



TOWN OF PINE KNOLL SHORES - PLANNING BOARD  
 THE FINAL PLAT FOR ROOSEVELT RESERVE SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE PINE KNOLL SHORES PLANNING BOARD.  
*[Signature]* 12/11/2025  
 CHAIRMAN DATE

TOWN OF PINE KNOLL SHORES - BOARD OF COMMISSIONERS  
 THE FINAL PLAT FOR ROOSEVELT RESERVE SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE PINE KNOLL SHORES BOARD OF COMMISSIONERS.  
*[Signature]* 12/10/2025  
 MAYOR DATE



FILE # 35202

FOR REGISTRATION REGISTER OF DEEDS  
 Karen S. Hardesty  
 Carteret County, NC  
 December 15, 2025 12:46 PM  
 IWW MAP 1 P  
 FEE: \$21.00  
 FILE # 35202

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF PINE KNOLL SHORES AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) OWN FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.  
 12/2/2025  
 DATE  
*[Signature]*  
 SIGNATURE OF OWNER

LINES ALONG EASEMENT BOUNDARY

LINE #	DIRECTION	LENGTH
L13	S 84°15'39" W	19.83'
L14	N 06°14'19" W	4.50'
L15	S 83°45'41" W	34.00'
L16	S 06°14'19" E	6.08'
L17	S 81°05'34" W	33.76'
L19	S 81°05'34" W	33.88'
L20	N 06°14'19" W	7.19'
L21	S 83°45'41" W	34.00'
L22	S 06°14'19" E	8.78'
L23	S 81°05'34" W	23.50'
L24	S 81°05'34" W	15.02'
L25	N 05°44'15" W	7.22'
L26	S 84°15'45" W	34.00'
L27	S 05°44'15" E	9.10'
L28	S 81°03'28" W	38.06'
L29	S 81°03'28" W	15.02'
L30	N 05°44'15" W	7.19'
L31	S 84°15'45" W	46.01'
L32	N 05°43'35" W	203.22'
L33	N 84°15'45" E	13.50'
L34	S 05°44'15" E	7.24'
L35	N 84°13'22" E	34.00'
L36	N 05°44'15" W	17.44'
L37	N 84°15'45" E	22.47'
L38	N 84°15'45" E	78.00'
L39	N 84°15'45" E	18.02'
L40	S 06°14'19" E	6.41'
L41	N 83°45'41" E	34.00'
L42	N 06°14'19" W	7.39'
L43	N 83°45'41" E	23.99'
L44	N 83°45'41" E	12.01'
L45	S 06°14'19" E	4.13'
L46	N 83°45'41" E	34.00'
L47	N 06°14'19" W	5.69'
L48	N 83°01'54" E	20.48'
L49	N 05°44'21" W	117.45'

LEGEND  
 R/W = RIGHT OF WAY  
 C/L = CENTERLINE  
 WM = WATER METER  
 WS = WATER SPIGOT  
 SH = SHOWER  
 S = SIGN  
 HDPE = HDPE PIPE  
 CP = CONC. PAD  
 NIS = NEW IRON STAKE  
 EIS = EXISTING IRON STAKE  
 MBSL = MINIMUM BUILDING SETBACK LINE  
 O = NO POINT SET  
 PP = POWER POLE  
 W = WATER METER  
 H = FIRE HYDRANT  
 V = WATER VALVE  
 W = WATER LINE  
 E = ELECTRICAL LINE  
 + + = EASEMENT AREA  
 [Hatched] = NEW 22' ROOSEVELT RESERVE BEACH ACCESS EASEMENT  
 [Dotted] = ADDITIONAL EASEMENT

- NOTES:  
 1. COMBINED FACTOR IS 0.99992553.  
 2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS IN FEET & DECIMALS THEREOF, UNLESS OTHERWISE NOTED.  
 3. ALL UTILITIES MAY NOT BE SHOWN ON THIS SURVEY.  
 4. CONTOUR LINES, PROPOSED WATER LINES, AND OTHER OTHER PROPOSED IMPROVEMENTS WERE PROVIDED BY OTHERS.  
 5. THERE ARE 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENTS RESERVED ALONG ALL BOUNDARY LINES.  
 6. THESE LOTS ARE SUBJECT TO CONDITIONS OUTLINED BY NORTH CAROLINA STATE STORMWATER PERMIT SWB250916, INCLUDING BUT NOT LIMITED TO THE OPERATION & MAINTENANCE AGREEMENT, THE DEED RESTRICTIONS AND PROTECTIVE COVENANTS, AND ALL OTHER CONDITIONS OF THE PERMIT ISSUED.  
 7. ADDITIONAL EASEMENT IS 22 FEET WIDE, 9 FEET WEST OF BOUNDARY LINE AND 13' EAST OF BOUNDARY LINE.  
 8. THIS MAP SUPERCEDES THE MAP RECORDED IN MAP BOOK 35, PAGE 173.

