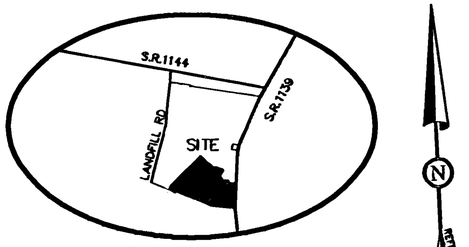


VICINITY MAP

NTS

I, EDWARD T. HYMAN, JR., PLS L- 2690, CERTIFY 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;

I HEREBY CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS PLAT, SHOWN AND DESCRIBED HEREON, WAS DRAWN FROM AN ACTUAL SURVEY OF LAND; THAT THE ERROR OF CLOSURE IS CALCULATED BY LATITUDES AND DEPARTURES AND IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 19 DAY OF MAY 2005.

NORTH CAROLINA PROFESSIONAL SEAL L-2690 LAND SURVEYOR EDWARD T. HYMAN, JR.

EDWARD T. HYMAN, JR.

STATE OF NORTH CAROLINA, COUNTY OF PASQUOTANK

I, Rodney C Bunch, REVIEW OFFICER OF PASQUOTANK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Rodney C Bunch — REVIEW OFFICER — DATE 6-7-05

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO US BY DEED RECORDED IN BOOK 288, PAGE 441, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE UNLESS OTHERWISE NOTED. FURTHER, WE CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF THE COUNTY BOARD OF COMMISSIONERS OF PASQUOTANK COUNTY AND ALL DEDICATIONS ARE FREE AND CLEAR OF ANY LIEN, LEASE, DEED OF TRUST OR ANY OTHER ENCUMBRANCE.

DATE 5/20/05 — OWNER Brian D. Parsons - President, Kar-San Dev. Ltd.

OWNER _____

THIS SUBDIVISION ENTITLED QUEENSWOOD SUBDIVISION PHASES VI HAS BEEN DESIGNED FOR THE CONSTRUCTION OF INDIVIDUAL SEWAGE SYSTEMS AND MEETS THE REQUIREMENTS OF THE ALBEMARLE REGIONAL HEALTH SERVICES BASED ON EXISTING CONDITIONS AND REGULATIONS. THE DISTRICT HEALTH DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL IMPROVEMENTS TO PROPERTIES AND TO LIMIT THE NUMBER OF BEDROOMS AND SIZE OF STRUCTURE BASED ON SITE CONDITIONS UPON ISSUANCE OF THE FINAL SITE IMPROVEMENT PERMITS. THIS CERTIFICATION DOES NO CONSTITUTE A WARRANTY AND IS ISSUED BASED ON THIS SUBDIVISION BEING SERVICED BY PUBLIC WATER SYSTEMS.

DATE 5/20/05 — DISTRICT HEALTH DIRECTOR OR AUTHORIZED REPRESENTATIVE

I HEREBY CERTIFY THAT THESE STREETS AS INSTALLED (OR AS DESIGNED AND GUARANTEED) ARE IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA PRESENTLY REQUIRED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS FOR ACCEPTANCE OF SUBDIVISION STREETS ONTO THE SYSTEM FOR MAINTENANCE.

5/20/05 — DATE — DISTRICT ENGINEER, NC DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR PASQUOTANK COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE COUNTY BOARD OF COMMISSIONERS MEETING HELD THIS DATE, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, AND THAT THE DEDICATION OF THE EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PARK SHOWN THEREON WERE ACCEPTED BY THE COUNTY, BUT IT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE GOVERNING BODY OF PASQUOTANK COUNTY, IT IS IN THE PUBLIC INTEREST TO DO SO. I FURTHER CERTIFY THAT (1) THE STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED QUEENSWOOD SUBDIVISION PHASES VI, OR (2) THAT A SECURITY BOND IN THE AMOUNT OF $_____, HAS BEEN POSTED WITH THE COUNTY BOARD OF COMMISSIONERS TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

6-7-05 — DATE — CHAIRMAN, COUNTY COMMISSIONERS

ATTEST: Karen A. Jennings — CLERK

I, W. David Harris, CHAIRMAN OF THE PASQUOTANK COUNTY PLANNING BOARD, DO HEREBY CERTIFY THAT SAID PLANNING BOARD FULLY APPROVED THE PLAT OF THE SUBDIVISION ENTITLED QUEENSWOOD SUBDIVISION PHASES VI ON THE 18th DAY OF November 2005.

