I, Edwin N. Foley, Professional Land Surveyor L-2884, certify to one of the following as indicated:

- ☐ 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.
- ☐ b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☐ c. Any one of the following:
  1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
  2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
  3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
  4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- ☒ d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
- ☐ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

12/12/2024

Edwin N. Foley, P.L.S., L-2884

I, Edwin N, Foley, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), made under my supervision, completed on December 2024, that the ratio of precision or positional accuracy is 0.1±, that the boundaries not surveyed are shown as broken lines drawn from sources noted, that this map was prepared in accordance with G.S. 47-30 as amended, this map was prepared for recording purposes.

Witness my original signature, license number and seal

this 12th day of December AD 2024.

Edwin N. Foley, P.L.S. L-2884

NORTH CAROLINA PROFESSIONAL SEAL L-2884 LAND SURVEYOR EDWIN N. FOLEY

No Official Review and Approval Required by the Town of Cedar Point.

David M. Ruf — Town Manager — Date 12/12/24

NORTH CAROLINA ..... CARTERET COUNTY

I, Maureen Dougherty, Review Officer of CARTERET County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Maureen Dougherty — Review Officer — Date 12/13/2024

NORTH CAROLINA ..... CARTERET COUNTY

Filed for registration at 11:53 A.M. on the 13th day of December, 2024.

Recorded in Map Book 35, Page 012 office of the Register of Deeds, Carteret County, N.C.

