

Certificate of Ownership and Dedication (For Use With Major Plats Only)
I (We), hereby certify that I am (we are) the owner(s) of the property described hereon, which property is located within the subdivision jurisdiction of Carteret County, that I (we) hereby freely adopt this plat of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I (we) will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Carteret County Board of Commissioners in the public interest.

Owner(s) Man K. Dennis Date 12/21/21

North Carolina, Carteret County
I, Man K. Dennis a Notary Public for said County and State, do hereby certify that Eliak T. Muston before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 21st day of December, 2021

My commission expires 6-24-22, 20

NOTES:

- 1. Carteret County has no responsibility or involvement in requiring or maintaining ditches, drainage easements, detention and retention ponds, swales, or any other drainage features.
2. Minimum Setbacks (Unzoned Zone Carteret County):
Front Yard 20' (Lots 1-7 and 14 only, see note 22)
Side Street 15'
Rear Yard 30'
3. Only one principal structure and/or use shall be permitted per lot.
4. Iron stakes set at ground level at all lot corners, except as noted.
5. Flood lines drawn from electronic overlay of the digital flood FEMA map CPN 370043 5348 L (Carteret County), effective Nov. 03, 2005.
6. Smallest lot size = 30,838 Sq. Ft. (Lot 1)
7. Average lot size: 35,168 Sq. Ft. = 0.81 Ac.
9. Easements shown as _____, except along street rights-of-way.
10. All easements are drainage and access or dimensions shown, unless specifically noted otherwise.
11. All easements are dedicated for public use, unless specifically noted otherwise. Public use means that public entities and the general public may use the easement, but does not mean or imply that any entity does or will use, or does or will maintain any feature (drainage or utilities, etc.) inside the easement.
12. 20' public drainage and utility easement is reserved along Stella Road right-of-way.
13. All distances are horizontal ground, U.S. survey feet.
14. All acreage calculated by coordinates.
15. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
16. No wetlands on site per field evaluation by Pittman Soil Consulting November 2021.
17. There are no Areas of Environmental Concern (AEC) as defined by the Coastal Area Management Act (CAMA) on this site.
18. No structure or vegetation (except grass) can be located within the utility easements.
19. The GPS portion of the boundary work was performed to third order, Class I, FACC specifications. The coordinates were obtained by Real Time Kinematic Differential GPS Observations using Carlson Survey Grade GPS Unit, NCGS RTK Network Adjustments to NC Grid NAD 83, 2011 Adjustments.
20. Lots to be served by West Carteret Water and individual septic systems.
21. This project is subject to a NCDER State Stormwater Operation & Maintenance Agreement and permit No. SWA 000118.
22. The lots and shared driveway easements shown are subject to NCDOT driveway permit approval. No additional access to Stella Road nor modifications to widths of driveways will be approved by NCDOT. Lots 8-13 are subject to additional MBL setbacks to maintain 500' driveway sight distances. No vegetation plantings (beyond grassing) allowed inside the MBL for lots 8-13.

Water Utilities Certificate
I hereby certify that the lots shown on this plat will receive water from the West Carteret Water Corporation, if the new water lines are built per the plans that we have approved.

Signature of Authorized Agent [Signature] Date 12.22.2021

Electricity Utilities Certificate
I hereby certify that the lots shown on this plat will receive electricity from the Carteret-Craven Electric Cooperative, if the new electric lines are built per the plans that we have approved.

Signature of Authorized Agent [Signature] Date 1/14/22

Certificate of Final Approval
I hereby certify that the subdivision depicted hereon has been granted final approval pursuant to the Subdivision Regulations of Carteret County subject to its being recorded in the Office of Registrar of Deeds within six months of the date below. I further certify that streets, utilities and other improvements have been installed in an acceptable manner and according to specifications of Carteret County in the subdivision depicted hereon or that a performance bond or other sufficient surety in the amount of \$ 89,362.50 has been posted with Carteret County to assure completion of required improvements.

