

PC 14 Slide 225

Map Printed by JAMES BURGESS for Green Engineering on Thursday, September 18, 2025

CERTIFICATE OF REVIEW OFFICER
 I, Thomas V. Williams, REVIEW OFFICER OF EDGECOMBE COUNTY, NORTH CAROLINA CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER: Thomas V. Williams DATE: 9/30/25

DIRECTOR OF PUBLIC WORKS AND DIRECTOR OF DEVELOPMENT SERVICES CERTIFICATE
 BY SIGNING BELOW, I/WE CERTIFY THAT THIS PLAT WAS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE ON _____ AND MEETS THE CITY STANDARDS FOR MINOR SUBDIVISIONS.
 DIRECTOR OF PUBLIC WORKS: Jameson Long DATE: 09-24-25
 DIRECTOR OF DEVELOPMENT SERVICES: _____ DATE: 9/24/25

CERTIFICATE OF OWNERSHIP AND DEDICATION
 THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THEY ARE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT HAVING ACQUIRED TITLE THERETO BY DEED RECORDED IN BOOK 1824, PAGE 752 OF THE EDGECOMBE COUNTY REGISTER, AND THAT THEY HEREBY DEDICATE, UNLESS OTHERWISE NOTED HEREON, TO PUBLIC USE, PLAYGROUNDS, PARKS, OPEN SPACE, AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR INDICATED ON THIS PLAT. THE CITY IS AUTHORIZED TO RECORD THIS PLAT AT THE APPROPRIATE REGISTER OF DEEDS.
 CORPORATE OFFICER: _____ DATE: 9/22/25
 CORPORATE SECRETARY/ATTEST: _____ DATE: 9/22/25
 CORPORATE SEAL: _____

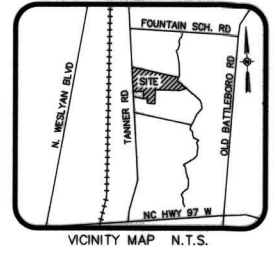
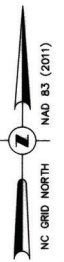
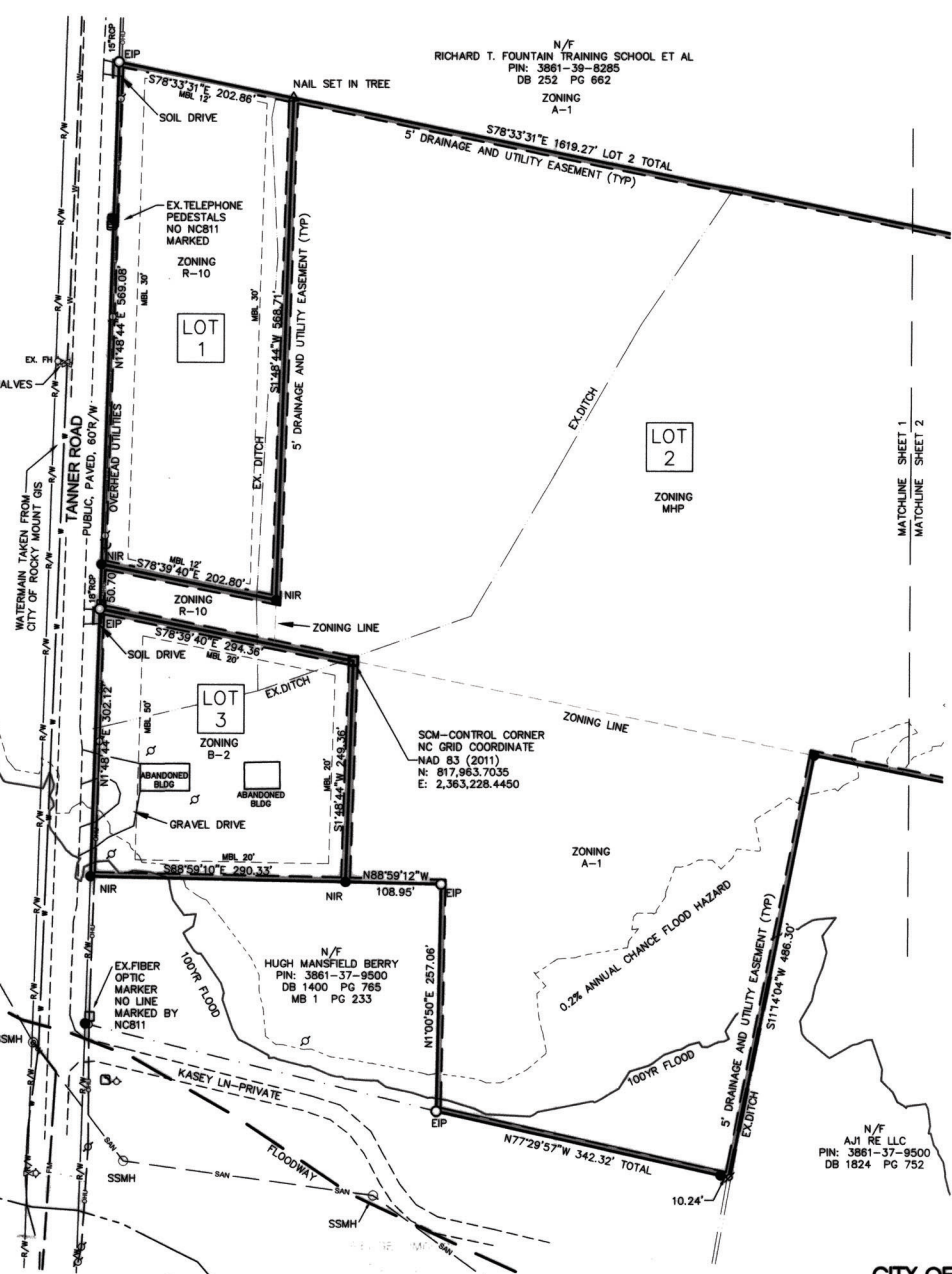
NOTARY PUBLIC CERTIFICATION
 I, Loan Marsh, a Notary Public of Virginia, CERTIFY THAT THE OWNERS LISTED HEREON PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 22 DAY OF SEPTEMBER, 2025.
 SIGNED: Loan Marsh DATE: 9/22/25
 MY COMMISSION EXPIRES: 5/31/2029

