

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE COUNTY OF DARE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY 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. FURTHERMORE, I HEREBY DEDICATE ALL STORM SEWER AND WATERLINES TO THE COUNTY OF DARE.

DATE _____ OWNER'S SIGNATURE _____

NOTARY CERTIFICATE

I, _____, A NOTARY PUBLIC OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES : _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF DARE COUNTY AND THAT THIS PLAT HAS BEEN APPROVED BY THE DARE COUNTY PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF DARE COUNTY.

DARE COUNTY SUBDIVISION ADMINISTRATOR _____ DATE _____

**REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA
COUNTY OF DARE**

I, _____, REVIEW OFFICER OF DARE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

ACCEPTANCE OF DEDICATIONS CERTIFICATE

I CERTIFY THE ACCEPTANCE OF THE DEDICATION OF ROADS, EASEMENTS, RIGHT-OF-WAY, PUBLIC PARKS, AND OTHER SITES FOR PUBLIC PURPOSES, AS SHOWN HEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN SAME UNTIL IN THE OPINION OF THE GOVERNING BODY OF DARE COUNTY IT IS IN THE PUBLIC INTEREST TO DO SO.

DARE COUNTY MANAGER _____ DATE _____

CERTIFICATE OF SURVEY AND ACCURACY

I, _____, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2528 AT PAGE 768 OF THE DARE COUNTY PUBLIC REGISTRY); THAT THE RATIO OF PRECISION, AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION CONTAINED IN PUBLIC RECORDS AS INDICATED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

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

THAT THIS SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA COVERED BY A SUBDIVISION ORDINANCE;

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

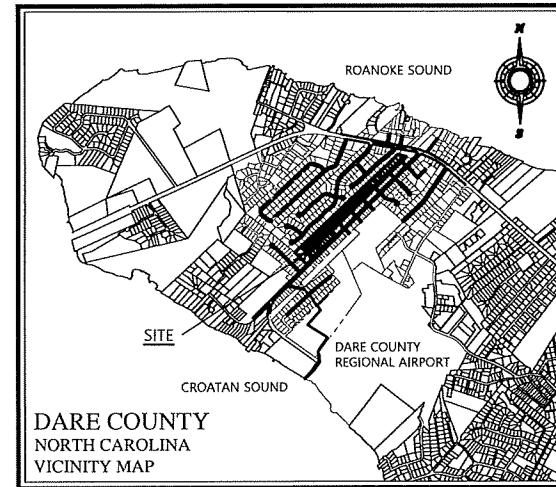
PROFESSIONAL LAND SURVEYOR _____ REGISTRATION NUMBER _____

RESIDENTIAL SUBDIVISION

FOR
OLD NORTH END, LLC

PROJECT NOTES:

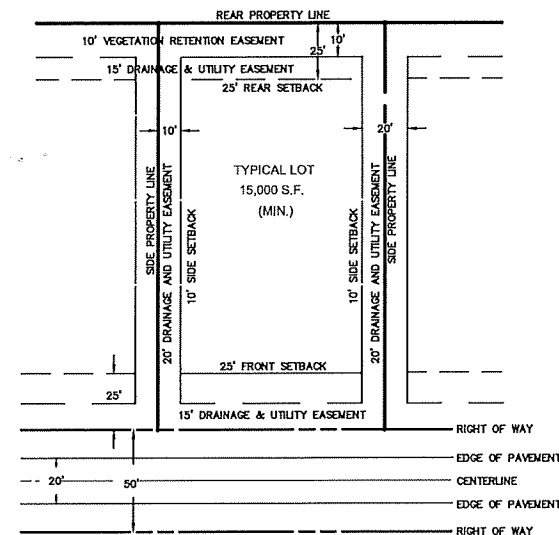
- CURRENT OWNER:** OLD NORTH END, LLC
P.O. BOX 2405
MANTEO, NORTH CAROLINA
- PIN:** 987007686680
PID: 24225000
- SUBJECT REFERENCES:** D.B. 2528, P.G. 0768
P.C. 1, SL. 210
- PROPERTY ZONING:** LOW-DENSITY RESIDENTIAL R-1
(ADJOINING PROPERTIES ARE ZONED R-1)
- PARCEL AREA:** 24.96 AC +/- (LOT AREA BY COORDINATE METHOD)
- MINIMUM BUILDING LINES (MBL):**
FRONT YARD: 25
SIDE YARD: 10
REAR YARD: 25
MBL SHOWN HEREON SHALL BE VERIFIED WITH THE ZONING OFFICIAL
- PROPOSED # OF LOTS:** 56 (15,000 SF MIN. LOT AREA)
- LOT ACCESS:** LOT ACCESS SHALL BE VIA NEW SUBDIVISION RD. CONSTRUCTION ALONG CULPEPPER RD. RIGHT-OF-WAY
- WETLANDS:** PROPERTY ON THIS MAP MAY CONTAIN 404 WETLANDS AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.
- FEMA DATA:** FIRM MAP #'S 3720987000K/ 3720987100K, NFIP FLOOD ZONE "X", EFFECTIVE DATE 6/19/20, SUBJECT TO CHANGE BY FEMA
- THIS SURVEY IS SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
- BOUNDARY INFORMATION IS BASED UPON A PLAT TITLED, PLAT OF SURVEY OF THE EVANS TRACT BEING A 24.96 ACRE +/- TRACT RECORDED IN DEED BOOK 21, PG. 15 LOCATED ON AIRPORT RD., MANTEO ROANOKE ISLAND, NAGS HEAD TOWNSHIP, DARE COUNTY, NORTH CAROLINA, SURVEYED JUNE 2- JUNE 24, 2021" AS PREPARED BY M2C GEOMATICS AND DESIGN, PLLC DATED JUNE 29, 2021.
- NO PUBLISHED BENCHMARKS FOUND OR LOCATED WITHIN 2000 FEET OF PROPERTY.
- THE DEVELOPER RESERVES RIGHTS-OF-WAY AND EASEMENTS FOR WATER, GAS, SEWER, STORMWATER, ELECTRIC, TELEPHONE, AND CABLE TV SERVICES, TOGETHER WITH ALL APPURTENANCES PERTAINING THERETO, FOR THE BENEFIT OF NC DOMINION POWER AND OTHERS ON, OVER, AND ACROSS EACH LOT, 15 FEET IN WIDTH CONTINGUOUS WITH ALL STREET FRONTAGES, 10 FEET IN WIDTH ALONG ALL SIDE LINES AND 15 FEET IN WIDTH CONTINGUOUS AND OFFSET 10 FEET FROM ALL REAR LOT LINES, AND SUCH OTHER EASEMENTS AS MAY BE SHOWN HEREON.
- APPROVAL OF THE SUBDIVISION DOES NOT GUARANTEE SEPTIC APPROVAL ON ANY INDIVIDUAL LOT.
- TOTAL LOT AREA:** 891,662 S.F. (20.47 AC.)
TOTAL OPEN SPACE AREA: 4,687 S.F. (0.11 AC.)
EX. R/W AREA (CULPEPPER RD.): 8,006 S.F. (0.18 AC.)
PROPOSED R/W AREA: 191,030 S.F. (4.39 AC.)
- A 10' WIDE VEGETATION RETENTION EASEMENT SHALL RUN CONTINUOUS ALONG ALL REAR PROPERTY LINES.



