

Notes:

- 1. All streets to be private.
2. Minimum Setbacks: Front Yard 20', Side Street 20', Side Yard 10', Rear Yard 25'
3. Easement width to be 20'
4. Sight distance easements shown hereon shall remain as property of homeowners but shall remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants and traffic control signs, which could restrict driver's vision.
5. Iron Stakes set at ground level at all lot corners, except as noted.
6. This site is affected by special flood hazard "AE" (Elev. 12.0) per FIRAM CPN # 3720537400L (Town of Cedar Point) Effective: 06/19/2020. The property is also within the Coastal A Zone.
7. Smallest lot size = 15,024 S.F. (Lot 1)
8. All easements are drainage & utility at dimensions shown, unless otherwise noted. Easements shown as ----- except along street rights-of-way.
9. 10' drainage & utility easements are reserved along all street rights-of-way within new lots on this plat.
10. Common Area #1 is to be dedicated to the Town for public use. Common Area #2 and most other easements are dedicated for private use by the subdivision HOA, unless specifically noted otherwise. Common Area #3 is part of the stormwater area and dedicated to the subdivision HOA for maintenance.
11. All distances are horizontal ground, U.S. survey feet.
12. All acreage calculated by coordinates.
13. There are Areas of Environmental Concern (AEC) as defined by the Coastal Area Management Act (CAMA) on this site along canals that connect to the White Oak River. The adjoining canals are not designated primary nursery areas by the N.C. Division of Marine Fisheries.
14. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
15. No structure or vegetation (except grass) can be located within the utility easements.
16. The GPS portion of the boundary work was performed to third order, Class I, FGCC specifications. The coordinates were obtained by Real Time Kinematic Differential GPS Observations using Carlson Survey Grade GPS Unit, NGS RTK Network Adjustments to NC Grid NAD 83, 2011 Adjustments.
17. Average lot size: 17,410 Sq. Ft. = 0.40 Ac.
18. Lots to be served by West Carteret Water Corp. and 1 community septic system.
19. Utilities to be underground.
20. Street lengths: Flippers Cove Court = 208', Orca Way = 279'
21. Boundary information taken from survey by Bell And Phillips dated October 2020.
22. Approximate Normal High Water Line surveyed by Bell And Phillips in October 2020.
23. Coastal wetlands line delineated by Ryan Davenport with NCDGM on 02/10/2021. Surveyed by Bell And Phillips on 02/24/2021. No 404 Wetlands exist on site.

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 Cedar Point and that I (we) hereby adopt this subdivision plan with my (our) 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.

2/14/22 Date
Edwin N. Foley Owner(s)

Certificate of Road Design and Construction

I hereby declare that, to the best of my knowledge, the non-state maintained roads allowed under the General Requirements of the Cedar Point Unified Development Ordinance and which are a part of this subdivision have been designed and (will be) built to the standards of said ordinance. I also hereby declare that once the roads are constructed to the required standards, they will be dedicated to the Homeowner's Association for responsibility and maintenance. I do not hold Cedar Point or the State of North Carolina responsible for maintenance of these roads.

2/14/22 Date
Edwin N. Foley Subdivider

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 recording does not include approval to install and utilize sanitary facilities nor does it include approval for the construction or occupancy of buildings or structures.

2/17/22 Date
Chairman, Cedar Point Planning Board

Certificate of Final Approval

The Cedar Point Board of Commissioners hereby approves the Final Plat for the Flippers Cove Subdivision.

2/17/22 Date
Mayor, Town of Cedar Point

Approximate Normal High Water Line

Coastal Wetlands Point "A" to "B"

Table with columns: Line, Bearing, Distance. Lists 18 lines (L1-L18) with bearings and distances.

