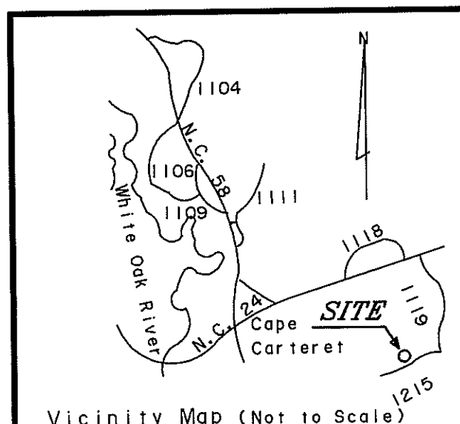


Vicinity Map (Not to Scale)

LEGEND

E.I.P.	Existing Iron Pipe
E.C.M.	Existing Concrete Monument
E.I.R.	Existing Iron Rebar
E.P.K.N.	Existing P.K. Nail
E.R.R.S.	Existing Railroad Spike
E.M.N.	Existing Magnetic Nail
I.P.S.	Iron Pipe Set
C.M.S.	Concrete Monument Set
P.K.N.S.	P.K. Nail Set
M.N.S.	Magnetic Nail Set
R/W	Right of Way
R	Radius
A	Arc
M.B.L.	Minimum Building Line
M.B.	Map Book
D.B.	Deed Book
AEC	Area of Environmental Concern
C.P.	Computed Point
C/L	Centerline
E.I.S.	Existing Iron Stake
D. & U. Esm't.	Drainage & Utility Easement

AIRCRAFT ACCIDENT AND NOISE POTENTIAL DISCLOSURE

This subdivision is located close to MCALF Bogue, an active military training airfield. Accordingly this development and its homesites may be adjacent to or within aircraft accident potential zones (APZ's) and be affected by high noise. As depicted in MCAS Cherry Point Master Plan Update of 1988, and more recent Environmental Impact Studies (EIS), these areas outline approach corridors where a higher aircraft potential exists as well as possible exposure to severe noise levels.

Property buyers should be aware that specialized (sound attenuation) building construction may be necessary to help offset the impacts from aircraft noise.

SETBACKS

Front - 30' (Except Lots 20 & 21 Which Have A Front Setback Where The Lot Is 50' Wide
Side - 10'
Rear - 30'
Side On Corner Lot - 20'

NOTE: 10' Utility Easement Within Lot Along All Street Rights Of Way To Carteret-Craven Electric Cooperative And Others

Iron Pipes To Be Set At All Corners Excepted As Labeled

North Per M.B. 7 Pg. 94

ROAD R/W CHORD BEARINGS & DISTANCES

COURSE	BEARING	DISTANCE
A	N 30°41' 39" E	35.69'
B	N 38°56' 55" W	20.41'
C	N 21°17' 08" W	66.60'
D	N 46°57' 25" E	44.60'
E	S 76°15' 33" E	50.45'
F	S 06°18' 43" E	63.81'
G	S 09°14' 28" W	20.41'
H	S 59°18' 21" E	35.02'
I	N 25°01' 40" E	32.06'
J	N 00°47' 34" W	24.30'
K	N 40°52' 43" E	46.35'
L	S 89°25' 21" E	37.60'
M	S 50°08' 41" E	29.55'
N	S 15°46' 03" E	29.55'
O	S 28°32' 54" W	45.60'
P	S 20°24' 39" W	28.87'
Q	S 64°58' 20" E	38.37'

~~CERTIFICATE OF OWNERSHIP AND DEDICATION~~

~~I (We) hereby certify that I am (We are) the Owner(s) of the property described hereon, which is located in the subdivision jurisdiction of Carteret County and that I (We) hereby adopt this subdivision plan with my free consent, established minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to be public or private use as noted.~~

~~Owner(s)~~ ~~Date~~

REVIEW OFFICER CERTIFICATION

State of North Carolina

I, Albert Taylor Jr., Review Officer Of Carteret County certify that the map of plat to which this certification is affixed meets all statutory requirements for recording.

