

Work Flow No: 9999-00242916

Craven NC - Document Stamp  
Becky Thompson, Register of Deeds  
Date 03/21/2005 Time 09:23:10 1 of 5 Pgs  
No: 2005-00122243

Book **2287** Page **121**

Fee Amt : 26.00  
Excise Tax: .00

## SUBDIVISION STREET DISCLOSURE STATEMENT

NORTH CAROLINA  
CRAVEN COUNTY

THIS SUBDIVISION STREET DISCLOSURE STATEMENT made and entered into this the 17<sup>th</sup> day of March, 2005 by and between RIVER BLUFFS LIMITED PARTNERSHIP (hereinafter called "River Bluffs"); and ALL PROSPECTIVE PURCHASERS of Lots Nos. 151 through 160, inclusive, Lots Nos. 182 through 186, inclusive, and Lots Nos. 163 through 171, inclusive, as same are shown and delineated on a map of River Bluffs Phase VI and VII, said map being recorded in Plat Cabinet H, Slides 12E, 12F and 12G (hereinafter referred to as the "Recorded Map");

### WITNESSETH:

WHEREAS, there are depicted on the Recorded Map streets known as River Bluffs Drive, Westerly Road and Breckenridge Lane.

NOW, THEREFORE, pursuant to the provisions of N.C. GEN. STAT. § 136-102.6, River Bluffs declares that the streets depicted as River Bluffs Drive and Westerly Road (but not Breckenridge Lane) as shown and delineated on the Recorded Map are public streets and River Bluffs hereby does certify that the rights of way and the design of River Bluffs Drive and Westerly Road (but not Breckenridge Lane) have been approved by the Division of Highways of the North Carolina Department of Transportation and River Bluffs Drive and Westerly Road (but not Breckenridge Lane) have been constructed by River Bluffs in accordance with the standards for subdivision streets adopted by the North Carolina Department of Transportation for acceptance on the state highway system. River Bluffs agrees to maintain River Bluffs Drive and Westerly Road (but not Breckenridge Lane) in an all-weather, passable condition until such time as River Bluffs Drive and Westerly Road are accepted for maintenance by the North Carolina Department of Transportation.

Pursuant to the provisions of N.C. Gen. Stat. § 136-102.6, River Bluffs hereby declares that Breckenridge Lane is a private street. Breckenridge Lane has not been constructed according to the minimum standards of the North Carolina Department of Transportation; is not eligible for acceptance by the North Carolina Department of Transportation for state maintenance; and will not be maintained by any public entity or by River Bluffs. Breckenridge Lane is a private street and no entity is obligated to construct, maintain or repair said street. In the Declaration of Covenants, Conditions, Restrictions and Easements of River Bluffs Phase VI and VII recorded in Book 2287, Page 121e, in the office of the Register of Deeds of Craven County, the owners of Lots Nos. 165, 166, 167 and 168 are obligated to maintain and repair Breckenridge Lane.

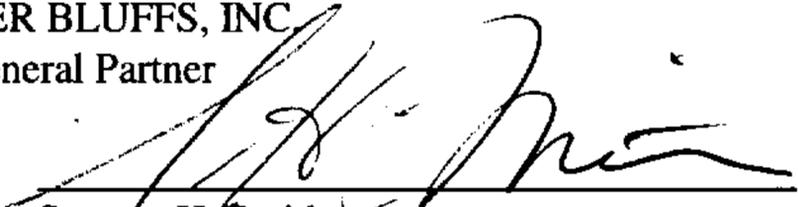
River Bluffs reserves the right to use any or all of the aforesaid streets, including Breckenridge Lane, for the purposes of ingress, egress, access, the installation and maintenance of utilities, further subdivision and the right to dedicate such streets and the utilities therein to public use for the purposes of subdividing, utilizing and providing streets, access and utilities to its remaining property as described by deed recorded in Book 1216, Page 656 in the office of the Register of Deeds of Craven County and to the benefit of any other property to which River Bluffs or its successors or assigns grants the benefit of such rights and easements. Such reserved rights include, but are not limited to, the right to extend roads from the cul-de-sacs shown on the Recorded Map and from Breckenridge Lane to the remaining property of River Bluffs as described by deed recorded in Book 1216, Page 656 in the office of the Register of Deeds of Craven County.

IN TESTIMONY WHEREOF, River Bluffs has caused this instrument to be executed in such form as to be binding all by authority duly given, this the day and year first above written.

RIVER BLUFFS LIMITED PARTNERSHIP (SEAL)  
A Limited Partnership

By: RIVER BLUFFS, INC  
A General Partner

By:

  
Stewart H. Smith  
Vice President

STATE OF NORTH CAROLINA  
COUNTY OF CRAVEN

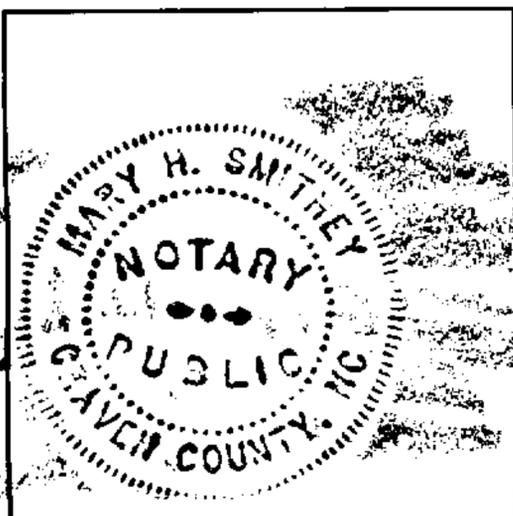
I, Mary H. Smitley, a Notary Public in and for said County and State, do hereby certify that STEWART H. SMITH personally came before me this day and acknowledged that he is Vice President of RIVER BLUFFS, INC., a corporation which is a General Partner of RIVER BLUFFS LIMITED PARTNERSHIP; that by authority duly given and as the act of the corporation, the foregoing instrument was signed by STEWART H. SMITH as Vice President of the General Partner acting for RIVER BLUFFS LIMITED PARTNERSHIP; and that the act of the General Partner is the act of the limited partnership.

WITNESS my hand and official seal, this the 18<sup>th</sup> day of March, 2005.

Mary H. Smitley  
Notary Public

My Commission Expires:

3-27-07



Notary seal or stamp must appear within this box.

STATE OF NORTH CAROLINA  
COUNTY OF CRAVEN

The foregoing certificate of Mary E Smiddy, a Notary Public of Craven County, North Carolina, is certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of Craven County, North Carolina, in Book 2287, Page 121.

A.M. This 21 day of March, 2005, at 9:23 o'clock

Becky Thompson

By Michelle L. White - Deputy  
Register of Deeds

895147-00002  
NBMAIN\620667\2