Right-of-Way Curve Data

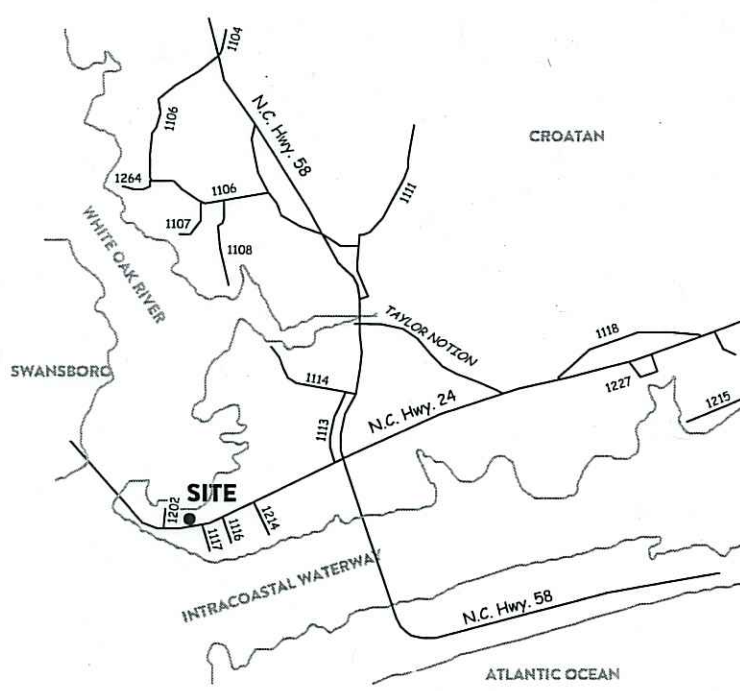
Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING. Lists 4 curves with their respective data.

Chord Data

Table with columns: Lot, Bearing, Distance. Lists 9 lots with their bearings and distances.

Legend:

- Centerline
Computed Point
Deed Book
Existing Iron Pipe
Existing Iron Rod
Arc Length
Map Book
Minimum Building Line
Page
Parcel Identification Number
Radius
Right-of-way
Square Feet
Set Iron Rod
Set Reference Iron Rod
10'x70' Sight Triangle
Distance to Reference Iron
Non Monument Points
Proposed Lot Number



Vicinity Sketch

Not to Scale

I, Edwin N. Foley, Professional Land Surveyor L-2884, 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:
1. 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.
2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
3. That the survey is a control survey.
4. 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.

Edwin N. Foley, P.L.S., L-2884

I, Edwin N. Foley, 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 Oct. 2020 and 02/01/2022. That the ratio of precision or positional accuracy 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, that this map was prepared for recording purposes.

Witness my original signature, license number and seal this 15th day of February AD 2022.

Edwin N. Foley, P.L.S., L-2884

NORTH CAROLINA CARTERET COUNTY

Maureen Dougherty Review Officer, 2/24/2022 Date

NORTH CAROLINA CARTERET COUNTY

Filed for registration at 11:00 A.M. on the 24th day of February 2022. Recorded in Map Book 34 Page 281 office of the Register of Deeds, Carteret County, N.C.

Karen S. Hardesh Register of Deeds, Mary Kelly Deputy

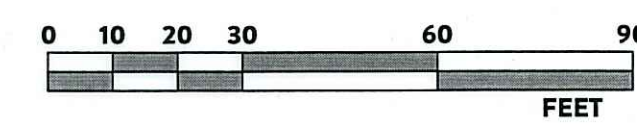
9 Lots + 3 Common Areas
4.23 Acres
Deed Ref: Portion of D.B. 1744, Pg. 232
M.B. 28, Pg. 188
P.I.N. #538310478210000
R-15 Zone

Final Plat

FLIPPERS COVE
325 Cedar Point Boulevard
Town of Cedar Point, Carteret County, North Carolina

Owner/Developer: South State Development, LLC
121 Garnet Lane
Jacksonville, North Carolina 28546
(910) 548-7575

DATE: 02/01/2022
SCALE: 1" = 30'



TIDEWATER ASSOCIATES, INC.
Engineers - Surveyors - Planners
604E Cedar Point Blvd.
Phone (252) 393-6101 - www.tidewaterinc.com
N.C. Firm License Number: F-0108

