
NEW RIGHT OF WAY DEDICATED TO NCDOT: ±0.141 ACRES (± 6,161FT²)

ZONING: HB - HIGHWAY BUSINESS

MINIMUM BUILDING SETBACKS:
FRONT: 50'
STREET SIDE: N/A
SIDE: 15'
REAR: 15'

MAXIMUM BUILDING HEIGHTS:
PRINCIPAL BUILDING: 35'

MINIMUM LOT AREA: 11,250 S.F.

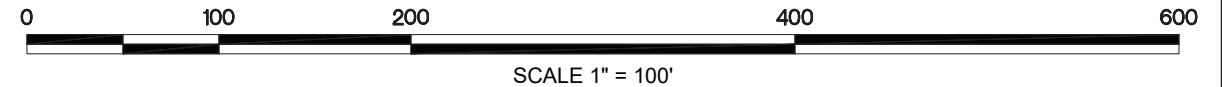
MINIMUM LOT WIDTH: 75'

STREET A- LINEAR FEET: 315.58

STREET B- LINEAR FEET: 408.08

NEW DIXIE COMMERCIAL PARK
LOT #2 AND LOT #4
PROPERTY OF
NEW DIXIE REAL ESTATE LLC.
LOCATED IN

TOWN OF WELDON HALIFAX COUNTY, NC
JUNE 18, 2025
RECORDATION OR CONVEYANCE 1" = 100'



GREEN ENGINEERING
NC FIRM LICENSE: P-0115
WATER, WASTEWATER, SURVEYING, PLANNING, PROJECT MANAGEMENT
303 GOLDSBORO ST. EAST, P.O. BOX 609 WILSON, N.C. 27893
TEL (252) 237-5365 FAX (252) 243-7489 office@greeneng.com

W:\NDIXO\Lot 3 Subdivision\New Dixie 2 Lot Remainder and New Right of Way Dedication\21-121\Recom Plat\_R3\_08\_Lot3 and 2 Lot Remainder w RW Dedication.dwg - Last Plotted by JAMES BURGESS for Green Engineering on Thursday, June 19, 2025