SCALE: 1" = 3000'

LEGEND:

- SET 5/8" IRON REBAR
- FOUND IRON REBAR
- FOUND IRON PIPE (OPEN)
- FOUND PINCHED PIPE
- FOUND CONC. MONUMENT
- FOUND NAG NAIL
- UTILITY POLE
- WATER METER
- TELEPHONE PED
- CABLE TV PED
- HVAC UNIT/STAND
- CALCULATED POINT
- PROPERTY LINE
- RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- CENTER LINE



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	62.59	50.00	71.72	N10° 47' 12"E	58.58
C2	30.77	25.00	70.52	N10° 11' 21"E	28.87
C3	30.76	25.00	70.49	N81° 21' 15"E	28.86
C4	64.40	50.00	73.79	N79° 42' 19"E	60.04
C5	50.00	50.00	57.30	N14° 09' 41"E	47.94
C6	50.00	50.00	57.30	N43° 08' 04"W	47.94
C7	50.00	50.00	57.30	S79° 34' 12"W	47.94
C8	6.26	50.00	7.17	S47° 20' 06"W	6.26

CREATIVE ENGINEERING SOLUTIONS
CREATIVE ENGINEERING SOLUTIONS, PLLC
262 MOTHER VINEYARD RD.
MANTEO, N.C. 27954
WWW.CREATIVEENGINEERING.COM
PHONE: 252-791-9819

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

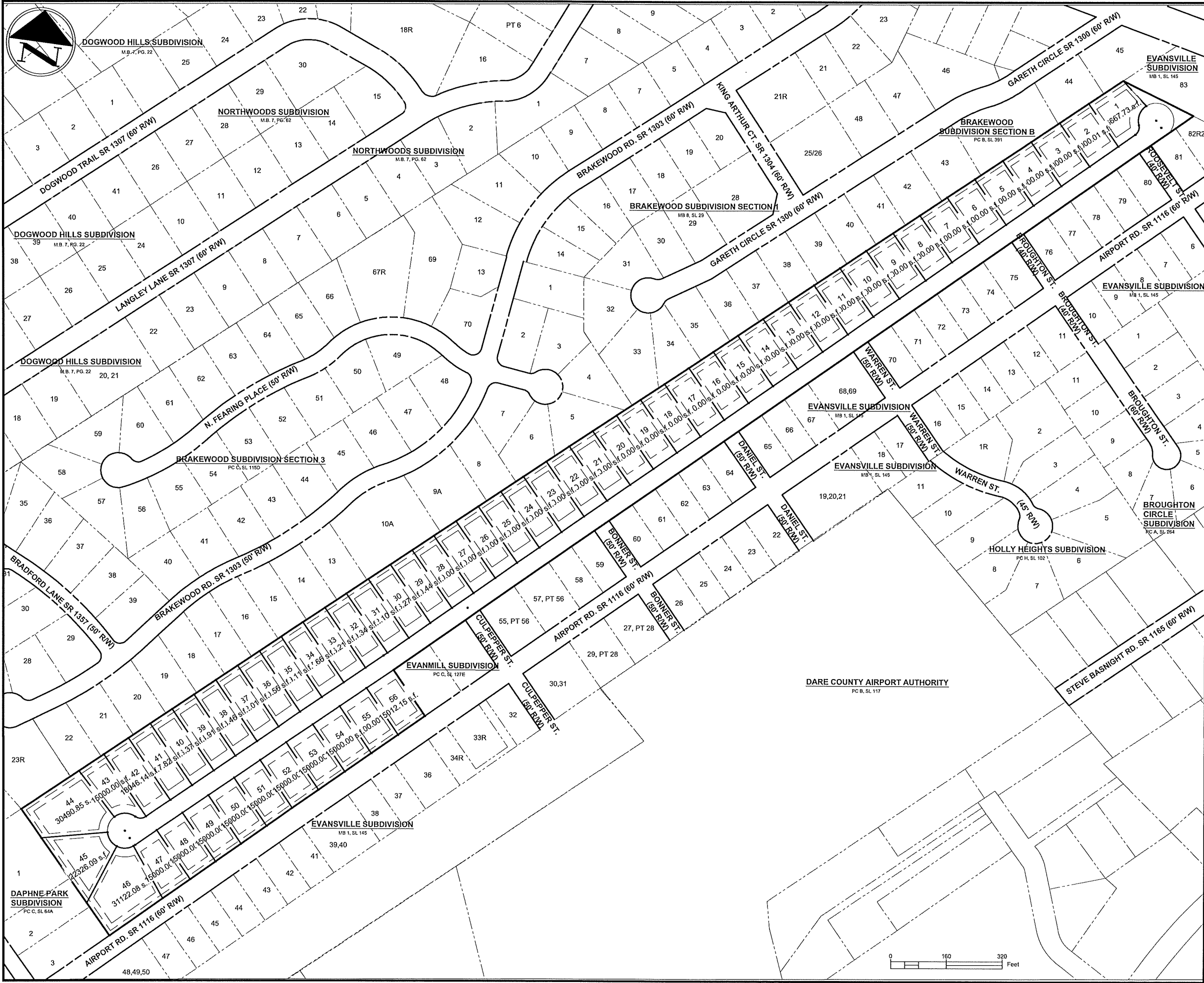
EVANS TRACT
0 AIRPORT RD.
MANTEO, NC 27954

