

NOTES

- ALL DISTANCES ARE GROUND HORIZONTAL U.S. SURVEY FEET.
- THE SOURCE OF TITLE OF THIS PROPERTY IS DEED BOOK 419 PAGE 399 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 3720740800J, 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 T.V., AND TELEPHONE SERVICE IS TO BE INSTALLED UNDERGROUND.
- BUILDING SETBACKS: FRONT- 25', SIDE- 8', REAR- 10' 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, JRIP LEE, 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: [Signature] DATE: 12/5/06

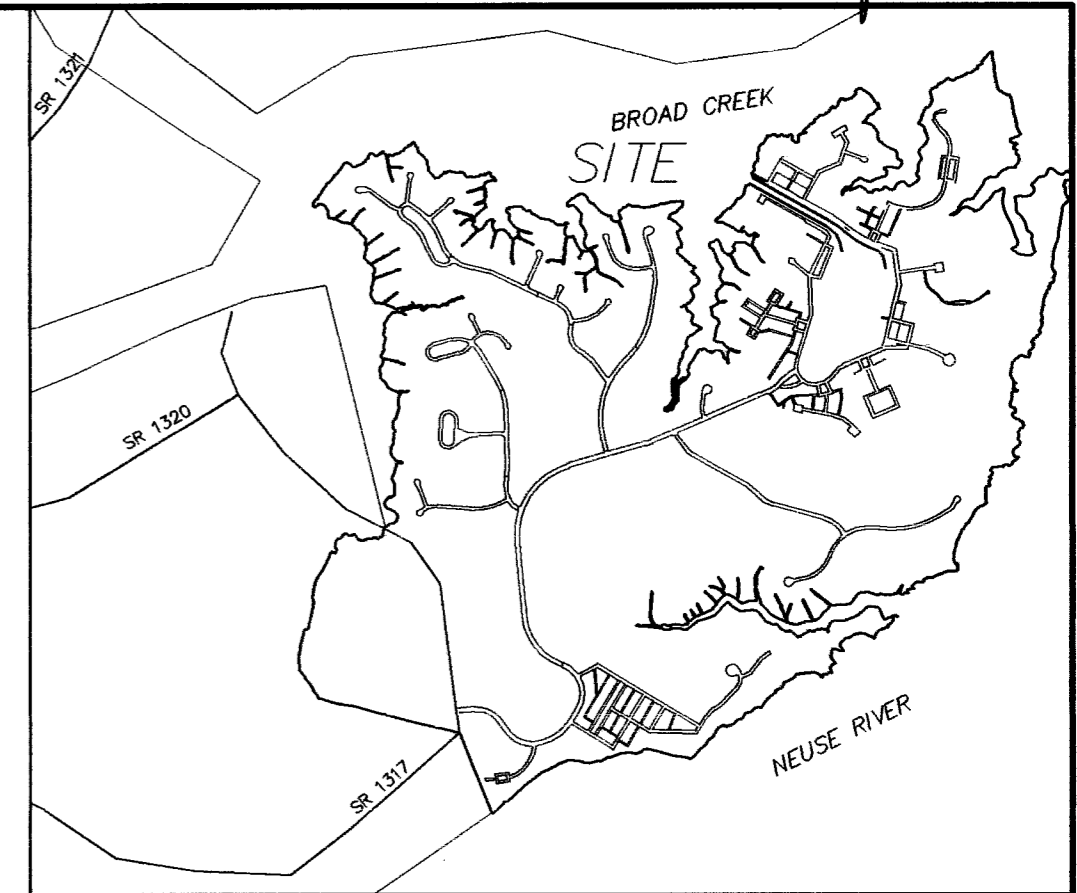
CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
PAMLICO COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION AT 2:30 O'CLOCK P.M.
THIS 13th DAY OF December 2006
IN PLAT CABINET A, SLIDE 157-10 thru 13
Sue H. Whitford
REGISTER OF DEEDS OF PAMLICO COUNTY
By: Lynett Lewis, Asst.

