

**NOTES**

- ALL DISTANCES ARE GROUND HORIZONTAL U.S. SURVEY FEET.
- THE SOURCE OF TITLE OF THIS PROPERTY IS DEED BOOK 419 PAGE 389 AND PLAT CABINET A, SLIDE 135/5-14 PAMLICO COUNTY REGISTRY, NORTH CAROLINA.
- THIS PROPERTY LIES WITHIN VARIOUS ZONES PAMLICO COUNTY, COMMUNITY NUMBER 370181 PANEL 7408 SUFFIX J. MAP NUMBER 370740000, EFFECTIVE DATE JULY 02, 2004. SEE PLAN FOR FLOOD ZONES.
- WATER SERVICES PROVIDED BY PAMLICO COUNTY. SEWER SERVICES PROVIDED BY BAY RIVER METROPOLITAN SEWER DISTRICT.
- ELECTRIC, CABLE TV, AND TELEPHONE SERVICE IS TO BE INSTALLED UNDERGROUND.
- BUILDING SETBACKS: FRONT- 25', SIDE- 8', REAR- 5' UNLESS OTHERWISE SHOWN ON THE FACE OF THE PLAT.
- EASEMENTS: THERE WILL BE A 10' DRAINAGE AND UTILITY EASEMENT CENTERED ALONG EACH SIDE LINE, AND A 5' UTILITY EASEMENT PARALLEL TO ALL STREETS. ADDITIONAL EASEMENTS MAY EXIST.
- ALL STREETS IN PUD SHALL BE PRIVATE.
- INDIVIDUAL OWNERS DISTURBING MORE THAN 1 ACRE MUST HAVE APPROVED EROSION AND SEDIMENTATION CONTROL PERMIT. REQUIRED STRUCTURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- THE CAMA VEGETATION LINE WAS DELINEATED BY LAND MANAGEMENT GROUP, INC. ALONG WITH CAMA AND WAS LOCATED ON THE GROUND BY CAROLINA ENGINEERING.
- WETLANDS WERE APPROVED BY THE U.S. ARMY CORP OF ENGINEERS.

STATE OF NORTH CAROLINA  
COUNTY OF PAMLICO

I, Sue H. Whitford, REVIEW OFFICER OF PAMLICO COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
REVIEW OFFICER: Sue H. Whitford DATE: 11/8/05

**CERTIFICATE OF APPROVAL OF STREET DESIGN - PRIVATE STREETS**

THIS IS TO CERTIFY THAT THE STREET DESIGN SPECIFICATIONS SHOWN ON THIS SUBDIVISION MAP HAVE BEEN EXAMINED BY ME IN CONSULTATION WITH THE DISTRICT ENGINEER, NC DEPARTMENT OF TRANSPORTATION, AND FOUND TO BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF SECTION 5 OF ARTICLE 4 ENTITLED PRIVATE STREETS OF THE PAMLICO COUNTY SUBDIVISION ORDINANCE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005

PAMLICO COUNTY SUBDIVISION OFFICER

**CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS  
PAMLICO COUNTY, NORTH CAROLINA**

FILED FOR REGISTRATION AT 2:35 O'CLOCK P.M.

THIS 10 DAY OF February, 2006  
IN PLAT CABINET A, SLIDE 148-16

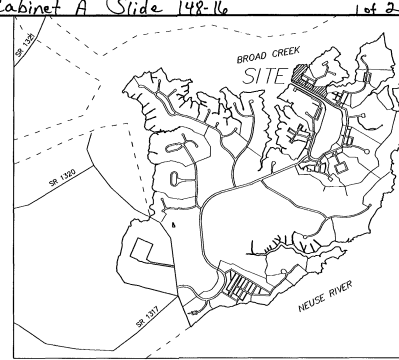
Sue H. Whitford  
REGISTER OF DEEDS OF PAMLICO COUNTY  
By: Lynn H. Lewis, Asst.

**CERTIFICATE OF COMPLIANCE WITH ENVIRONMENTAL CONCERN STANDARDS**

I HEREBY CERTIFY THAT THIS SUBDIVISION CONFORMS TO THE STANDARDS OF THE NORTH CAROLINA COASTAL MANAGEMENT ACT OF 1974 AND A PORTION OR ALL OF THE SUBDIVISION LOCATED WITHIN ANY AREA OF ENVIRONMENTAL CONCERN IS DULY NOTED AT THE APPROPRIATE LOCATION ON THIS PLAT.