NO.	DESCRIPTION	DATE	DWG

DESIGNED BY: CES
DRAWN BY: DMR
DATE: JULY 25, 2021
PROJECT: AIRPORT RD.
FILE: AIRPORT RD.

TITLE
PRELIMINARY PLAT

SHEET NO.
1.0



CREATIVE ENGINEERING SOLUTIONS
 CREATIVE ENGINEERING SOLUTIONS, PLLC
 342 HORTON WINSTON RD.
 MANTEO, N.C. 27954
 www.creativeengineeringsolutions.com
 Phone: 252-717-2828
 Fax: 252-717-2829

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 OR SALES

EVANS TRACT
 0 AIRPORT RD.
 MANTEO, NC 27954

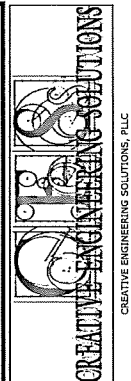
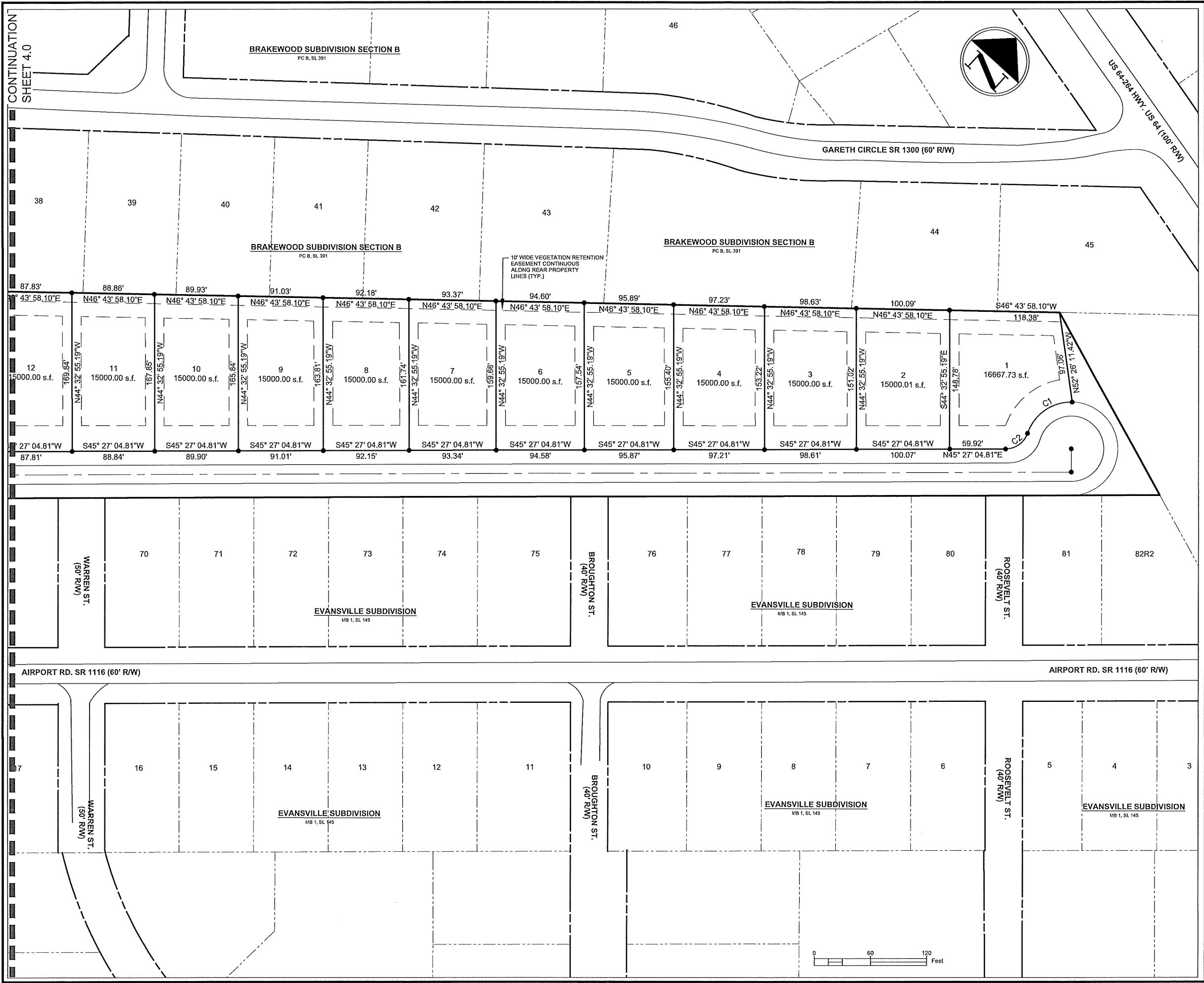
NO.	DESCRIPTION	DATE	DWG

