

**Notes:**

- All streets to be private.
- Minimum Setbacks:  
Front Yard ..... 20'  
Side Street ..... 20'  
Side Yard ..... 10'  
Rear Yard ..... 25'  
3. Pavement Width to be 20'
- 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. Only one principal structure and/or use shall be permitted per lot.
- Iron Pipe set at ground level at all lot corners, except as noted.
- Flood lines drawn from an electronic overlay of the digital flood map FEMA CPN # 370465 8374 L (Town of Cedar Point) effective 06/19/2020 and 370465 5384 K (Town of Cedar Point) effective 07/16/03.
- Smallest lot size = 15,000 Sq. Ft. (Lot 7)
- Easements shown as \_\_\_\_\_ or \_\_\_\_\_, except along street rights-of-way.
- 10' drainage and utility easements are reserved along all street rights-of-way within new lots on this plat.
- All common areas and most easements are dedicated for private use by the Bridge View H.O.A., unless specifically noted otherwise.
- All distances are horizontal ground, U.S. survey feet.
- All acreage calculated by coordinates.
- There are no Areas of Environmental Concern (AEC) as defined by the Coastal Area Management Act (CAMA) in this section.
- No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
- No structure or vegetation (except grass) can be located within the utility easements.
- 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, NCGS RTK Network Adjustments to NC Grid NAD' 83, 2011 Adjustments.
- Average lot size: 16,983 S.F. = 0.39 Ac.
- Lots to be served by West Carteret Water Corp. and individual septic systems.
- Utilities to be underground.
- Street lengths: Emerald View Drive = 22,910' Coastline Circle = 161,906' Firefly Circle = 101'
- Wetlands line delineated by Pittman Soil Consulting. Surveyed by Bell And Phillips in Jan. 2021.

**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 adapt 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.

Date \_\_\_\_\_ Owner(s) \_\_\_\_\_

**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.

Chairman, Cedar Point Planning Board \_\_\_\_\_ Date \_\_\_\_\_

**Certificate of Road Design and Construction**

I hereby declare that, to the best of my knowledge, the non-stated maintained road(s) 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 road(s) are constructed to the required standards, I will (no longer) be responsible for maintenance, nor do I hold Cedar Point or the State of North Carolina responsible for maintenance of these roads.

Subdivider \_\_\_\_\_ Date \_\_\_\_\_

**Water Utilities Certificate**

I hereby certify that the Bridge View Section I water line improvements have been installed in an acceptable manner, and in accordance with the requirements of West Carteret Water Corporation & NCDEQ Public Water Supply Section.

Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_

**Certification of Soil Scientist**

I, \_\_\_\_\_, certify that I am a licensed soil scientist in the State of North Carolina and have evaluated this subdivision and found that soils within this subdivision property are suitable to accommodate the subsurface wastewater disposal system needs of each of the lots depicted hereon. Prior to the issuance of building permits, the Carteret County Health Department must issue an improvement permits and construction authorizations, as applicable, for the lots shown on this plat.

Soil Scientist \_\_\_\_\_ Date \_\_\_\_\_

**404 Wetlands Caution**

Prospective buyers are cautioned that portions of the lots shown on this plat are restricted in use by the jurisdiction of the United States Army Corps of Engineers 404 Wetlands Regulations. Individual lot reviews are encouraged. Verification of location and restrictions should be made prior to individual lot development

