Unofficial Document

NORTH CAROLINA, CURRITUCK COUNTY

The foregoing certificate(s) of Barbara M. Rhodes Notary Public of Currituck County, NC
& Kay Noble Carter Notary Public of Currituck County, NC
be correct. This instrument was presented for registration at 2:20 o'clock A.M. on June 3, 1992
and recorded in Book E, Page 84

Martha G. Lowery
Register of Deeds
By Nancy E. Vandiver
Asst. Register of Deeds

SURVEYOR'S CERTIFICATE

I, JAMES L. OVERTON, Sr., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 131, PG. 6); THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 48,893; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS-47-30 AS AMENDED. THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITH THE COUNTY OF CURRITUCK THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF June 1992

P.L.S.

NORTH CAROLINA SEAL L-3339 LAND SURVEYOR JAMES L. OVERTON, SR.

NOTARY CERTIFICATE

I, Barbara M. Rhodes, DO HEREBY CERTIFY THAT JAMES L. OVERTON, SR., R.L.S. PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF June 1992

MY COMMISSION EXPIRES : 5/15/93

Barbara M. Rhodes
NOTARY PUBLIC

BARBARA M. RHODES NOTARY PUBLIC PERQUIMANS COUNTY, N.C.

REGISTRAR'S CERTIFICATE

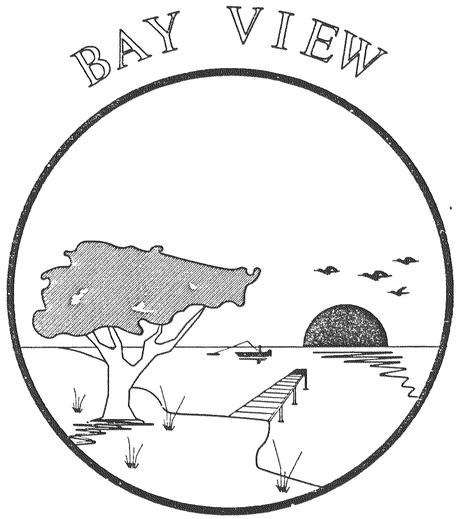
THE FOREGOING CERTIFICATES OF JAMES L. OVERTON, Sr., R.L.S. AND THE NOTARY PUBLIC ARE CERTIFIED TO BE CORRECT, PRESENTED FOR REGISTRATION THIS THE ____ DAY OF _____ 199 _ AT _____ O'CLOCK _M. AND RECORDED IN THIS OFFICE IN PLAT CABINET _____, SLIDE _____

REGISTER OF DEEDS

Unofficial Document

NOTES:

1.) SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000' OF A N.G.S. OR N.C.G.S. MONUMENT.
2.) BEARINGS ARE BASED ON PLAT(B) D.B. 214, PG. 657.
3.) PROPERTY IS LOCATED IN A F.I.R.M. ZONE "A5" (BASE FLOOD EL.=5')
4.) PROPERTY IS CURRENTLY ZONED CB3.
5.) TOTAL NUMBER OF LOTS = 5
6.) TOTAL ACREAGE = 9.90 AC. (COORD. METHOD)
7.) UTILITY EASEMENTS RESERVED: 15' FRONT, 10' ON ALL SIDES AND REAR PROPERTY LINES.
8.) ALL LOTS HAVE BEEN APPROVED BY THE COUNTY HEALTH DEPT.
9.) SETBACKS: FRONT – 20'(EXCEPT AS SHOWN)
SIDE – 15'(EXCEPT AS SHOWN)
REAR – 25'(EXCEPT AS SHOWN)
10.) NO RESIDUAL PARCELS REMAIN.
11.) CERTAIN LANDS UPON THIS PLAT MAY BE SUBJECT TO JURISDICTION UNDER THE COASTAL AREA MANAGEMENT ACT OR THE U.S. ARMY CORPS OF ENGINEERS.
12.) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
13.) THIS PLAT IS THE PROPERTY OF WATERWAY SURVEYS AND ENGINEERS, LTD. ANY UNAUTHORIZED USE OR ALTERATION IS PROHIBITED.
14.) "OPEN SPACE, PONDS AND RESERVE UTILITY OPEN SPACE REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH THIS ORDINANCE SHALL NOT BE DEDICATED TO THE PUBLIC BUT SHALL REMAIN UNDER THE OWNERSHIP AND CONTROL OF THE DEVELOPER (OR HIS SUCCESSOR) OR A HOMEOWNERS ASSOCIATION OR SIMILAR ORGANIZATION THAT SATISFIES THE CRITERIA ESTABLISHED IN SECTION 704 OF THE CURRITUCK COUNTY UNIFIED ORDINANCE."
15.) THESE ROADS DO NOT MEET STATE STANDARDS FOR ASSUMPTION OF MAINTENANCE DUE TO INADEQUATE R/W AND/OR CONSTRUCTION OR LACK OF PUBLIC DEDICATION. IT IS NOT THE FUNCTION OF COUNTY GOVERNMENT IN THE STATE OF NORTH CAROLINA TO CONSTRUCT OR MAINTAIN ROADS.
16.) BUILDING SETBACK LINES SHOWN ON THIS PLAT ARE MORE RESTRICTIVE THAN REQUIRED BY COUNTY ORDINANCE AND CAN ONLY BE ALTERED BY AMENDMENT TO THIS PLAT. LANDSCAPING INCLUDING PLANTING OF TREES AND SHRUBS OVER 6' IN HEIGHT AND/OR ABOVE GROUND CONSTRUCTION OF ANY TYPE OUTSIDE THE SETBACK LINE MUST BE APPROVED BY THE DEVELOPER, HIS SUCCESSOR, OR HOMEOWNERS ASSOC.
17.) USE OF LAND WITHIN A FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY ARTICLE 16 OF THE CURRITUCK CO. UNIFIED DEVELOPMENT ORDINANCE.