SITE DATA:
 OWNER: AJ1 RE LLC
 4526 TURKEY SAG RD.
 KESWICK, VA 22947
 CONTACT INFORMATION: JESSE LOPEZ LOW
 CELL: 434-995-9681
 EMAIL: J.LLOPEZLOW@GMAIL.COM
 SITE ADDRESS: 2413 TANNER RD.
 ROCKY MOUNT, NC 27804
 PIN: 3861-37-9500

REFERENCE(S): DEED BOOK 1824, PAGE 752
 PLAT BOOK 1, PAGE 233
NUMBER OF LOTS CREATED: 3
AREA:
 LOT 1- 113,779.40 FT² ± (2.61 ACRES ±)
 LOT 2- 1,306,298.93 FT² ± (29.98 ACRES ±)
 LOT 3- 80,046.61 FT² ± (1.84 ACRES ±)
 TOTAL- 1,500,124.94 FT² ± (34.43 ACRES ±)

ZONING:
 LOT 1 R-10 (LOW DENSITY RESIDENTIAL DISTRICT)
 LOT 2 MHP/A1 (MANUFACTURED/HOME/PARK (AGRICULTURAL DISTRICT))
 LOT 3 B-2 (COMMERCIAL CORRIDOR)
MINIMUM SETBACKS:
 LOT 1- FRONT : 30'
 STREET SIDE : NA
 SIDE : 12'
 REAR : 30'
 LOT 2- FRONT : NA
 STREET SIDE : NA
 SIDE : NA
 REAR : NA
 LOT 3- FRONT : 50'
 STREET SIDE : NA
 SIDE : 20'
 REAR : 20'

NORTH CAROLINA EDGECOMBE COUNTY
 This map filed for registration this 30 day of September, 2025
 at 4:08 o'clock P.M. and duly recorded in PC 14 Slide 225
 By: Kathryn X. Wilson
 Registering Deputy



SURVEY NOTES:
 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.
 PORTIONS OF THIS PROPERTY LIE IN ZONES X (MINIMAL FLOOD RISK), AE (8FE 80.8FT), AND THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS - PER FIRM MAP NUMBER 3720386100K, DATED JUNE 18, 2013.
 AREA COMPUTATION IS BY THE COORDINATE METHOD.
 NC STATE PLANE GRID THE PERFORMED USING A CARLSON BRX7 GPS RECEIVER AND NC CORS STATION NOVA ON 07/21/2025. COMBINED FACTOR 0.99995571
 RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON.
 NOT ALL IMPROVEMENTS TO THE PROPERTY HAVE BEEN SHOWN.
 WETLANDS DELINEATED BY SOIL & ENVIRONMENTAL CONSULTANTS, INC.
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

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 HEREIN), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN RECORDS AS SHOWN THAT THE RATIO OF PRECISION CALCULATED AS 10,000+ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH SECTION 30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 10TH DAY OF SEPTEMBER, 2025.

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: A
 2) POSITIONAL ACCURACY: 95%
 3) TYPE OF GPS FIELD PROCEDURE: RTK CORS (NC GRID)
 4) DATE(S) OF SURVEY: 07/21/2025-08/06/2025
 5) DATUM/EPOCH: NC STATE PLANE NAD 83 (2011)
 6) PUBLISHED FIXED CONTROL USE: CORS STATION NOVA
 7) GEOD MODEL: 18
 8) COMBINED GRID FACTOR: 0.99995571
 9) UNITS: US SURVEY FEET

FINAL PLAT
MINOR SUBDIVISION PLAT
TANNER PARK EAST
 PROPERTY OWNER
AJ1 RE, LLC
 LOCATED IN
CITY OF ROCKY MOUNT-EDGECOMBE COUNTY, NC
SEPTEMBER 10, 2025 SCALE: 1" = 100'

LEGEND
 --- PROPERTY LINE (SURVEYED)
 --- PROPERTY LINE (NOT SURVEYED)
 --- RIGHT-OF-WAY LINE
 --- EXISTING WATER MAIN
 --- MINIMUM BUILDING SETBACK LINE
 ● NEW IRON REBAR W/CAP SET NIR
 ○ EXISTING IRON PIN/REBAR EIP/EIPR
 □ SET CONC. MONUMENT SCM
 # CALCULATED POINT NOT SET CP
 DB. DEED BOOK
 PB. PLAT BOOK
 PG. PAGE
 R/W RIGHT-OF-WAY
 RTK REAL TIME KINEMATIC
 VRS VIRTUAL REFERENCE STATION
 N.T.S. NOT TO SCALE
 N/F NOW OR FORMERLY
 PROP. PROPERTY

Doc ID: 004703820001 Type: CP
 Recorded: 09/30/2025 at 04:08:59 PM
 Fee Amt: \$21.00 Page 1 of 1
 EDGECOMBE COUNTY, NORTH CAROLINA
 Alisha M. Windsor Register of Deeds
 BK **PC14 225**