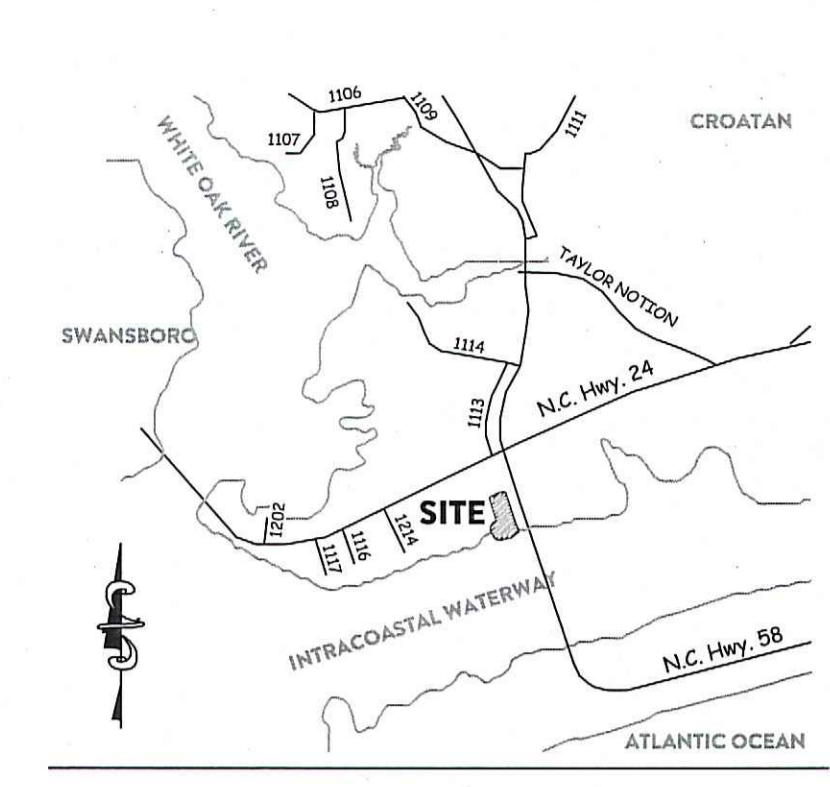
**Certificate of Final Approval**

The Cedar Point Board of Commissioners hereby approves the Final Plat for the Bridge View Section I Subdivision.

Mayor, Town of Cedar Point \_\_\_\_\_ Date \_\_\_\_\_

**Legend:**

- Ac - Acreage
- D.B. - Deed Book
- D.E. - Drainage Easement
- ETP - Existing Iron Pipe
- EIR - Existing Iron Rod
- L - Arc Length
- M.B. - Map Book
- MBL - Minimum Building Line
- PC - Point of Curvature
- Pg - Page
- P.I.N. - Parcel Identification Number
- PRC - Point of Radial Curvature
- PT - Point of Tangency
- R - Radius
- R/W - Right-of-way
- s.t. - 10' x 70' Sight Triangle
- ⊕ - Centerline
- ⊙ - Proposed Lot Number
- ⊞ - Wetlands



**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. 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.  
 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. 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.  
 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 XX/XX/XXXX, that the ratio of precision or positional accuracy is 0.1", that the boundaries not surveyed are shown or 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 \_\_\_\_\_ day of \_\_\_\_\_ AD 2021.

**Preliminary**

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

NORTH CAROLINA \_\_\_\_\_ CARTERET COUNTY  
 I, \_\_\_\_\_ Review Officer of CARTERET County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

NORTH CAROLINA \_\_\_\_\_ CARTERET COUNTY

Filed for registration at \_\_\_\_\_ M. on \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

**Not For Recording**  
 Register of Deeds \_\_\_\_\_  
 By \_\_\_\_\_

47 Lots + 3 Common Areas  
 23,609 Acres  
 Deed Ref: Portion of D.B. 1700, Pg. 403  
 M.B. 34, Pg. 121  
 P.I.N. #538413031785000  
 R-10C ZONE

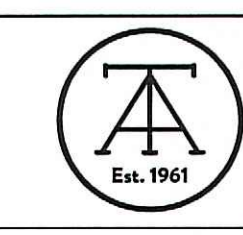
**Final Plat**

**BRIDGE VIEW Section I**  
 Town of Cedar Point, Carteret County, North Carolina

Owner/Developer: **Cedar Point Developers, LLC**  
 166 Center Street  
 Jacksonville, North Carolina 28546  
 (910) 938-5900

DATE: 12/20/2021  
 SCALE: 1"=100'

**TIDEWATER ASSOCIATES, INC.**  
 Engineers - Surveyors - Planners  
 Cedar Point, North Carolina  
 604E Cedar Point Blvd.  
 Phone (252) 393-0101 www.TideWaterENC.com  
 N.C. Firm License Number: F-0108



