

**NOTES:**

- Subject Property will be in Flood Zone "X" Per FIRM CPN 370465 5374 L (Town of Cedar Point) Effective: 6/19/2020.
- All distances are horizontal ground, U.S. survey feet.
- Area calculated by coordinates.
- Adjoining property information per Carteret County Tax Records.
- Smallest lot size = 692 S.F. (Lots F2-F5, G2-G5, & H1-H6)
- Average lot size: **752 S.F.**
- There are no Areas of Environmental Concern (AEC) as defined by the Coastal Area Management Act (CAMA) in this section.
- Lots to be served by private community water & sewer.
- No wetlands located on this site.
- Minimum Setbacks: R-10 (Town of Cedar Point)  
 Front Yard Setback ..... 20' Min.  
 Side Yard Setback ..... 25' Min. (original plat)  
 Rear Yard Setback ..... 25' Min.  
 Side Yard on ROW Setback ..... 25' Min.

Waterway RV LLC. #7740  
 D.B. 902, Pg. 302  
 P.I.N. #537414433237000

Marlin Boulevard  
 (Private Street)

EMN#682  
 in C/L Intersection  
 of Marlin Blvd.  
 & Pompano Dr.

EMN#681  
 in C/L Intersection  
 of Marlin Blvd.  
 & Sailfish St.

Cedar Point Villas, LLC.  
 D.B. 522 Pg. 96 #311  
 P.I.N. #537414430245000

- Legend:**
- BOC - Back of Curb
  - C/L - Centerline
  - CP - Computed Point
  - D.B. - Deed Book
  - EIP - Existing Iron Pipe
  - EIR - Existing Iron Rod
  - EMN - Existing Mag Nail
  - ex. - Existing
  - M.B. - Map Book
  - P.I.N. - Parcel Identification Number
  - Pg. - Page
  - R/W - Right-of-way
  - S.F. - Square Feet
  - SIR - Set Iron Rod
  - SRIR - Set Reference Iron Rod
  - UOB - Unit Ownership Book

(H1) - Lot Number

Janel G. White & John W. White  
 D.B. 1773, Pg. 368  
 M.B. 10P, Pg. 44  
 P.I.N. #537414339118000

EIP#312  
 EIP#307  
 EIP#306

904'± Along R/W  
 To R/W of Cedar Point Blvd  
 (NC HWY 24)

**EXISTING SECTION OF PHASE III**  
 M.B. 10P, Pg. 43  
 M.B. 10Q, Pg. 92  
 P.I.N. #537414329856000

**EXISTING SECTION OF PHASE III**  
 UOB 95, Pg. 260  
 M.B. 34, Pg. 952  
 P.I.N. #537414329784000

**Cedar Point Villas**  
 30' Private R/W  
 (Asphalt Street)  
 existing 30' ingress, egress,  
 & utility easement

**Certificate of Approval for Recording**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Cedar Point Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Board and that it has been approved for recording in the office of the Register of Deeds. It is hereby noted that such approval for recordation does not include approval to install and utilize sanitary facilities nor does it include approval for the construction or occupancy of buildings or structures.

*[Signature]*  
 Chairman, Cedar Point Planning Board

3/24/2026  
 Date

**Certificate of Ownership and Dedication**

I hereby certify that I am the owner of the property described hereon, which is located in the subdivision jurisdiction of the Town of Cedar Point and that I hereby adopt this subdivision plan with my free consent, establish minimum building setback lines and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

3/24/26  
 Date

*[Signature]*  
 Owner

**Certificate of Final Approval**

The Cedar Point Board of Commissioners hereby approves the Final Plat for the Cedar Point Villas, Phase III Subdivision.

*[Signature]*  
 Mayor, Town of Cedar Point

3/24/2026  
 Date

COGO: 07672.crd  
 Project: 24.840  
 Filename: Cedar Point Villas III - FP.dwg  
 Drawn By: JJS  
 Job No.: C240214-8559

I, Jonathan L. McDaniel, Professional Land Surveyor L-5682, certify to one of the following as indicated:

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.

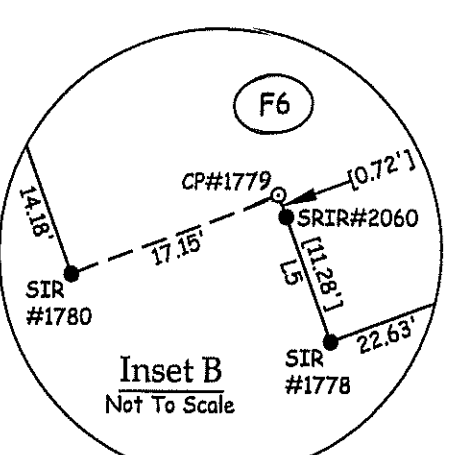
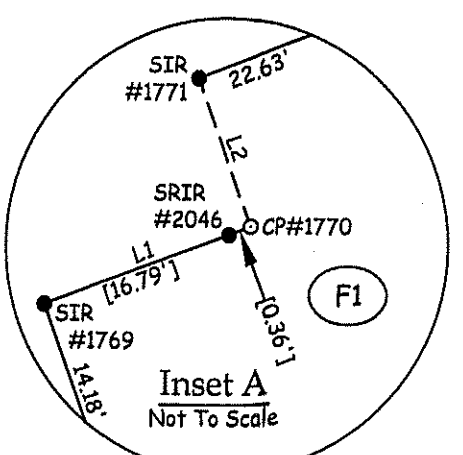
c. Any one of the following:

- 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 an 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.
- That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
- That the survey is a control survey. 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 define or convey rights or ownership.
- That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.

d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption 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 to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

*[Signature]*  
 Jonathan L. McDaniel, P.L.S., L-5682



**Line Chart**

Line	Bearing	Distance
L1	S 38°11'29" E	17.15'
L2	N 51°48'31" E	12.00'
L3	N 38°11'29" W	9.00'
L4	S 51°48'31" W	12.00'
L5	N 51°48'31" E	12.00'

18 Townhouse Lots  
 1 Common Area  
 1.153 Acres (50,244 S.F.) Total  
 Deed Ref: D.B. 1857, Pg. 348  
 M.B. 10P, Pg. 43  
 M.B. 10Q, Pg. 92  
 M.B. 34, Pg. 952  
 P.I.N. #537414420981000  
 R-10 Zone

**Final Plat**

**CEDAR POINT VILLAS - PHASE III**  
**Buildings F, G, and H**  
 Town of Cedar Point, Carteret County, North Carolina

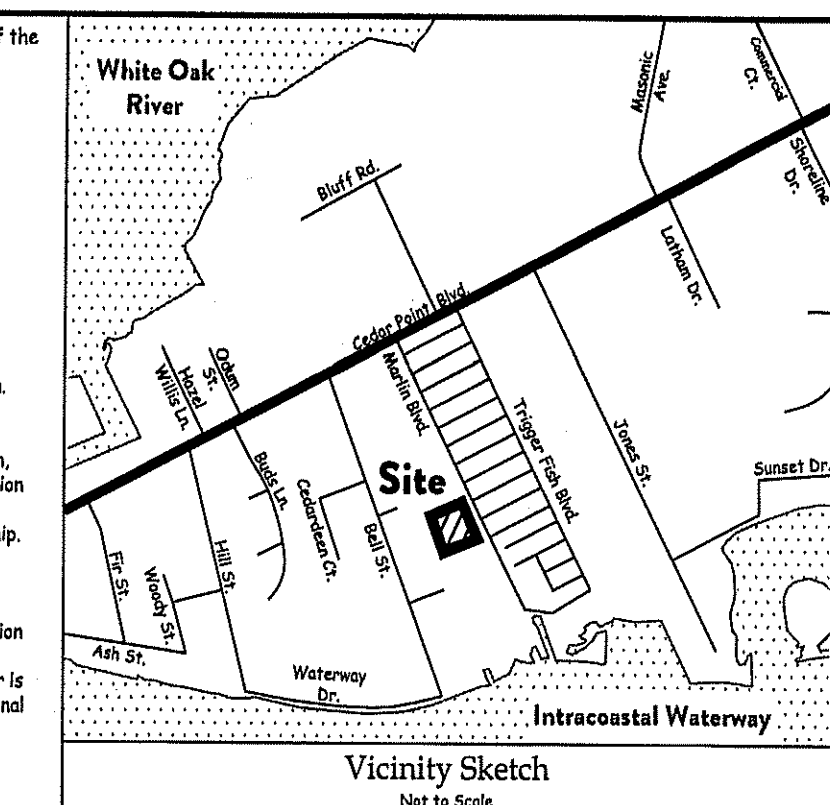
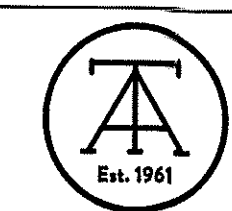
**Owner:**

**H&J Investors, LLC**  
 7 Doris Avenue East  
 Jacksonville, North Carolina 28540  
 (910) 938-9053

**DATE: 03/23/2026**

**SCALE: 1"=30'**

**TIDEWATER ASSOCIATES, INC.**  
 Consulting Engineers - Land Surveyors - Land Planners  
 Cedar Point, North Carolina  
 1069A Cedar Point Boulevard  
 Phone (252) 393-6101 - www.TidewaterENC.com  
 Firm License Number: F-0108



I, Jonathan L. McDaniel, 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 March 2024 & March 2026, that the average relative positional precision is 0.1', 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 23<sup>rd</sup> day of March in the year of our Lord 2026.

*[Signature]*  
 Jonathan L. McDaniel, P.L.S., L-5682

NORTH CAROLINA.....CARTERET COUNTY

I, 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]*  
 Review Officer

3/26/26  
 Date

NORTH CAROLINA.....CARTERET COUNTY

Filed for registration at 10:16 A.M. on the 26<sup>th</sup> day of March, 2026.

Recorded in Map Book 35, Page 255  
 office of the Register of Deeds, Carteret County, N.C.

*[Signature]*  
 Register of Deeds

By Amy Matheson, Deputy

35,255