July 8, 2003 — Albert Taylor Jr.
Date — Review Officer

CERTIFICATE OF FINAL APPROVAL

I hereby certify that the subdivision plat depicted hereon has been granted final approval pursuant to the subdivision regulations of Carteret County subject to its being recorded in the Office of Register of Deeds within 6 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 $34,687.50 has been posted with Carteret County to assure completion of required improvements.

Katrina F. Marshall 7/8/03
Planning Director — Date

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATION

I hereby certify that the streets as depicted hereon are consistent with the requirements of the NCDOT

District Engineer — Date 07/07/03

I, Pate D. Phillips, 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.

NORTH CAROLINA PROFESSIONAL SEAL L-2640 LAND SURVEYOR PATE D. PHILLIPS

I, Pate D. Phillips, hereby certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in Deed Book ___ Page ___; that the ratio of precision as calculated is 1/10,000+; that ths plat was prepared in accordance with G.S 47-30 as amended. WITNESS my original signature, license number, and seal this 3 day of July, A.D., 2003.

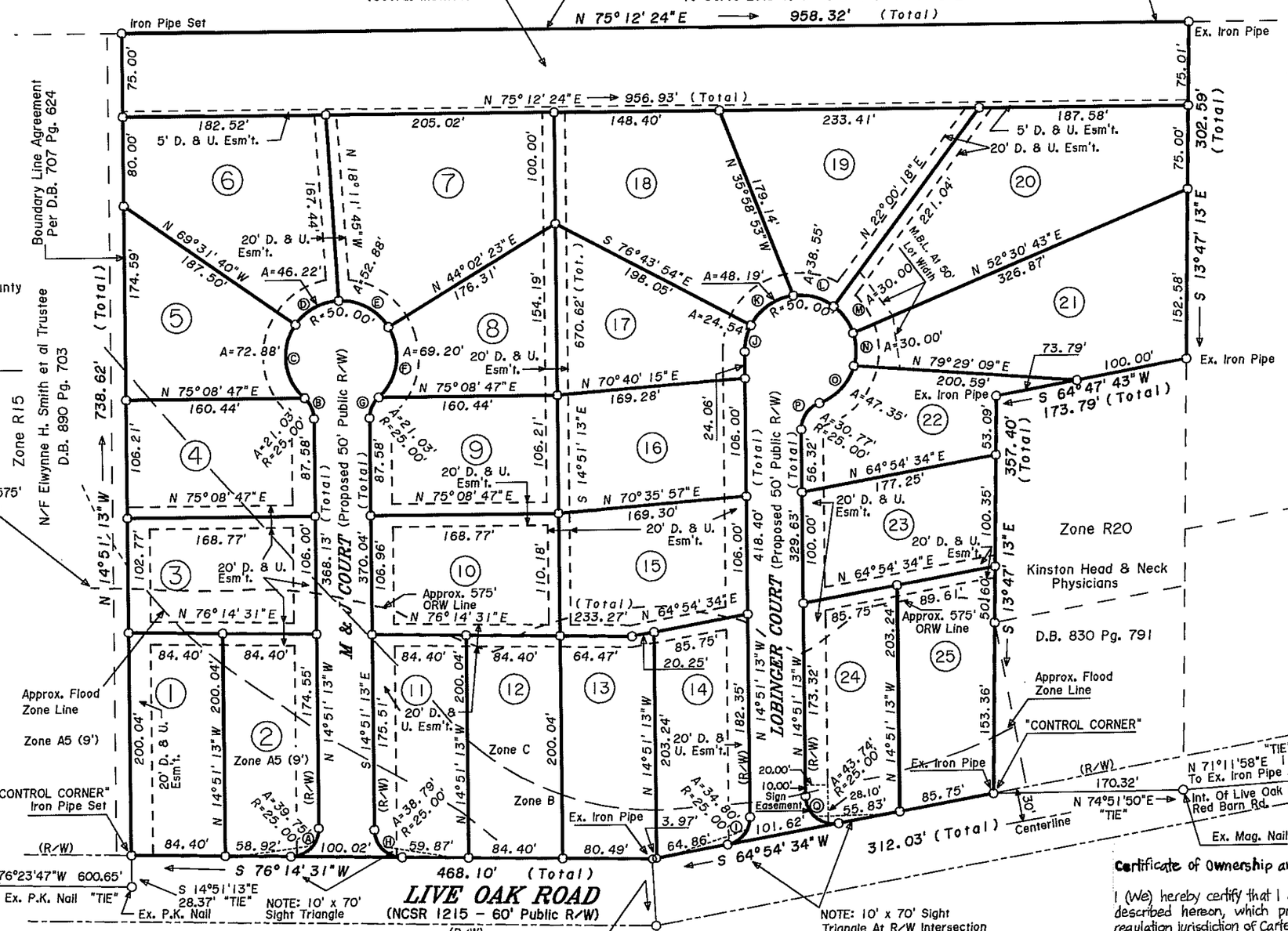
NORTH CAROLINA PROFESSIONAL SEAL L-2640 LAND SURVEYOR PATE D. PHILLIPS

Pate D. Phillips, P.L.S. No. L-2640

Total Reserved Area
1.649 Acres
(Coord. Method)

Goose Creek Landing
D.B. 688 Pg. 119
Zone MC

Planted Buffer & On-Site Sewage Reserve
To Serve Lots 1, 3-4, 8-14, 16-17 & 23-25 (15 Total Lots)



LOT AREAS (Coordinate Method)

Lot 1	16,880 Sq. Ft.
Lot 2	16,740 Sq. Ft.
Lot 3	17,617 Sq. Ft.
Lot 4	17,878 Sq. Ft.
Lot 5	18,083 Sq. Ft.
Lot 6	26,529 Sq. Ft.
Lot 7	30,504 Sq. Ft.
Lot 8	16,198 Sq. Ft.
Lot 9	17,878 Sq. Ft.
Lot 10	18,323 Sq. Ft.
Lot 11	16,752 Sq. Ft.