LOCAL PERMIT OFFICER

Filed in PAMLICO County, NC  
on Feb 10 2006 at 2:34:27 PM  
by SUE H. WHITFORD  
REGISTER OF DEEDS



**CERTIFICATE OF APPROVAL BY THE PLANNING BOARD**

THE PAMLICO COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE RIVER DUNES SUBDIVISION

DATE: 10/25/05  
M. Sander  
CHAIRMAN, PLANNING BOARD

**CERTIFICATE OF APPROVAL BY THE ADDRESSING ADMINISTRATOR**

NEW ROADS CREATED BY THIS SUBDIVISION HAVE BEEN NAMED IN COMPLIANCE WITH THE PAMLICO COUNTY 911 ADDRESSING ORDINANCE. STREET NUMBERS HAVE BEEN ASSIGNED TO CREATED LOTS.

DATE: 10-26-05  
B. Smith  
ADDRESSING ADMINISTRATOR

**CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS**

THE PAMLICO COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THE FINAL PLAT FOR THE RIVER DUNES SUBDIVISION

DATE: 11-07-05  
J. Douglas Brunson  
CHAIRMAN, PAMLICO COUNTY BOARD OF COMMISSIONERS

TOTAL AREA	9.90 ACRES
TOTAL NUMBER OF RESIDENTIAL LOTS	16
AVERAGE RESIDENTIAL LOT SIZE	see PUD MASTER
COMMON AREA	0.38 ACRES

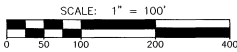
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISHED THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS ALLEYS, WALKS, PARKS, AND PRIVATE USE AS NOTED. I ALSO CERTIFY THAT THE LAND SHOWN ON THIS PLAT FALLS WITHIN THE SUBDIVISION JURISDICTION OF PAMLICO COUNTY.

DATE: 11-10-05  
[Signature]  
OWNER

OWNER:  
River Dunes Corporation  
416 Pollock Street  
New Bern, NC 28560  
(252) 634-3373

ENGINEER:  
McKIM & CREED, P.A.  
243 N. Front Street  
Wilmington, NC 28401  
(910) 343-1048



**DISCLAIMER OF WETLAND DETERMINATION**

APPROVAL OF THIS SUBDIVISION DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLANDS REGULATION UNDER SECTION 404 OF THE CLEAN WATER ACT AND SECTION 10 OF THE RIVERS AND HARBORS ACT IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING WETLANDS MATTERS SHOULD BE ADDRESSED TO THAT AGENCY.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

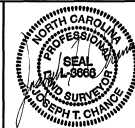
Joseph T. Chance  
JOSEPH T. CHANCE L-3666  
PROFESSIONAL LAND SURVEYOR

**CERTIFICATE OF SURVEYOR**

I, JOSEPH T. CHANCE, PLS L-3666, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROWN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 2492, PAGE 392 THAT IS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25th DAY OF NOVEMBER, A.D., 2005.