Planning Director [Signature] Date 1/18/22

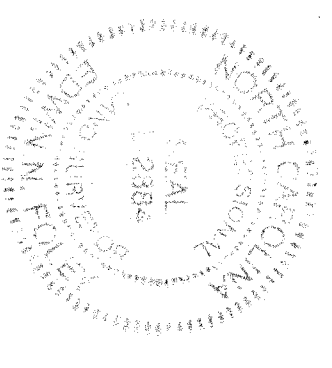
Certification of Soil Scientist
I, R. Howard Phelan certify that I am a licensed soil scientist in the State of North Carolina and have evaluated this subdivision and found that soils within this subdivision property are suitable to accommodate the subsurface wastewater disposal system needs of each of the lots depicted hereon. Prior to the issuance of building permits, the Carteret County Health Department must issue improvement permits and construction authorizations or Engineered Option Permits (EOPs) as applicable, for the lots shown on this plat.

Soil Scientist [Signature] Date 1-11-22

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

- X 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 in 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 building or other structure, or natural feature, 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 fix the boundary rights or ownership.
3. That the survey is of another category, such as a public utility as defined in G.S. 42-31.
4. That the survey is of another category, such as the reclassification of existing parcels, a court-ordered survey, or other exception 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 as to the best of the surveyor's professional ability as to provisions contained in (A) through (D) above.

Edwin N. Foley, P.L.S., L-2884 [Signature] Date 1/14/22



FILE # 34359

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Handesky
Carteret County, NC
January 18, 2022 01:22 PM
IWW MAP 2 P
FEE: \$42.00
FILE # 34359

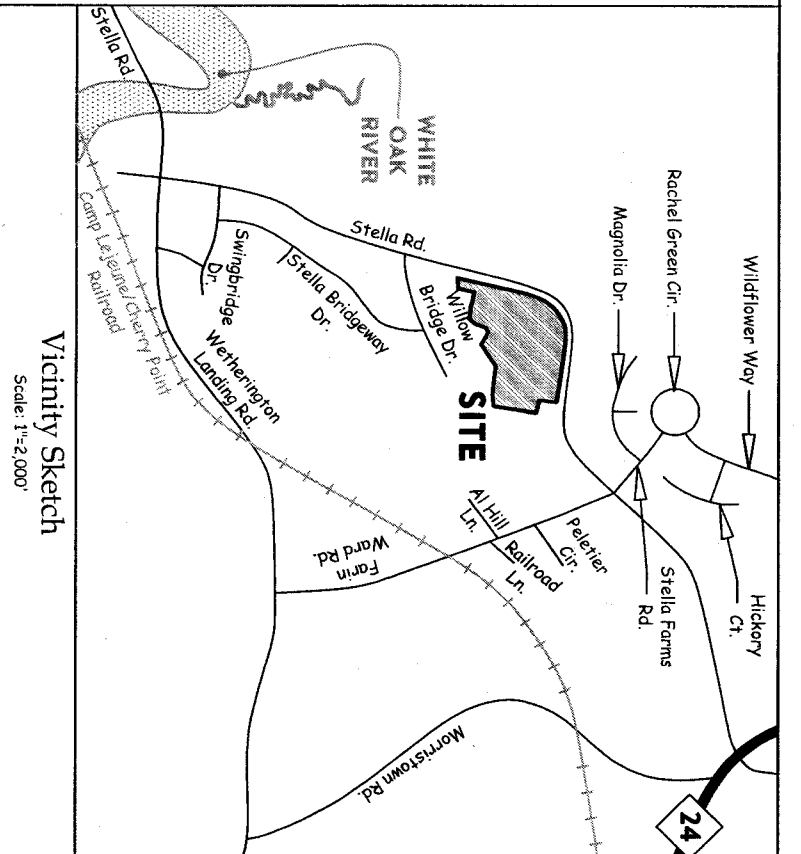
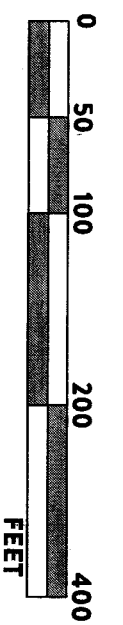
- 14 Lots + 1 Reserved Space
47.81 Acres
Deed Ref: D.B. 1741, Pg. 98
M.B. 34, Pg. 279
P.I.N. #535804710797000
Unzoned Zone (Carteret County)