*[Signature]* Teri Dane  
 REVIEW OFFICER OF CARTERET COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*[Signature]* Steve Dane  
 REVIEW OFFICER  
 12/15/25  
 DATE

FILED FOR REGISTRATION December 15, 2025 12:46 PM  
 PLAT CABINET PAGE 202

Karen S. Hardesty  
 REGISTER OF DEEDS  
 CARTERET COUNTY  
*[Signature]* Jon W. Whitehead Asst.

OWNER AND SUBDIVIDER  
 TREEHOUSE PK'S LLC  
 416 POLLOCK STREET  
 NEW BERN, NC 28550

SOURCE OF TITLE  
 DB 1774, PG 37  
 MB 34, PG 300

ACREAGE DATA (BY COMPUTER)  
 LOT 1 = 0.697 AC±  
 LOT 2 = 0.784 AC±  
 LOT 3 = 0.672 AC±  
 LOT 4 = 0.622 AC±  
 LOT 5 = 0.487 AC±  
 LOT 6 = 0.474 AC±  
 LOT 7 = 0.462 AC±  
 LOT 8 = 0.640 AC±  
 TOTAL = 4.819 AC±

FLOOD STATEMENT  
 THIS PROPERTY IS LOCATED IN ZONE "X & VE" AND IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NFIP RATE MAP DATED JANUARY 17, 2025 - COMMUNITY PANEL NUMBER 370287-6344-K.



LINES ALONG MEAN HIGH WATER LINE

LINE #	DIRECTION	LENGTH
L1	S 80°48'41" W	36.47'
L2	S 75°57'38" W	46.33'
L3	S 80°42'10" W	5.30'
L5	S 80°42'10" W	41.26'
L6	S 77°46'01" W	51.50'
L7	S 76°07'03" W	7.72'
L8	S 76°07'03" W	38.69'
L9	S 85°03'10" W	45.96'
L10	S 80°11'01" W	2.75'
L11	S 80°11'01" W	46.29'
L12	S 79°41'59" W	29.99'

I, CHRISTOPHER K. PADERICK, PROFESSIONAL LAND SURVEYOR NO. 4189, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
*[Signature]*  
 L-4189

STATE OF NORTH CAROLINA CARTERET COUNTY

I, CHRISTOPHER K. PADERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN MAP & DEED BOOKS NOTED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS GNSS SURVEY:

CLASS OF SURVEY: A  
 POSITIONAL ACCURACY: 0.10'  
 TYPE OF GPS FIELD PROCEDURE: RTK  
 DATES OF SURVEY: 3/5/25 - CURRENT  
 DATUM / EPOCH: NAD 83(2011)  
 PUBLISHED / FIXED CONTROL USED: REAL TIME NETWORK  
 GEOID MODEL: GEOID12  
 COMBINED GRID FACTOR: 0.99992553  
 UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 4TH DAY OF SEPTEMBER, A.D., 2025.

*[Signature]*  
 L-4189

REVISED 12/1/25 - MOVED ADDITIONAL EASEMENT AND NEW 22' ROOSEVELT RESERVE BEACH ACCESS EASEMENT. REMOVED L-4, L-18, AND L-50. ADDED NOTES 7 AND 8. ADDED THE WORD REVISED TO TITLE.  
 REVISED 10/6/25 - ADDED 10' UTILITY EASEMENT BETWEEN LOTS 6 AND 7

**MATRIX EAST, PLLC**  
 PROFESSIONAL LAND SURVEYORS  
 906 N. QUEEN ST., SUITE A KINSTON, NC 28501  
 TEL: 252-522-2500 FAX: 252-522-4747

FIRM LIC. # P-0221	EMAIL: surveyor@matriceast.net
DRAWN BY: CKP	PROJECT NO.: 20250041
SURVEYED BY: CKP	DATE: 9/4/2025
SCALE: 1" = 50'	DRAWING NAME: MFR

REVISED FINAL PLAT OF  
**ROOSEVELT RESERVE SUBDIVISION**  
 (PARCEL NUMBER 634405188860000)

MOREHEAD TOWNSHIP SEPTEMBER 4, 2025  
 CARTERET COUNTY, NC 1" = 50'