DESIGNED BY: CES
 DRAWN BY: DMR
 DATE: JULY 25, 2021
 PROJECT: AIRPORT RD.
 FILE: AIRPORT RD.

TITLE
**PRELIMINARY
 PLAT**

SHEET NO.
2.0

CONTINUATION
SHEET 4.0



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EVANS TRACT

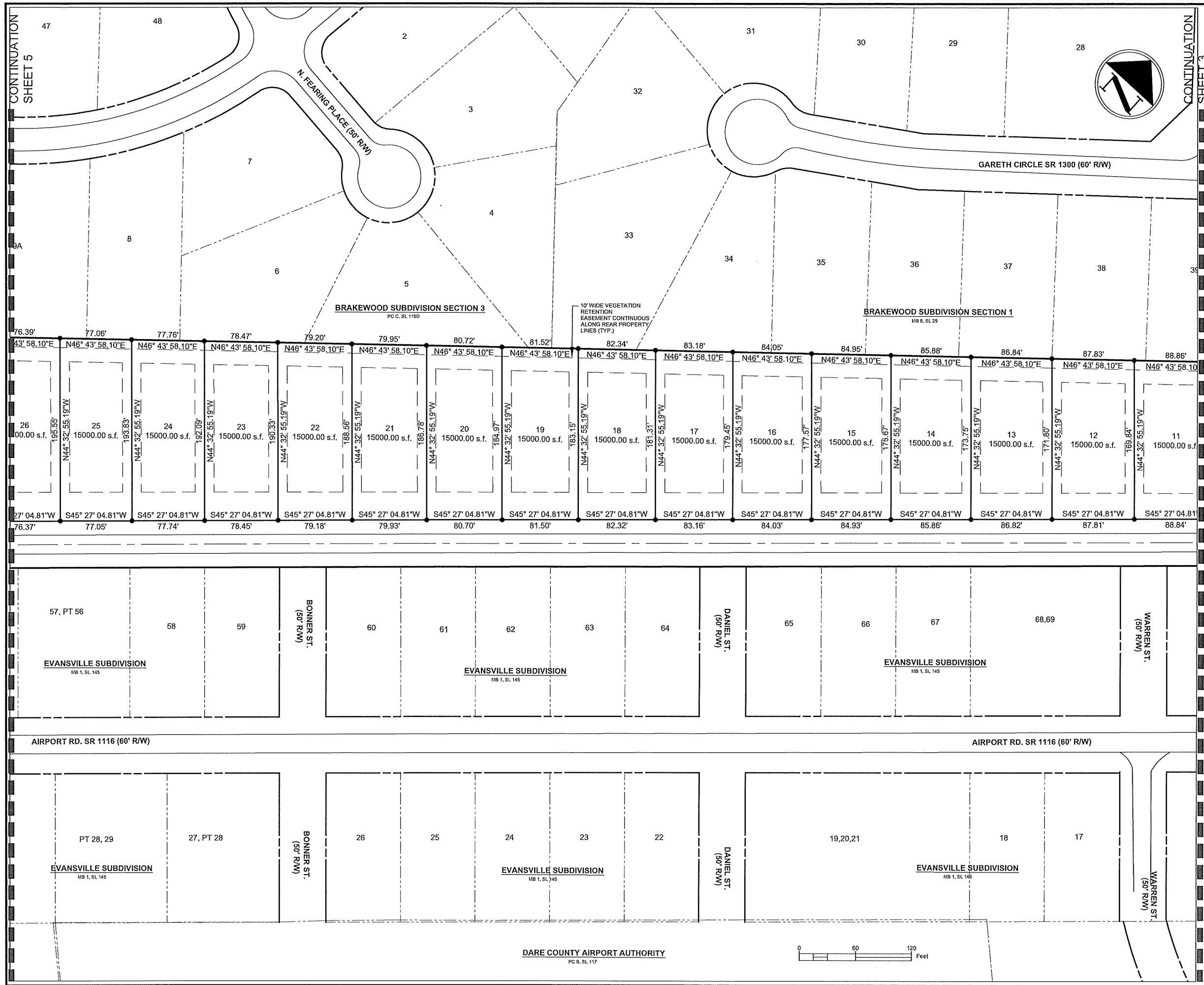
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 MANTEO, NC 27954