Lot 12	16,880 Sq. Ft.
Lot 13	16,918 Sq. Ft.
Lot 14	17,063 Sq. Ft.
Lot 15	18,914 Sq. Ft.
Lot 16	17,907 Sq. Ft.
Lot 17	17,350 Sq. Ft.
Lot 18	26,931 Sq. Ft.
Lot 19	23,270 Sq. Ft.
Lot 20	33,150 Sq. Ft.
Lot 21	29,743 Sq. Ft.
Lot 22	15,739 Sq. Ft.
Lot 23	17,350 Sq. Ft.
Lot 24	16,949 Sq. Ft.
Lot 25	17,536 Sq. Ft.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

I Hereby Certify That The Planning Commission Of Carteret County Approved On The ___ Day Of ___, 20__ The Preliminary Plan Of Lobinger Pointe Subdivision As Shown On This Plat. Preliminary Approval Is Valid For A Period Of 12 Months From The Above Date Or As Established Under The Vested Rights Procedures, if Applicable.

Planning Commission Chair — 7/8/03 Date

NOTES:

P.I.N. - 6305.03 00 7537
Total Tract Area - 14.398 Acres
Total No. Of Lots - 25
Average Lot Size - 19,963 Sq. Ft.
Smallest Lot Size - 15,739 Sq. Ft.
Zone - R15
Individual Septic Systems, On Site Sewer, And Community Water Supply (West Carteret Water Corporation)
Underground Utilities
Road Lengths - 473' & 480'
Lots 2, 11, 14, & 24 To Accessed From Subdivision Streets
No 404 Wetlands On Site - See Letter On File In Office Of Carteret County Dept Of Planning & Development
Flood Lines Per Community Panel No. 370043 0634 C
M & J Court - 28,272 Sq. Ft. (0.649 Acres)
Lobinger Court - 27,992 Sq. Ft. (0.643 Acres)
Sign Located 10' From All Street Rights Of Way Sign 5' High & Total Area Of 50 Sq. Ft.
There Is No Right To Build Upon Or Otherwise Improve Any Of These Lots Until A Valid Written Improvement Permit Has Been Obtained From The Health Department As Required By State Law. CONTACT THE CARTERET COUNTY ENVIRONMENTAL HEALTH DIVISION CONCERNING LOT SUITABILITY FOR ON-SITE SUBSURFACE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