W. David Harris — CHAIRMAN, PASQUOTANK COUNTY PLANNING BOARD

SITE DATA:

1. OWNER/DEVELOPER: KAR-SAN DEVELOPMENT, INC.,
   BRIAN D. PARSONS, PRESIDENT
   1151-B US 17 SOUTH
   ELIZABETH CITY, NC 27909
   (252) 331-7080
2. THIS PROPERTY IS ZONED: R25 (RESIDENTIAL)
3. AREA TO BE SUBDIVIDED: 31.72 AC
   TOTAL TRACT: 287 AC
4. SMALLEST OVERALL LOT = 30,000 SF
5. TYPICAL BUILDING SETBACKS:
   FRONT YARD = 40'
   REAR YARD = 30'
   SIDE YARD = 10'
   SIDE YARD (CORNER) = 20'

   DRAINAGE EASEMENTS:
   20' ALONG ALL RIGHT-OF-WAY AND EXTERNAL PROPERTY LINES
   10' ALONG ALL INTERNAL SIDE PROPERTY LINES
   20' & 30' ALONG MAJOR DRAINAGE ROUTES (AS SHOWN)
   20' UTILITY EASEMENT EXISTS ALONG ALL FRONT PROPERTY LINES
   LOTS 128, 136, SHALL FACE DUCHESS LANE
   LOTS 146 & 152 SHALL FACE TIARA COURT

   WHERE DRAINAGE EASEMENTS EXCEED TYPICAL SETBACKS, THE SETBACKS HAVE BEEN INCREASED TO MATCH THE DRAINAGE EASEMENTS.
6. LINEAR FOOTAGE OF PROPOSED STREETS:

DUCHESS LANE	1,319.46 LF
MAJESTY COURT	543.69 LF
TIARA COURT	308.18 LF
MAIDEN'S COURT	229.46 LF
TOTAL	2,400.79 LF

7. DRAINAGE EASEMENTS ARE AS FOLLOWS:
   10' ALONG ALL INTERNAL PROPERTY LINES,
   20' ALONG ALL RIGHT-OF-WAY & EXTERNAL PROPERTY LINES,
   30' ON PROPERTY LINES ALONG MAJOR DRAINAGE ROUTES (AS SHOWN)
8. A 15' UTILITY EASEMENT EXISTS ALONG ALL FRONT PROPERTY LINES.
9. TOTAL NUMBER OF LOTS: 34 & OPEN SPACE
10. THIS SITE IS LOCATED IN FLOOD ZONE X ACCORDING TO FEMA FLOOD MAP 3720890000J, 3720890200J DATED OCTOBER 5, 2004.
11. ALL LOTS IN THIS PHASE SHALL BE CROWNED SUCH THAT THE MINIMUM GRADE ADJACENT TO THE DWELLING IS A MINMUM OF 11.00.
    THE MINIMUM ELEVATION FOR THE FINISHING FLOOR OF THE LOWEST LEVEL LIVING AREA IS EACH DWELLING IS 12.50
12. TOTAL OPEN SPACE: 2.23 AC
13. ALL CORNERS MONUMENTED WITH 1/2" REBAR

PASQUOTANK COUNTY IS NOT RESPONSIBLE FOR MAINTAINING DRAINAGE WITHIN THE SUBDIVISION OR DRAINAGE OUTLETS FOR DISCHARGING WATER COLLECTED WITHIN THE SUBDIVISION.

Office of the Register of Deeds
Pasquotank County, North Carolina
Filed for registration on the 9th day of June, 20 05 at 10:14:36 AM PM and duly recorded in Map Book 38 Page 9-10.
Dollie J. Summerour
REGISTER OF DEEDS
By: Pamela S. Newlow
Assistant Deputy

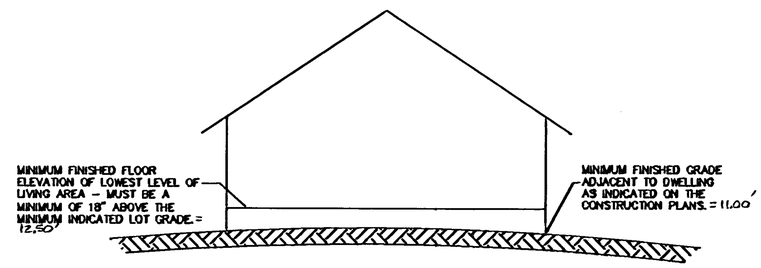
LEGEND

- O — DENOTES PC, PT, OR CHANGE IN BEARING
- PROPERTY LINE
- DRAINGE EASEMENT
- SETBACK LINE
- R/W LINE
- [11.00] — FINISHED LOT GRADE AT DWELLING LOCATION