Final Plat

COASTAL MEADOWS Section 1

White Oak Township, Carteret County, North Carolina
Owner: E & J Developers, LLC
166 Center Street
Jacksonville, North Carolina 28540
(910) 938-5900

DATE: 11/15/2021
SCALE: 1"=100'



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 June, 2021 & December, 2021, that the average relative positional precision is .01' 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 18th day of January, 2022 AD 202122

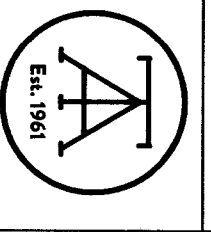
Edwin N. Foley, P.L.S., L-2884 [Signature]

I, Karen S. Handesky Review Officer of Carteret County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date 1-18-2022 Review Officer [Signature]
NORTH CAROLINA CARTERET COUNTY
Filed for registration and recorded in Map Book 34 Page 359
this 18 day of January, 2022
at 1:22 o'clock P.M.

Register of Deeds
By [Signature] Ass't.

TIDEWATER ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
604E Cedar Point Boulevard
Phone (252) 393-6101 - www.TidewaterINC.com
Firm License Number: F-0108

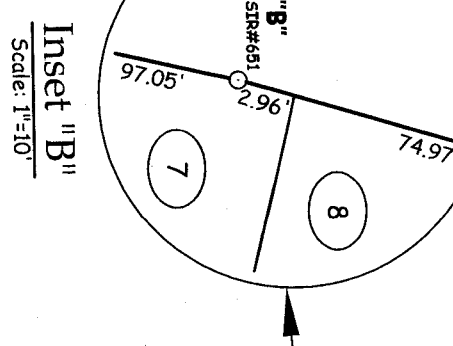


Legend:

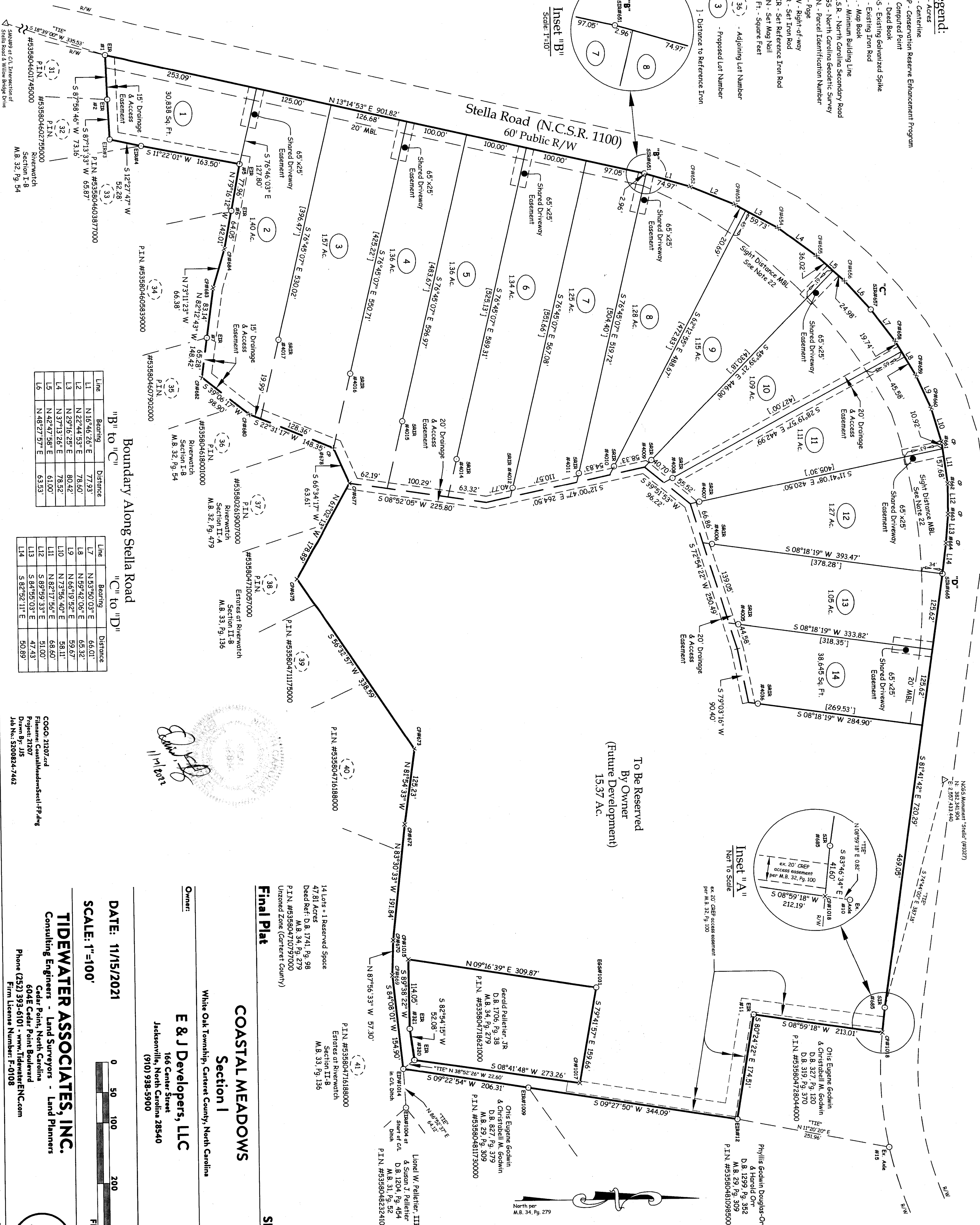
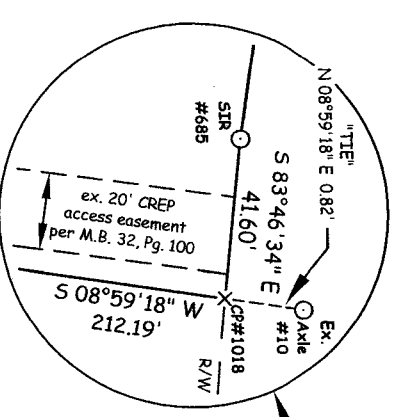
- Ac - Acres
- C/L - Centerline
- CRP - Conservation Reserve Enhancement Program
- CP - Computed Point
- D.B. - Deed Book
- EEGS - Existing Galvanized Spike
- ER - Existing Iron Rod
- M.B. - Map Book
- N.C.S.R. - North Carolina Secondary Road
- NC85 - North Carolina Geodetic Survey
- P.I.N. - Parcel Identification Number
- Pg. - Page
- R/W - Right-of-way
- S/R - Set Iron Rod
- S/RN - Set Reference Iron Rod
- Sq. Ft. - Square Feet

- (36) - Adjoining Lot Number
- (3) - Proposed Lot Number
- [] - Distance to Reference Iron

Inset "B"
Scale: 1"=10'



Inset "A"
Not To Scale



Boundary Along Stella Road
"B" to "C"
"C" to "D"

Line	Bearing	Distance
L1	N 16°46'26" E	77.93
L2	N 22°44'53" E	78.60
L3	N 29°16'25" E	80.42
L4	N 37°13'26" E	78.52
L5	N 42°47'58" E	61.00
L6	N 48°27'57" E	63.53

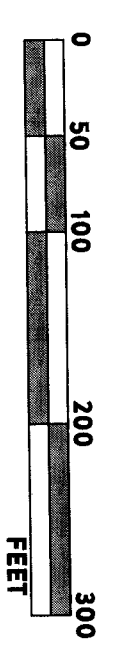
Line	Bearing	Distance
L7	N 53°30'03" E	66.01
L8	N 59°42'08" E	65.32
L9	N 66°19'52" E	69.67
L10	N 73°56'40" E	58.11
L11	N 82°17'56" E	68.60
L12	S 89°59'33" E	51.00
L13	S 84°55'03" E	47.43
L14	S 82°52'11" E	50.89

[Signature]
11/11/2021

Final Plat
COASTAL MEADOWS
Section I

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