ENVIRONMENTAL HEALTH SEPTIC TANK SUITABILITY CERTIFICATE

Lot by lot evaluations have been made of this subdivision for the purpose of determining the suitability of the soil for septic tank wastewater systems. The evaluations were based upon the map of this subdivision dated June 18, 2001 and prepared by Pate Phillips and Associates, PA. The evaluations were made according to the Laws and Rules for Sewage Treatment and Disposal Systems, Section 1900 of the North Carolina Administrative Code. The following are the results of the evaluations:
Lots 1,3,4,8,10,11,13,14,17 & 24 unsuitable due to soil wetness condition (Rule .1942), less than twelve (12") inches (soil wetness condition indicates that a modified or alternative system cannot be installed in accordance with rules .1956 or .1957). Will pump to on-site sewage reserve area on rear of project.
Lots 9,12,16,23 & 25 unsuitable due to soil wetness condition (Rule .1942), less than twelve (12") inches (soil wetness condition indicates that a modified or alternative system cannot be installed in accordance with Rules .1956 or .1957) and a lack of available space (Rule .1945). Will pump to on-site sewage reserve area on rear of project.
Lots 5,18 & 21 provisionally suitable with ten (10") inches sand fill & six (6") inches topsoil cover. Lots 6,7 & 22 provisionally suitable with twelve (12") inches sand fill & six (6") inches topsoil cover. Lot 19 provisionally suitable with sixteen (16") inches sand fill and six (6") inches topsoil cover. Lots 2,15 & 20 provisionally suitable with eighteen (18") inches sand fill & six (6") inches topsoil cover.

Environmental Health Officer — Date

UTILITIES CERTIFICATE

I hereby certify that the Lobinger Pointe improvements have been installed in an acceptable manner and in accordance with the requirements of the Subdivision Regulations Of Carteret County or that a performance bond or other sufficient surety has been provided to assure completion of the required improvements.

Signature of Authorized Agent — Date 7-3-03

NORTH CAROLINA, CARTERET COUNTY
FILED FOR REGISTRATION AT 2:36 P.M.
ON THE 8 DAY OF July, 2003
RECORDED IN MAP BOOK 38 PAGE 310
OFFICE OF THE REGISTER OF DEEDS, CARTERET COUNTY, N.C.

MELANIE ARTHUR - REGISTER OF DEEDS
BY Paula Lewis, Deputy

Restrictive Covenants Recorded in Deed Book 1003 Page 489 Carteret County Registry

OWNER:

Michael A. Dearth
Rt. 3 Box 27
Marietta, OH 45750
(252)240-0860

REFERENCE:

Deed Book 884
Page 429
Carteret Co. Registry

GRAPHIC SCALE - FEET
100 0 100 200 300

Certificate of Ownership and Dedication

I (We) hereby certify that I am (we are) the owner(s) of the property described hereon, which property is located within the subdivision regulation jurisdiction of Carteret County, that I (We) hereby freely adopt this plan 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 Board of County Commissioners of Carteret County in the public interest.

Owner — Date
Owner — Date
(Notarized) 7-8-03 Date

FINAL PLAT

LOBINGER POINTE

White Oak Twsp. — Carteret County, NC

Scale 1" = 100' — June 28, 2003

7-8-03 Date

PATE PHILLIPS and ASSOCIATES, P.A.
406 Corbett Ave. Swansboro
P.O. Box 214 North Carolina
(910)326-1101
Project No. 87-191

30-310