Karen S. Hardesty — Register of Deeds

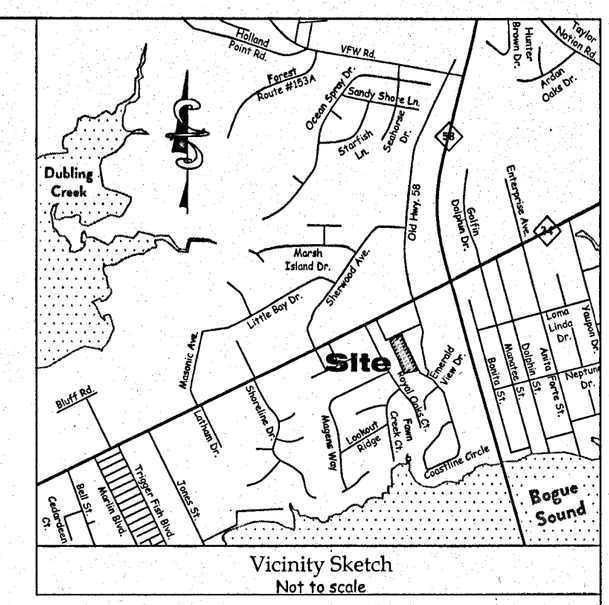
By Mary Kelly - Deputy

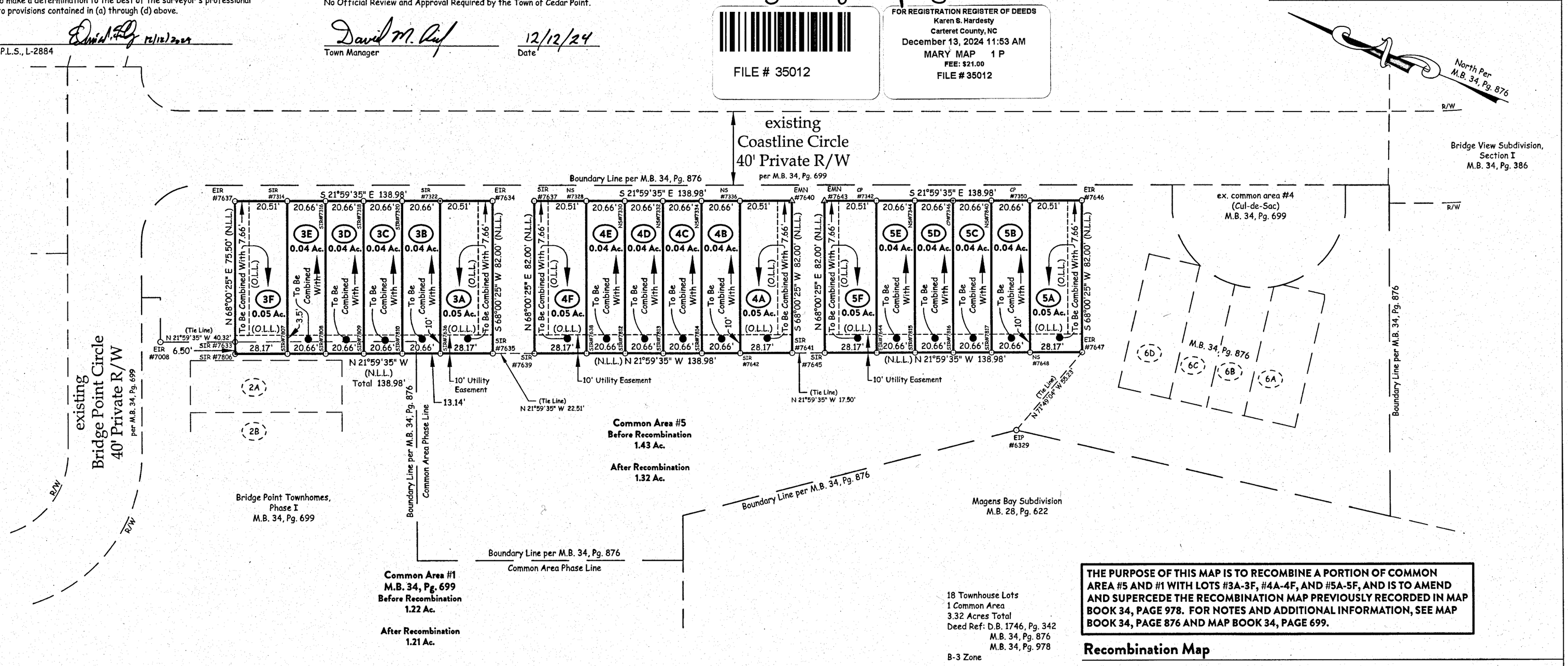
FILE # 35012

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
December 13, 2024 11:53 AM
MARY MAP 1 P
FEE: $21.00
FILE # 35012

Legend:

- Ac. - Acres
- CP - Computed Point
- D.B. - Deed Book
- EIP - Existing Iron Pipe
- EIR - Existing Iron Rod
- ex. - Existing
- M.B. - Map Book
- MBL - Minimum Building Line
- NS = 60d Nail Set
- (N.L.L.) - New Lot Line
- (O.L.L.) - Old Lot Line
- Pg. - Page
- R/W - Right-of-way
- SIR - Set Iron Rod
- SMN - Set Mag Nail
- (6D) - Adjoining Lot Number
- (3D) - Lot Number





18 Townhouse Lots
1 Common Area
3.32 Acres Total
Deed Ref: D.B. 1746, Pg. 342
M.B. 34, Pg. 876
M.B. 34, Pg. 978
B-3 Zone

THE PURPOSE OF THIS MAP IS TO RECOMBINE A PORTION OF COMMON AREA #5 AND #1 WITH LOTS #3A-3F, #4A-4F, AND #5A-5F, AND IS TO AMEND AND SUPERCEDE THE RECOMBINATION MAP PREVIOUSLY RECORDED IN MAP BOOK 34, PAGE 978. FOR NOTES AND ADDITIONAL INFORMATION, SEE MAP BOOK 34, PAGE 876 AND MAP BOOK 34, PAGE 699.

Lots 3A-3F Recombination Chart

Lot Number	Lot Area Before Recombination	Area To Be Combined From Common Area	Lot Area After Recombination
3A	1,476 S.F. (0.03 Ac.)	833 S.F. (0.02 Ac.)	2,309 S.F. (0.05 Ac.)
3B	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
3C	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
3D	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
3E	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
3F	1,476 S.F. (0.03 Ac.)	833 S.F. (0.02 Ac.)	2,309 S.F. (0.05 Ac.)

Lots 4A-4F Recombination Chart

Lot Number	Lot Area Before Recombination	Area To Be Combined From Common Area	Lot Area After Recombination
4A	1,476 S.F. (0.03 Ac.)	833 S.F. (0.02 Ac.)	2,309 S.F. (0.05 Ac.)
4B	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
4C	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
4D	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
4E	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
4F	1,476 S.F. (0.03 Ac.)	833 S.F. (0.02 Ac.)	2,309 S.F. (0.05 Ac.)

Lots 5A-5F Recombination Chart

Lot Number	Lot Area Before Recombination	Area To Be Combined From Common Area	Lot Area After Recombination
5A	1,476 S.F. (0.03 Ac.)	833 S.F. (0.02 Ac.)	2,309 S.F. (0.05 Ac.)
5B	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
5C	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
5D	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
5E	1,488 S.F. (0.03 Ac.)	207 S.F. (0.01 Ac.)	1,695 S.F. (0.04 Ac.)
5F	1,476 S.F. (0.03 Ac.)	833 S.F. (0.02 Ac.)	2,309 S.F. (0.05 Ac.)

Notes:

1. Subject Property will be in Flood Zone "X" Per FIRM CPN 370465 5374 L (Town of Cedar Point) Effective: 6/19/2020
2. All distances are horizontal ground, U.S. survey feet.
3. All acreage calculated by coordinates.
4. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.

COGO 02622.crd
Filename: BP Townhomes Recombo_2nd.dwg
Projects: 03671
Drawn By: JJS
Job No.: S2400709-8670

Recombination Map

LOTS 3A-3F, 4A-4F, AND 5A-5F & COMMON AREA #1 & #5 BRIDGE POINT TOWNHOMES, PHASE II

Town of Cedar Point, Carteret County, North Carolina

Owner:

Arcadia Enterprises, Inc.
1601 Shepard Street
Morehead City, North Carolina 28557
(252) 241-5112

DATE: 12/09/2024

SCALE: 1"=40'

0 20 40 80 120 FEET

TIDEWATER ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Cedar Point, North Carolina
1069A Cedar Point Boulevard
Phone (252) 393-6101 - www.TidewaterENC.com
Firm License Number: F-0108
Est. 1961

35012

\\Bp-as5202t-f066\bpnas\C&G Survey 6.0\03_Jobs\03671\dwg\BP Townhomes Recombo_2nd.dwg, 12/12/2024 5:06:36 PM, JJS