Joseph T. Chance  
JOSEPH T. CHANCE L-3666  
PROFESSIONAL LAND SURVEYOR



FINAL PLAT  
of  
RIVER DUNES SUBDIVISION  
MARINA VILLAGE - SECTION 4a  
PUD DEVELOPMENT

OCTOBER 24, 2005

NO. 2 TOWNSHIP PAMLICO COUNTY NORTH CAROLINA

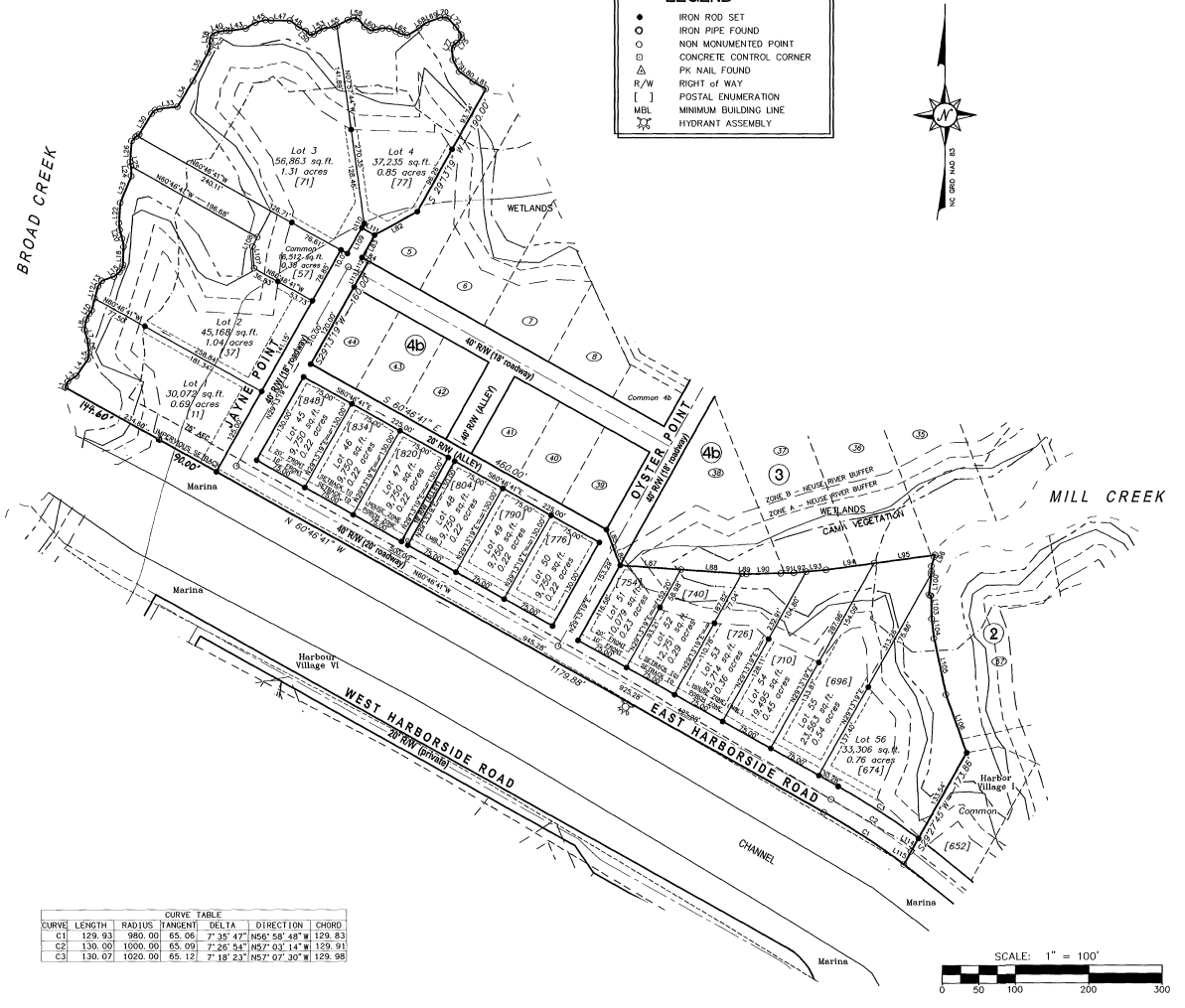
JOB NUMBER	04135
DWG NUMBER	0015
SHEET NUMBER	1 of 2
PROJECT SURVEYOR	JTC
SURVEYED BY	CA, CB, CH
DRAWN BY	dad
FIELD BOOK	NR
COMPUTER FILE	41350015fp.dwg

Filed in PAMLICO County, NC  
 on Feb 10 2008 at 2:34:28 PM  
 by SUE H. WHITFORD  
 REGISTER OF DEEDS