**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1 RW	255.00'	190.47'	99.92'	186.07'	S43°23'29"E	42°47'46"
1 CL	230.00'	171.79'	90.13'	167.83'	S43°23'29"E	42°47'46"
1 RW	205.00'	153.12'	80.33'	149.59'	S43°23'29"E	42°47'46"
2 RW	255.00'	118.95'	60.58'	117.87'	N51°25'34"W	26°43'36"
2 CL	230.00'	107.29'	54.64'	106.32'	N51°25'34"W	26°43'36"
2 RW	205.00'	95.63'	48.70'	94.76'	N51°25'34"W	26°43'36"
3 RW	335.00'	161.15'	82.16'	159.60'	N24°16'56"W	27°33'40"
3 CL	310.00'	149.12'	76.03'	147.69'	N24°16'56"W	27°33'40"
3 RW	285.00'	137.09'	69.90'	135.78'	N24°16'56"W	27°33'40"
4 RW	255.00'	123.76'	63.12'	122.95'	N32°12'47"E	27°48'24"
4 CL	230.00'	111.62'	56.93'	110.53'	N32°12'47"E	27°48'24"
4 RW	205.00'	99.49'	50.75'	98.52'	N32°12'47"E	27°48'24"
5 RW	255.00'	272.33'	150.77'	259.37'	S48°54'14"W	61°11'19"
5 CL	230.00'	245.63'	135.99'	234.12'	S48°54'14"W	61°11'19"
5 RW	205.00'	218.93'	121.21'	208.67'	S48°54'14"W	61°11'19"
6 RW	335.00'	290.12'	154.86'	281.14'	S27°07'37"W	49°37'14"
6 CL	310.00'	268.47'	143.31'	260.16'	S27°07'37"W	49°37'14"
6 RW	285.00'	246.82'	131.75'	239.18'	S27°07'37"W	49°37'14"
7	35.00'	80.29'	77.47'	63.79'	N70°13'29"E	131°22'29"
8	35.00'	47.31'	28.07'	43.79'	S13°03'55"E	77°27'00"
9	20.00'	31.42'	20.00'	28.28'	N06°56'14"E	90°00'00"
10	20.00'	31.42'	20.00'	28.28'	N83°03'46"W	90°00'00"
11	20.00'	31.42'	20.00'	28.28'	N34°29'54"E	90°00'00"
12	20.00'	31.42'	20.00'	28.28'	N59°30'06"W	90°00'00"
13	35.00'	46.85'	27.69'	43.43'	S28°20'00"E	76°41'56"

**WETLANDS BOUNDARY**

LOT	BEARING	DISTANCE
Lot 47	N 52°15'15" E	34.38'
	N 24°31'13" E	30.41'
	N 52°15'48" E	12.61'
Lot 48	N 52°15'15" E	24.71'
	N 38°35'51" E	98.20'
	N 38°35'51" E	20.64'
	N 59°53'53" E	33.43'
	N 46°03'51" E	34.68'
	N 20°51'24" E	17.35'
Common Area 2	N 46°03'51" E	0.33'
	N 03°48'44" E	96.45'
	N 32°48'59" W	28.85'
	N 32°48'59" W	4.94'
Lot 51	N 41°53'53" W	19.30'
	N 15°45'04" W	25.40'
	N 42°31'59" W	15.24'
	N 42°31'59" W	20.97'
	S 12°19'46" E	43.77'
	S 15°11'01" E	22.04'
Lot 57	S 22°25'30" E	38.49'
	S 03°30'46" E	25.61'
	S 30°38'41" W	2.66'
	S 30°38'41" W	26.44'
	S 39°50'01" W	90.40'
	S 44°52'33" W	31.38'
Lot 58	S 72°51'41" W	38.89'
	S 28°56'20" W	32.92'
	S 57°07'25" W	16.98'
	S 57°07'25" W	9.10'
Lot 58	S 68°30'08" W	35.47'
	S 33°21'24" W	33.20'
	S 30°17'13" W	6.14'

**CHORD DATA**

LOT	CURVE	BEARING	DISTANCE
1	1	S 33°03'10" E	78.65'
1	1	N 12°03'55" E	13.14'
2	2	N 57°11'55" E	60.99'
3	3	S 69°08'59" E	27.88'
4	CA1	S 41°31'51" E	20.02'
4	4	S 21°02'29" E	15.94'
5	5	S 06°33'17" W	31.99'
5	2	S 50°44'06" E	13.39'
6	2	S 43°38'48" E	49.62'
10	3	S 37°15'12" E	9.47'
11	3	S 30°01'56" E	74.82'
12	3	S 17°03'41" E	76.54'
47	6	N 25°44'53" E	53.08'
47	7	N 21°25'55" E	27.78'
48	7	N 33°36'38" E	80.28'
49	7	N 51°48'33" E	81.03'
90	7	N 70°13'29" E	82.19'
53	3	N 21°10'24" W	105.55'
54	3	N 34°57'14" W	30.91'
95	8	S 47°16'35" W	46.32'
96	8	S 26°18'56" W	159.98'
56	CD5	S 56°35'23" E	19.28'
57	CD5	S 00°47'42" W	80.83'
98	CD5	S 69°26'40" W	40.06'
59	CD5	N 78°43'20" W	20.00'
CA3	CD5	N 57°35'05" W	20.35'
60	CD5	N 22°18'11" W	45.83'
61	8	N 10°21'45" E	93.77'
62	8	N 23°38'31" E	65.00'
63	8	N 34°40'50" E	60.00'
64	8	N 45°52'40" E	70.73'
66	2	N 44°39'26" W	47.08'
67	2	N 58°01'14" W	48.32'
67	1	N 60°18'38" W	39.83'
68	1	N 48°16'41" W	67.04'
69	1	N 32°01'30" W	77.14'
70	1	N 22°39'34" W	5.93'