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 ARE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF ARTICLE 13 OF THE PAMLICO COUNTY SUBDIVISION ORDINANCE.
THIS 13th DAY OF OCTOBER, 2006
[Signature]
PROJECT ENGINEER/SURVEYOR

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
[Signature]
LOCAL PERMIT OFFICER

Filed in PAMLICO County, NC
on Dec 08 2006 at 2:28:54 PM
by **SUE H. WHITFORD**
REGISTER OF DEEDS



VICINITY MAP - NOT TO SCALE

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD
THE PAMLICO COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE RIVER DUNES SUBDIVISION
DATE: 11-29-07
[Signature]
CHAIRMAN, PLANNING BOARD

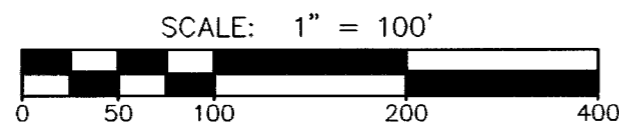
CERTIFICATE OF APPROVAL BY THE ADDRESSING ADMINISTRATOR
NEW ROADS CREATED BY THIS SUBDIVISION HAVE BEEN NAMED IN COMPLIANCE WITH THE PAMLICO COUNTY 911 ADDRESSING ORDINANCE. STREET NUMBERS HAVE BEEN ASSIGNED TO CREATED LOTS.
DATE: 11-29-06
[Signature]
ADDRESSING ADMINISTRATOR

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: 12-04-06
[Signature]
CHAIRMAN, PAMLICO COUNTY BOARD OF COMMISSIONERS

TOTAL AREA	45.71 ACRES
TOTAL NUMBER OF RESIDENTIAL LOTS	31
AVERAGE RESIDENTIAL LOT SIZE	see PUD MASTER
COMMON AREA	1.44 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: 11-29-06 OWNER: [Signature]

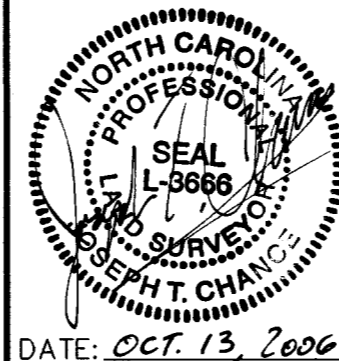
OWNER:
River Dunes Corporation
416 Pollock Street
New Bern, NC 28560
(252) 634-3373
ENGINEER:
McKIM & CREED, P.A.
243 N. Front Street
Wilmington, NC 28401
(910) 343-1048



NOTICE TO PROPECTIVE PURCHASERS
THE ARMY CORPS OF ENGINEERS, COASTAL AREA MANAGEMENT ACT AND DIVISION OF WATER QUALITY AREAS OF REGULATORY JURISDICTION DEPICTED ON THIS MAP, IF ANY, ARE FOR INFORMATION PURPOSES ONLY. THE EXACT LOCATION OF THESE AREAS OF REGULATORY JURISDICTION ARE SUBJECT TO FUTURE PRECISE DELINEATION BY VARIOUS STATE AND FEDERAL AGENCIES AND MAY CHANGE OVER TIME DUE TO CHANGES IN THE PHYSICAL CHARACTERISTIC OF THE LAND DEPICTED ON THIS PLAT, OR DUE TO FUTURE STATUTORY AND REGULATORY AMENDMENTS. PRIOR TO PURCHASING ANY PROPERTY SHOWN ON THIS PLAT, INDIVIDUALS ARE ADVISED TO INDEPENDENTLY VERIFY THAT ANY PARTICULAR LOT IS SUITABLE FOR THE PLANNED OR INTENDED USE, AS SUBDIVISION APPROVAL BY PAMLICO COUNTY DOES NOT CONSTITUTE ANY WARRANTY (EXPRESS OR IMPLIED) THAT THE LAND DEPICTED ON THIS PLAT IS SUITABLE FOR ANY PARTICULAR USE.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
[Signature]
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 BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 419, PAGE 399 THAT IS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13th DAY OF OCTOBER A.D., 2006.
[Signature]
JOSEPH T. CHANCE L-3666
PROFESSIONAL LAND SURVEYOR



FINAL PLAT
of
RIVER DUNES SUBDIVISION
SECTION 11
PUD DEVELOPMENT

OCTOBER 13, 2006
NO. 2 TOWNSHIP PAMLICO COUNTY NORTH CAROLINA

JOB NUMBER	04135
DWG NUMBER	0016
SHEET NUMBER	1 of 4
PROJECT SURVEYOR	JTC
SURVEYED BY	JTC
DRAWN BY	ACS
FIELD BOOK	-
COMPUTER FILE	41350016p_Sec10-11.dwg