NO.	DESCRIPTION	DATE	DWG

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 DRAWN BY: DMR
 DATE: JULY 25, 2021
 PROJECT: AIRPORT RD.
 FILE: AIRPORT RD.

TITLE
**PRELIMINARY
 PLAT**

SHEET NO.
3.0



CREATIVE ENGINEERING SOLUTIONS
 CREATIVE ENGINEERING SOLUTIONS, PLLC
 265 Pine Lakes Drive
 Manteo, N.C. 27954
 www.creativesolutionsnc.com
 TEL: 252-442-1100
 FAX: 252-442-1100

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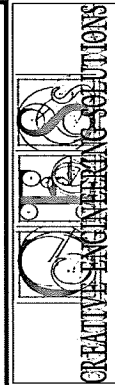
EVANS TRACT
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 MANTEO, NC 27954

NO.	DESCRIPTION	DATE	DWG

DESIGNED BY: CES
 DRAWN BY: DMR
 DATE: JULY 25, 2021
 PROJECT: AIRPORT RD.
 FILE: AIRPORT RD.

TITLE
**PRELIMINARY
 PLAT**

SHEET NO.
4.0



CREATIVE ENGINEERING SOLUTIONS, INC.
 263 MONROE AVENUE RD.
 MANTEO, N.C. 27954
 www.creativeengineeringsolutions.com
 Phone: 252-474-1100
 Fax: 252-474-1101