A PRIVATE ACCESS SUBDIVISION

CURRITUCK COUNTY, NORTH CAROLINA

THE SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA COVERED BY A SUBDIVISION ORDINANCE.

I, Barbara M. Rhodes HEREBY CERTIFY THAT JAMES W. HOLTON, JR. PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF June, 1992.

MY COMMISSION EXPIRES: 5/15, 1993.

Barbara M. Rhodes
NOTARY PUBLIC

BARBARA M. RHODES NOTARY PUBLIC PERQUIMANS COUNTY, N.C.

HEALTH DEPARTMENT CERTIFICATE

NOT REQ'D PLANNING DEPT.

I HEREBY CERTIFY THAT THE LOTS AS PROPOSED IN THIS MAP OF THE SUBDIVISION SHOWN HEREON MEET THE MINIMUM AREA REQUIREMENTS AS PROVIDED BY ORDINANCE OF THE CURRITUCK CO. BOARD OF HEALTH, STATE LAW REQUIRES THAT PRIOR TO CONSTRUCTION ON ANY LOT THE LOCAL HEALTH DEPARTMENT DETERMINE SITE SUITABILITY, METHOD AND ADEQUACY OF SEWAGE TREATMENT AND METHOD AND ADEQUACY OF POTABLE WATER SUPPLY FOR EACH INDIVIDUAL LOT BEFORE ANY STRUCTURE IS CONSTRUCTED OR PLACED ON THE PROPERTY. LOTS MUST BE INDIVIDUALLY EVALUATED AS TO TOPOGRAPHY, DRAINAGE, SOIL POROSITY AND GROUND SUITABILITY TO SUPPORT A GROUND ABSORPTION SEWAGE DISPOSAL SYSTEM.

DATE _____ HEALTH DIRECTOR _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CURRITUCK COUNTY, THAT 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 SPACES 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 BOARD OF COMMISSIONERS IN THE PUBLIC INTEREST.

6-2-92 DATE — Otto S. Schulz Jr. OWNER

6-3-92 DATE — James W. Holton Jr. OWNER

NOTARY CERTIFICATE

I, Kay Noble Carter DO HEREBY CERTIFY THAT OTTO S. SCHULZ, JR. PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF June 1992

MY COMMISSION EXPIRES : Feb. 5, 1993

Kay Noble Carter
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THE PRIVATE ACCESS SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGES IN EXISTING PUBLIC STREETS. THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CURRITUCK BOARD OF COMMISSIONERS, SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF THE CURRITUCK COUNTY REGISTER OF DEEDS WITHIN NINETY (90) DAYS OF THE DATE BELOW.

