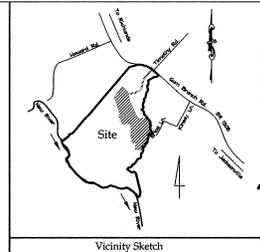


NOTES:

- All streets are public.
- Minimum Setbacks:
 - Front Yard25'
 - Side Street8'
 - Rear Yard15'
- Sight distance easements shown hereon shall remain as property of homeowners but shall remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants and traffic control signs, which could restrict driver's vision.
- Maintenance for easements outside of N.C. Dept. of Transportation rights-of-way will be the responsibility of the homeowner.
- 1/2" Iron stakes set at ground level at all lot corners, except as noted.
- Flood lines drawn from an electronic overlay of the digital flood map CPN 85703-40 4354 J # 370540 4450 J effective November 3, 2005.
- Smallest lot size = 21,716 S.F. (Lot 11)
- All easements are public drainage and utility at dimensions shown, unless otherwise noted. Easements shown as _____ or _____
- All distances are horizontal ground, U.S. Survey Feet.
- All acreage calculated by coordinates.
- There are no areas of environmental concern, except as noted.
- No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
- Fire District = Half Moon
- ISO Rating = 6
- This development is not within one-half (1/2) mile of a voluntary Agriculture District.
- No structure or vegetation (except grass) can be located within the utility easements.
- The 50' Buffer extends from the more restrictive of the bank of the stream or bank of the channel. The non wetland area of the buffer may be cleared or graded, but must be planted with and maintained in, grass or other vegetative or plant material.
- No NCGS monuments within 2000' of site.
- Wetlands lines taken from a map entitled "Wetlands Survey of Gum Branch Road Site" prepared by ESP Associates, P.A. Dated March 31, 2006, and signed by U.S. Corps of Engineers May 15, 2006.

Chord Data

Lot	Curve	Bearing	Distance
1	4	S45°16'00"W	98.10'
10	4	S87°03'14"W	275.20'
11	4	S01°41'14"W	145.58'
12	4	S13°35'27"E	42.64'
18	6	S42°06'46"E	16.09'
20	6	S34°21'04"E	85.14'
21	6	S34°42'47"E	95.14'
22	6	S30°56'06"E	53.59'
24	7	S28°04'47"E	18.15'
25	7	S20°09'14"E	76.93'
26	7	S07°04'41"E	76.33'
27	7	S03°28'51"E	48.74'
50	ods	S02°26'44"E	66.74'
31	ods	S62°53'11"W	50.67'
103	15	N67°20'14"E	68.72'
103	4	N15°29'04"W	22.34'
104	4	N05°37'02"W	115.00'
105	4	N10°11'14"E	105.00'
106	4	N25°16'15"E	105.00'
107	4	N34°22'33"E	51.00'
108	4	N45°04'00"E	115.94'
123	5	S22°37'36"E	68.54'
124	5	S35°13'36"E	80.52'
128	7	S07°31'24"E	34.09'
129	7	S02°46'32"E	50.00'



Control Point Data

CP (1) N 398,360.7864
E 2,456,594.5731
CP (2) N 399,463.7796
E 2,456,741.1654
CP (3) N 395,988.5640
E 2,457,172.6275
CP (4) N 395,604.0579
E 2,457,288.1856

Right-of-way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	335.00'	164.47'	86.52'	162.47'	S24°05'13"W	20°00'00"
2	285.00'	144.19'	73.62'	142.64'	S24°41'13"W	20°00'00"
3	285.00'	135.79'	71.49'	134.77'	N43°20'41"E	45°00'00"
4	285.00'	132.16'	69.49'	130.33'	N43°20'41"E	65°00'00"
5	420.00'	202.18'	104.62'	202.30'	S24°41'13"W	45°00'00"
6	350.00'	170.46'	87.62'	169.11'	S24°41'13"W	45°00'00"
7	335.00'	168.97'	75.72'	167.49'	S24°41'13"W	25°00'00"
8	285.00'	135.48'	64.45'	133.64'	S24°41'13"W	25°00'00"
9	1050.00'	239.97'	120.51'	239.45'	N85°00'18"W	15°00'00"
10	1000.00'	228.54'	114.77'	228.04'	N85°00'18"W	15°00'00"
11	335.00'	167.80'	85.95'	166.74'	N10°49'27"W	37°15'00"
12	285.00'	135.34'	71.49'	133.64'	N10°49'27"W	37°15'00"
13	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
14	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
15	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
16	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
17	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
18	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
19	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
20	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
21	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
22	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
23	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
24	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"
25	285.00'	132.16'	69.49'	130.33'	N10°49'27"W	37°15'00"

See Sheet 1 of 3 For Certs # Additional Lots, and Sheet 3 of 3 for Additional Lots.

THE BLUFFS ON NEW RIVER SECTION I
A Planned Residential Development
Richlands Twp., Onslow Co., North Carolina

Morton Investments, LLC
21 Garnet Lane
Jacksonville, NC 28544
(910) 346-1000

Parker & Associates, Inc.
Consulting Engineers - Land Surveyors - Land Planners
P.O. Box 978 - 28541-0978
306 New Bridge Street - 28540
Jacksonville, North Carolina
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: P-1100

DATE: 11/18/09
SCALE: 1"=100'
GRAPHIC SCALE: 1"=100'
0 50 100 200 300 FEET

LEGEND

- MBL - Minimum Building Line
- PC - Point of Curvature
- PT - Point of Tangency
- IRL - Iron Stake Set
- CN - Curve Number
- LN - Lot Number
- SA - Street Address
- s.t. - 10x70' Sight Triangle
- ac. - Acreage
- L - Arc Length
- CH - Chord
- D.B. - Deed Book
- Pg. - Page
- R - Radius
- RIBS - Reference Iron Stake Set
- CP - Control Point
- [] - Distance to Reference Iron

Department of Transportation
Division of Highways
Proposed Subdivision Road
Construction Standards Certification

Approved
Railman 11/24/09
District Engineer

404 Wetlands Cession
Prospective buyers are cautioned that portions of the lots shown on this plot are restricted in use by the Jurisdiction of the United States Army Corps of Engineers 404 Wetlands Regulations. Individual lot reviews are encouraged. Verification of location and restrictions should be made prior to individual lot development.

FIELD BOOK: N/A
DSK NAME: Aed #260
PLANE: True/Elev: FT/ANG
JOB NO: 807227-428



D B K 5 9 9 3 6 A