GRAPHIC SCALE

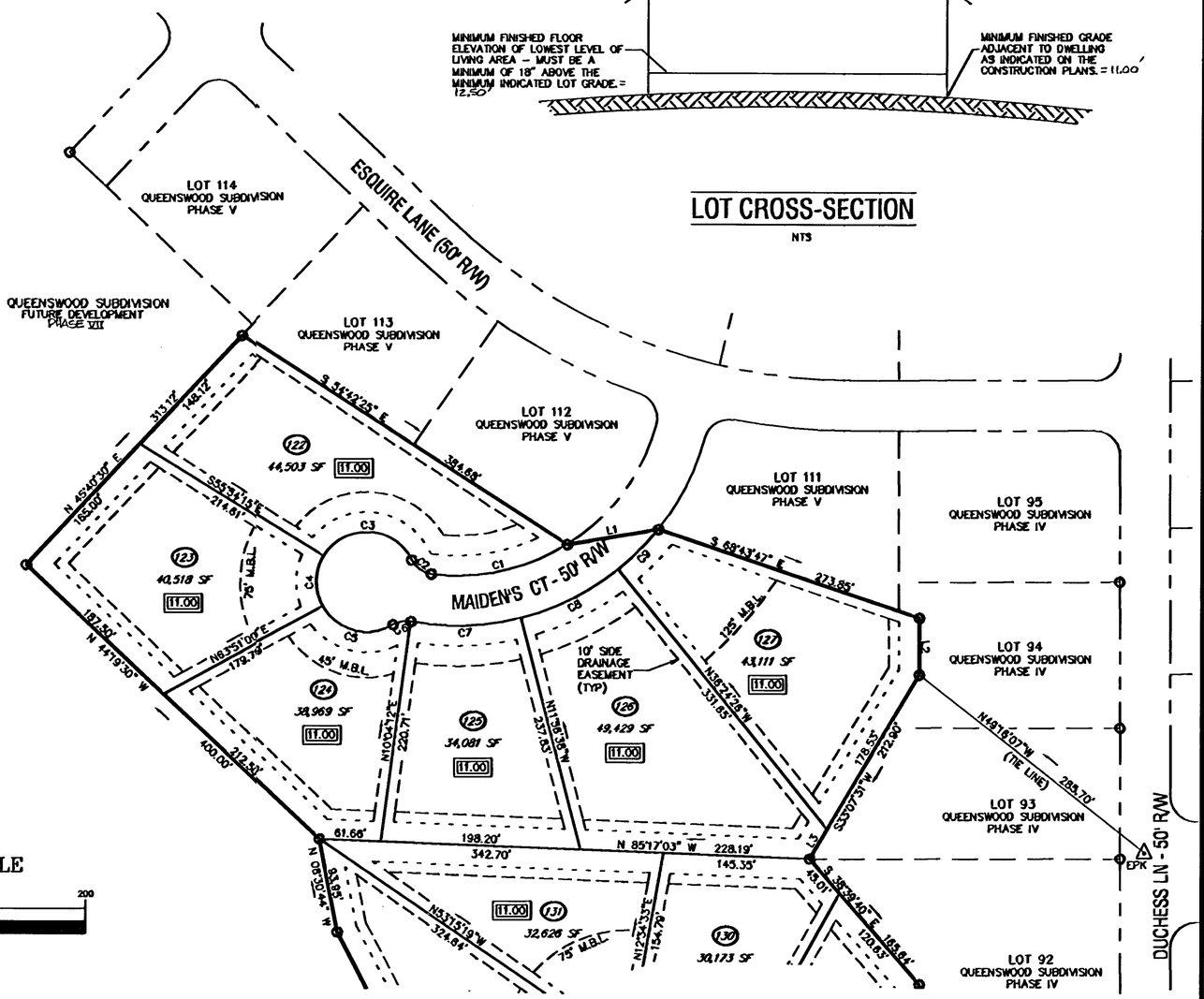
100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



LOT CROSS-SECTION

NTS



FINAL PLAT
FOR PHASE VI
QUEENSWOOD SUBDIVISION
MOUNT HERMON TOWNSHIP
PASQUOTANK COUNTY
NORTH CAROLINA

1

Hyman & Robey PC
Land Surveyors & Consulting Engineers
150 A US HWY 158 E
Camden, North Carolina 27921
(252) 338-2913 (252) 335-1888

DATE: 05/19/05	DRAWN: CLE
CHECKED: KGH	APPROVED: ETH
SCALE: 1" = 100'	PROJECT # 040292
DRAWING # 040292 oab-final-ph6	SHEET # 1 OF 2

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I:\Hyman & Robey\040292 - Queenswood Phases VI & VIII\040292 oab-final-ph6.dwg, PH6 1800 (1) 3/24/2005 8:24:56 AM, 1:1, KMW