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EVANS TRACT

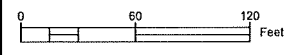
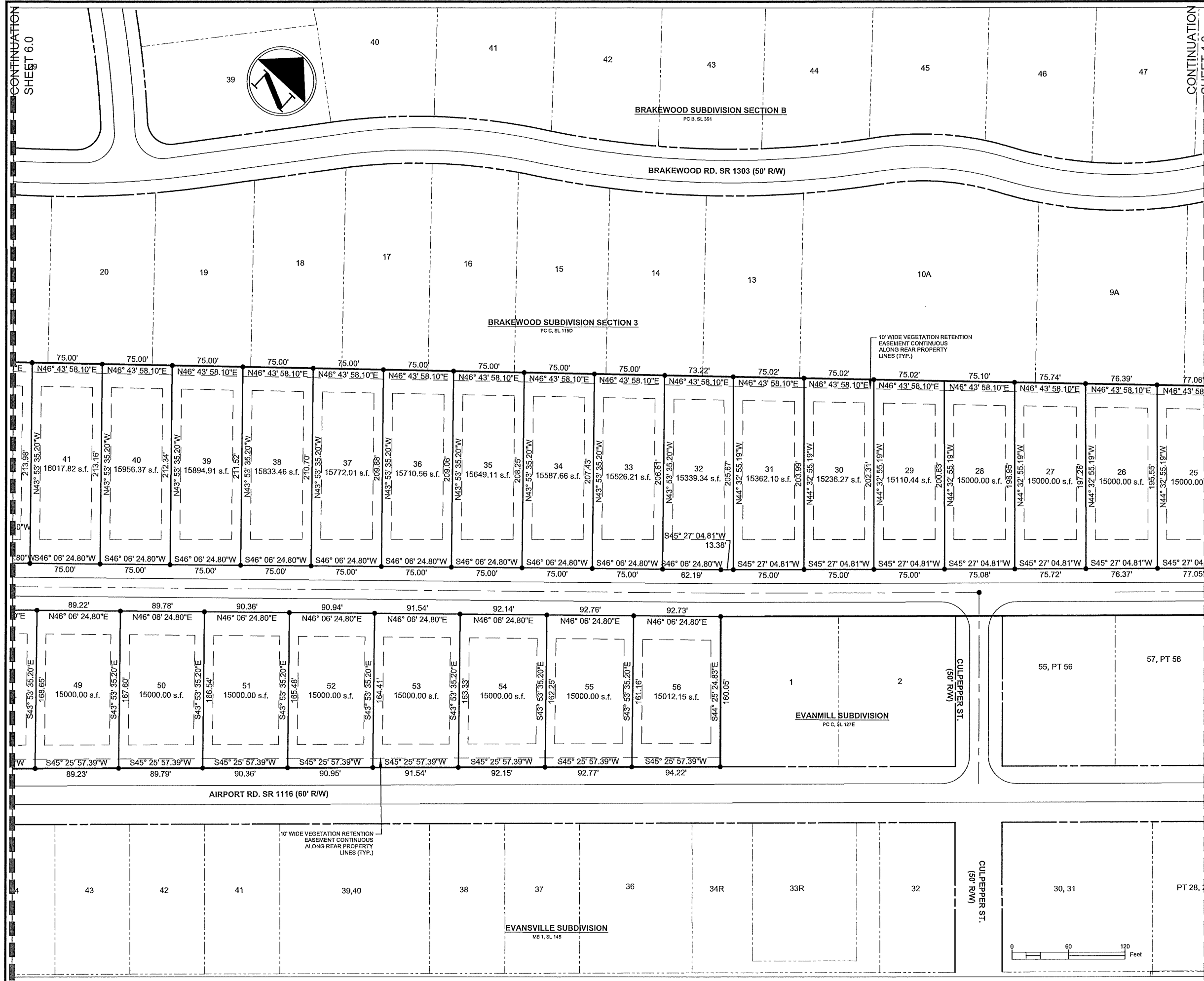
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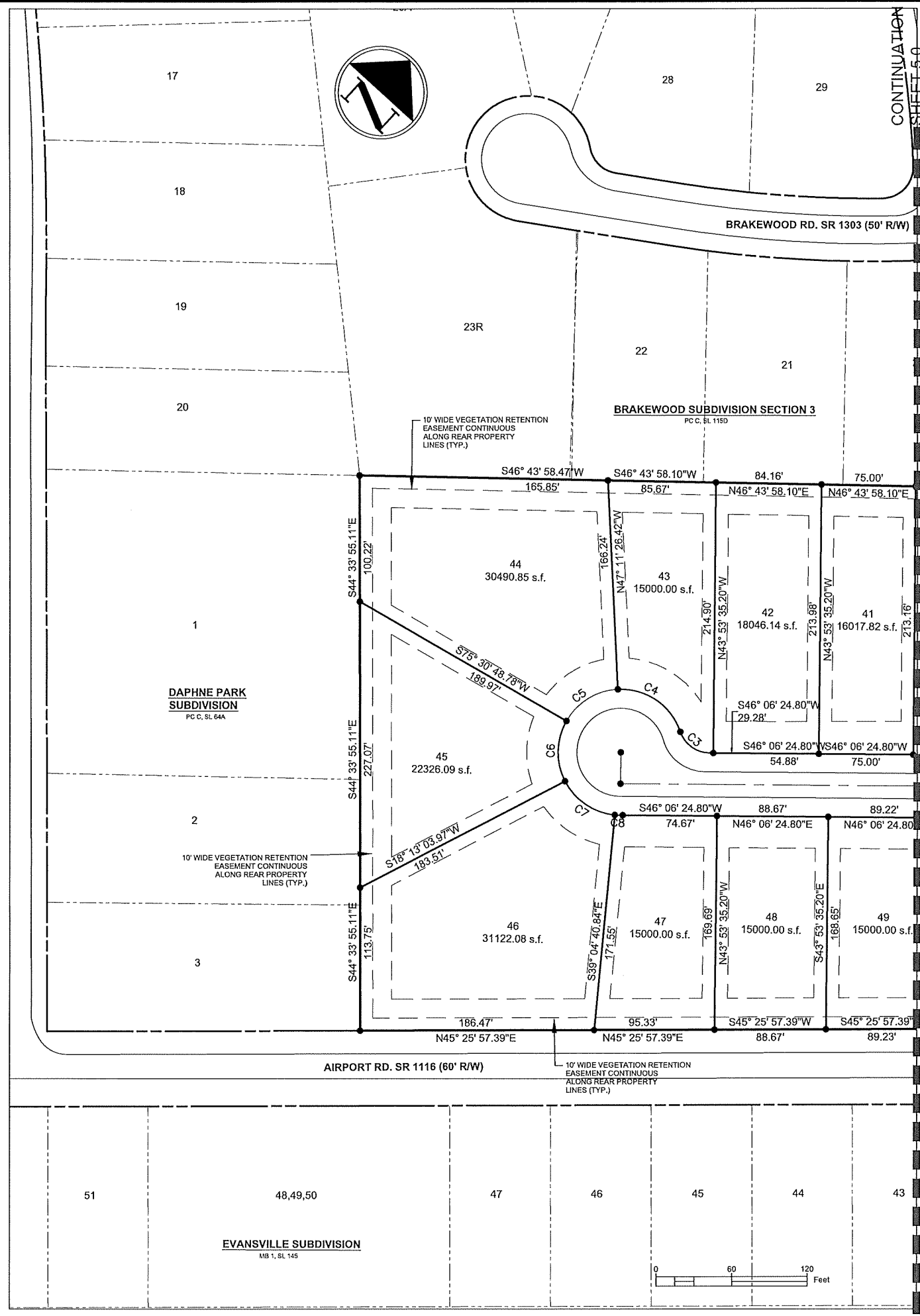
NO.	DESCRIPTION	DATE	DWG

DESIGNED BY: CES
 DRAWN BY: DMR
 DATE: JULY 25, 2021
 PROJECT: AIRPORT RD.
 FILE: AIRPORT RD.

TITLE
**PRELIMINARY
 PLAT**

SHEET NO.
5.0





CREATIVE ENGINEERING SOLUTIONS
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 282 MOTHER VINEYARD RD.
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 FAX: 252-451-3344

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EVANS TRACT
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 MANTEO, NC 27954

NO.	DESCRIPTION	DATE	DWG

DESIGNED BY: CES
 DRAWN BY: DMR
 DATE: JULY 25, 2021
 PROJECT: AIRPORT RD.
 FILE: AIRPORT RD.

TITLE
**PRELIMINARY
 PLAT**

SHEET NO.
6.0