LINE TABLE

LINE	LENGTH	BEARING
L1	0.68	N44°52'20"E
L2	8.22	N24°43'44"E
L3	13.96	N55°01'00"E
L4	27.13	N35°00'01"E
L5	8.97	N08°40'15"E
L6	16.24	N05°18'25"W
L7	15.52	N16°04'47"W
L8	14.09	N09°51'27"E
L9	8.87	N04°44'28"E
L10	5.84	N35°26'02"E
L11	16.61	N14°37'49"E
L12	17.37	N14°37'49"E
L13	8.74	N36°17'44"E
L14	17.34	N09°54'18"E
L15	9.70	N00°20'54"E
L16	6.73	N33°18'10"E
L17	3.71	N10°49'08"E
L18	24.63	N01°00'40"E
L19	11.45	N08°29'43"W
L20	12.18	N16°20'04"W
L21	9.56	N05°32'35"W
L22	27.49	N03°17'49"E
L23	39.15	N22°31'29"E
L24	13.23	N02°45'44"W
L25	5.61	N10°29'57"W
L26	28.79	N03°58'34"E
L27	7.92	N44°19'30"E
L28	2.23	N55°55'18"E
L29	3.54	N55°55'18"E
L30	32.86	N30°38'43"E
L31	6.70	N44°46'13"E
L32	6.53	N70°45'49"E
L33	24.17	N82°37'08"E
L34	40.70	N31°15'50"E
L35	42.96	N27°48'55"E
L36	9.29	N19°00'51"E
L37	8.18	N03°56'52"W
L38	6.81	N13°23'56"E
L39	7.17	N55°05'33"E
L40	8.40	N75°23'24"E
L41	7.11	N85°21'29"E
L42	3.91	S80°05'14"E
L43	22.59	N85°01'22"E
L44	15.16	N09°59'29"E
L45	14.21	N74°50'55"E
L46	7.93	S81°11'55"E
L47	25.20	N89°59'03"E
L48	14.77	S53°05'48"E
L49	10.05	S80°20'58"E
L50	7.56	S46°00'08"E
L51	5.65	N84°54'17"E
L52	7.90	N85°01'22"E
L53	8.65	N64°17'59"E
L54	14.27	N85°00'07"E
L55	3.22	N81°54'56"E
L56	17.24	N61°54'56"E
L57	8.21	N70°32'36"E
L58	6.11	S80°40'49"E
L59	14.06	S38°40'23"E
L60	9.03	S58°01'09"E
L61	8.03	N85°48'09"E
L62	8.59	N76°40'48"E
L63	9.33	S88°43'33"E
L64	9.87	S69°30'50"E
L65	7.02	S59°26'57"E
L66	9.46	S78°30'29"E
L67	18.82	N59°15'43"E
L68	12.42	N54°24'04"E
L69	19.05	N70°22'10"E
L70	7.12	N84°49'07"E
L71	3.95	S67°41'24"E
L72	15.83	S42°45'56"E
L73	12.44	S34°24'10"E
L74	3.97	S04°35'52"E
L75	9.70	S41°52'56"W
L76	5.26	S58°29'20"W
L77	5.47	S25°15'38"W
L78	15.55	S09°44'41"E
L79	18.00	S28°19'13"E
L80	23.11	S53°45'07"E
L81	20.11	S60°11'18"E
L82	66.27	S61°06'05"W
L83	35.00	S29°13'19"W
L84	10.00	S69°46'41"E
L85	26.06	S20°53'54"E
L86	24.04	S20°53'54"E
L87	83.03	S86°10'59"E
L88	83.03	S86°10'59"E
L89	6.09	S80°10'59"E
L90	46.99	N88°36'14"E
L91	17.58	N88°36'14"E
L92	16.91	N88°29'40"E
L93	27.05	N84°39'40"E
L94	66.00	N82°14'28"E
L95	83.98	N82°14'28"E
L96	3.20	S25°46'04"W
L97	12.75	S17°08'28"W
L98	7.23	S01°56'58"E
L99	3.58	S06°23'21"W

LINE	LENGTH	BEARING
L100	28.01	S06°23'21"W
L101	2.40	S51°39'27"E
L102	1.03	N07°04'28"E
L103	31.34	S01°43'10"E
L104	27.00	S06°37'36"E
L105	77.82	S12°04'20"E
L106	83.82	S19°40'07"E
L107	29.25	N04°26'21"W
L108	14.51	N27°21'24"E
L109	40.00	N29°13'19"E
L110	6.82	N29°13'19"E
L111	20.00	S60°45'41"E
L112	20.00	S29°13'19"W
L113	20.00	S29°13'19"W
L114	20.16	S29°27'45"W
L115	20.16	S29°27'45"W



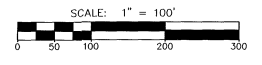
**LEGEND**

- IRON ROD SET
- IRON PIPE FOUND
- NON MONUMENTED POINT
- CONCRETE CONTROL CORNER
- △ PK NAIL FOUND
- R/W RIGHT OF WAY
- [ ] POSTAL ENUMERATION
- MINIMUM BUILDING LINE
- HYDRANT ASSEMBLY

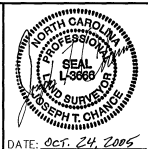


CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C1	128.83	980.00	65.06	7°26'47"	N59°58'48"W	129.83
C2	130.00	1000.00	65.09	7°26'54"	N57°03'14"W	129.91
C3	130.07	1020.00	65.12	7°18'23"	N57°07'30"W	129.98



**MCKIM & CREED**  
 2807 NEUSE BLVD. BLDG. 5  
 NEW BERN, NORTH CAROLINA 28562  
 TELE: (252) 633-5899  
 FAX: (252) 633-6551



DATE: Oct. 24, 2006

FINAL PLAT  
 of  
**RIVER DUNES SUBDIVISION**  
 MARINA VILLAGE - SECTION 4a  
 PUD DEVELOPMENT  
 OCTOBER 24, 2005  
 NO. 2 TOWNSHIP PAMLICO COUNTY NORTH CAROLINA

JOB NUMBER	04135
DWG NUMBER	0915
SHEET NUMBER	2 of 2
PROJECT SURVEYOR	JIC
DRAWN BY	CA, CB, CH
FIELD BOOK	NS
COMPUTER FILE	41350015p.dwg