



VICINITY MAP (NTS)

LEGEND

●	EXISTING IRON ROD
○	EXISTING IRON PIPE
□	EXISTING CONCRETE MONUMENT
△	CALCULATED/SET POINT
—	BOUNDARY LINE
- - -	ADJOINER LINE
- - -	EASEMENT LINE
- - -	NOW OR FORMERLY
AG	ABOVE GROUND
BG	BELOW GROUND
NPL	NEW PROPERTY LINE

NOTES:

- NO GRID MONUMENTS RECOVERED WITHIN 2000' OF THE SUBJECT PROPERTY.
- SURVEYED ON 06/05/2025, 06/12/2025.
- ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED.
- ALL AREAS COMPUTED BY COORDINATE METHOD.
- THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF RECORD.
- LINE NOT SURVEYED ARE SHOWN DASHED.
- NO TITLE REPORT FURNISHED.
- UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY.

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS ZONE 'X' IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3720276600K

EFFECTIVE DATE: 06/18/2013

07-23-2025

DATE

SURVEYOR

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23RD DAY OF JULY, A.D. 2025

SIGNATURE

MICHAEL S. STOKES

L-4996



I, MICHAEL STOKES, CERTIFY:

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDER SURVEY, OR OTHER SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA

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

REVIEW OFFICER

DATE

CERTIFICATE OF EXCEPTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 2120, PAGE 350, BOOK 958, PAGE 403, AND THAT SAID PROPERTY QUALIFIES AS AN EXCEPTION TO THE PROVISIONS OF THE NASH COUNTY UNIFIED DEVELOPMENT ORDINANCE.

OWNER

DATE

OWNER

DATE

PLANNING DIRECTOR

DATE

NC GRID (NA083/2011)

N/F
BISSETTE, EDWARD
PIN: 276700333696U
DB 815 PG 597

N/F
BISSETTE, EDWARD
PIN: 276700248919
DB 1097 PG 572

N/F
T & T LOGGING, LLC
PIN: 276700455715U
DB 3316 PG 203
PB 26 PG 102

N/F
BILLINGSLEY, LISA & ALBERT
PIN: 276700660535U
DB 2705 PG 835

NEW PARCEL 1
N/F
BISSETTE, EDWARD
PIN: 276700438253U
DB 2120 PG 350
OLD AREA = 1,566,095 SF / 35.95 ACRES ±
NEW AREA = 2,120,010 SF / 48.67 ACRES ±

NEW PARCEL 2
N/F
BISSETTE, EDWARD
PIN: 276700438253U
DB 2120 PG 350
OLD AREA = 1,553,613 SF / 35.67 ACRES ±
NEW AREA = 1,482,431 SF / 34.03 ACRES ±

N/F
BISSETTE, JOSEPH
PIN: 276700621655U
DB 1826 PG 311
PB 24 PG 225

N/F
BISSETTE, HELEN
PIN: 276700406725U
DB 3338 PG 898

N/F
BISSETTE, JOSEPH
PIN: 276700512659
DB 3321 PG 647

NEW PARCEL 3
N/F
BISSETTE, EDWARD
PIN: 276700518030U
DB 958 PG 403
OLD AREA = 514,515 SF / 11.81 ACRES ±
NEW AREA = 32,011 SF / 0.73 ACRES ±

TRACT	OWNER	PIN	DEED
1	FLORA, TIMMIE	276700622983	1136/145
2	PALMEIRO, JOAQUIM	276700613809	3237/909
3	SAMONIA, MARSHA	276700612688	3239/832
4	BLAND, JASON	276700611499	2748/959
5	BLAND, WALTER	276700613448	1658/985

CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA
C1	276.17'	181.08'	177.85'	S 73°54'52" E	37°34'03"
C2	276.17'	123.43'	122.40'	S 42°19'39" E	25°36'24"
C3	244.50'	170.66'	167.22'	S 09°27'30" E	39°59'36"

LINE	BEARING	DISTANCE
L1	N 10°16'30" E	116.97'
L2	S 86°51'31" E	287.29'
L3	N 01°18'29" W	231.70'
L4	N 84°22'21" W	294.40'
L5	N 06°15'57" W	88.00'
L6	N 06°15'57" W	145.60'
L7	N 06°15'57" W	98.13'
L8	S 86°26'02" W	224.96'
L9	S 29°27'18" E	104.77'
L10	S 10°32'18" W	216.21'
L11	N 01°52'35" E	110.00'
L12	S 87°57'05" E	280.79'

300 0 150 300 600 1200

SCALE 1" = 300'

STOKES
SURVEYING & MAPPING, PLLC

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Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

SHEET 1 OF 1

REVISION:

REVISION:

DRAWN BY: PPD

COUNTY: NASH

STATE: NORTH CAROLINA

CHECKED BY: MSS

TOWNSHIP: JACKSONS

PIN: 276700438253U

FIELD BY: JG

ZONED: R-30 & A1

PIN: 276700518030U

CADD FILE: 25155

DATE: 07-23-2025

RECOMBINATION PLAT OF:

BISSETTE PARCELS

PREPARED FOR:

EDWARD BISSETTE