4-21-93 DATE — B. Eason CHAIRMAN, BOARD OF COMMISSIONERS

Waterway
Surveys & Engineering, Ltd.
Kill Devil Hills, N.C. (919) 441-2113

REV.	DATE	DESCRIPTION	BY	APP.
	7-22-92	SHEET 2 - ADDITIONAL PROPERTY CORNERS SET		

FINAL PLAT
PRIVATE ACCESS SUBDIVISION

FOR:

BAY VIEW

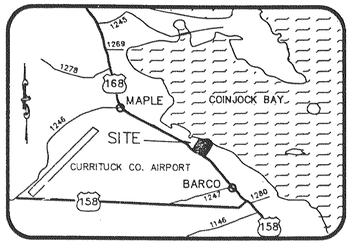
SCALE 1"=60'	CRAWFORD TWSP.	CURRITUCK CO.	NORTH CAROLINA
SURVEYED			
DESIGNED			
DRAWN PLM	DATE 5-4-92	REFERENCE:	SHEET NO. 1 OF 2
REVIEWED JLO	DRAWING NO. 5546-2	FILE NO. 91-5546	

Unofficial Document

Unofficial Document

Unofficial Document

NORTH CAROLINA, CURRITUCK COUNTY
The foregoing certificate(s) of Barbara M. Shelton, Notary Public of Currituck County, NC. is (are) certified to be correct. This instrument was presented for registration at 8:20 o'clock A.M. on June 3, 1993, and recorded in Book MAP BOOK E Page 85.
Barbara M. Shelton
Notary Public
By: Nancy L. Vanderlin
Asst. Register of Deeds



VICINITY MAP
N.T.S.

MAC-38 BK. 8.88F

I/F
E. TRAVIS MORRIS

COINJOCK BAY

Control Mon.

317±

904'±

S 65°41'44" E (TIE LINE) 143.47'

233.64'

587.26'

N 41°10'00" E

469.94'

N 41°10'00" E 393.43'

S 19°45'32" E 230.40'

EDGE OF MARSH (±1.75'±)

EDGE OF MARSH

SHORELINE (±2.75'±)

1

77,409 S.F.
(TOTAL AREA = 113,463 sq.ft.)

25' M.B.L. (270')

35' M.B.L. (270')

3

71,896 S.F.
(TOTAL AREA = 191,406 sq.ft.)

40' M.B.L. (180')

150' M.B.L. (100')

M.B.L. (180')

Control Mon.

10' NO WALL/ CO. EASE.

63.89'

S 41°10'00" W 180.08'

45' R/W

25'

45.00'

N 48°50'00" W 115.86'

BAYSHORE CT.

N 41°10'00" E 135.00'

C1

S 48°50'00" E 86.71'

46.08'

N 36°22'55" W

140.00'

10' NO ACCESS / ACCESS EASEMENT

25' M.B.L.

2

23,688 S.F.

25' M.B.L.

25' M.B.L.

20.00'

C2

20' R/W

77.37'

N 41°10'00" E 145.18'

S 48°50'00" E 154.41'

174.41'

50' M.B.L.

4

28,967 S.F.

25' M.B.L.

50' M.B.L.

25' M.B.L.

461.78'

174.10'

184.43'

S 40°13'20" W

7.71'

7.42'

180.57'

423.18' (ALONG CENTER OF DITCH)

US 168

100' R/W

(28' ASPHALT)

C3

15' R/W

N 61°10'00" E
334.03'

C4

73.41'

25' M.B.L.

5

28,274 S.F.

25' M.B.L.

65' M.B.L.

40' M.B.L.

S 48°50'00" E 172.88'

120.46'

7.58'

63.18'

COMMON OPEN SPACE
21,505 S.F.
(EXCLUDING R/W, MARSH & 1/2 OF POND)

489.14'

155.11'

S 35°50'00" E 75.01'

149.30'

596.30'

IPS

50' R/W SOUND ACCESS

N 50°16'57" E

326.98'

447'±

S 50°16'57" W

N/F
E.TRAVIS MORRIS

LEGEND
△ – CALC. PT.
○ – EXIST. IRON ROD
● – IRON ROD SET UNLESS OTHERWISE NOTED

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	25.00'	39.27'	35.36'	S 86°10'00" W
C2	25.00'	39.27'	35.36'	N 03°50'00" W
C3	25.00'	30.54'	28.68'	S 83°50'00" E
C4	100.00'	34.91'	34.73'	S 51°10'00" W

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Waterway
Surveys & Engineering, Ltd.
Kill Devil Hills, N.C. (919) 441-2113

REV.	DATE	DESCRIPTION	BY	APP.
	7-22-92	ADDITIONAL PROPERTY CORNERS SET		

PRIVATE ACCESS SUBDIVISION
(WITH COMMON OPEN SPACE COMPONENT)

FOR:

BAY VIEW
CURRITUCK

SCALE 1"=50'	CRAWFORD TWSP.	CURRITUCK CO.	NORTH CAROLINA
SURVEYED GBM			
DESIGNED JWH			
DRAWN PLM	DATE 5-5-92	REFERENCE: D.B. 131, PG. 6	SHEET NO. 2 OF 2
REVIEWED JLO	DRAWING NO. 5546-1	FILE NO. 91-5546	