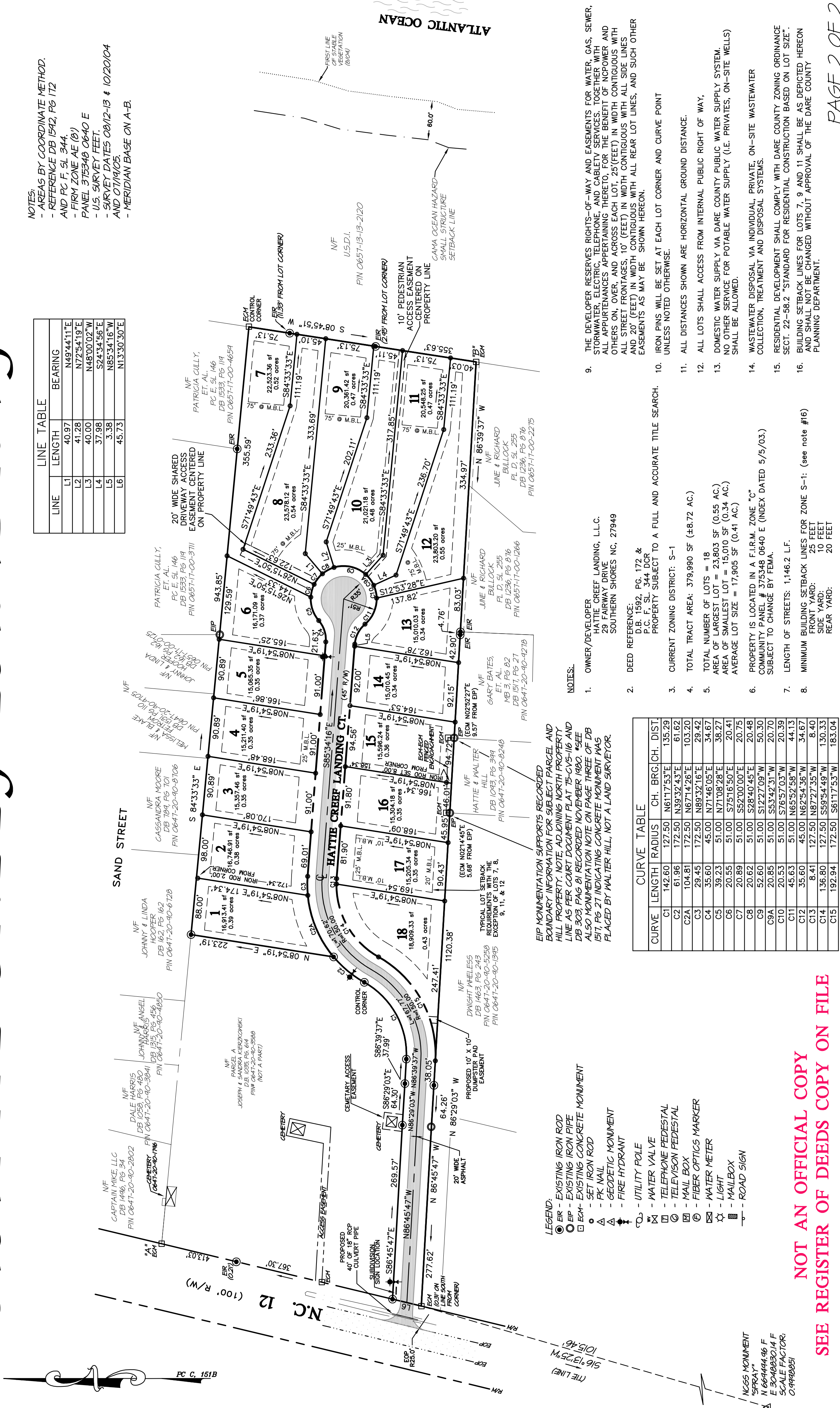


HATTIE CREEF LANDING

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.97	N49°44'11"E
L2	41.28	N72°54'19"E
L3	40.00	N48°00'02"W
L4	37.98	S24°34'56"E
L5	3.38	N85°34'16"W
L6	45.73	N13°30'30"E

NOTES:
- AREAS BY COORDINATE METHOD.
- REFERENCE DB 1592, PG 172
AND PC F, SL 344.
- FIRM ZONE AE (Ø)
- PANEL 375349 0640 E
- U.S. SURVEY FEET.
- SURVEY DATES 08/12-13 & 10/20/04
AND 07/19/05.
- MERIDIAN BASE ON A-B.



- OWNER/DEVELOPER
HATTIE CREEF LANDING, L.L.C.
29 FAIRWAY DRIVE
SOUTHERN SHORES NC, 27949
- DEED REFERENCE:
D.B. 1592, PG. 172 &
D.B. 1594, PG. 344, DCE
PROPERTY SUBJECT TO A FULL AND ACCURATE TITLE SEARCH.
- CURRENT ZONING DISTRICT: S-1
- TOTAL TRACT AREA: 379,990 SF (+8.72 AC.)
- TOTAL NUMBER OF LOTS = 18
AREA OF LARGEST LOT = 23,803 SF (0.55 AC.)
AREA OF SMALLEST LOT = 15,010 SF (0.34 AC.)
AVERAGE LOT SIZE = 17,905 SF (0.41 AC.)
- PROPERTY IS LOCATED IN A F.I.R.M. ZONE "C"
COMMUNITY PANEL # 375348 0640 E (INDEX DATED 5/5/03.)
SUBJECT TO CHANGE BY FEMA.
- LENGTH OF STREETS: 1,146.2 L.F.
- MINIMUM BUILDING SETBACK LINES FOR ZONE S-1: (see note #16)
FRONT YARD: 25 FEET
SIDE YARD: 0 FEET
REAR YARD: 20 FEET

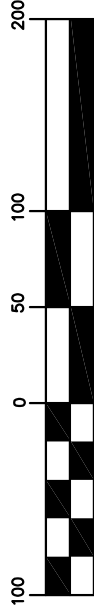
- THE DEVELOPER RESERVES RIGHTS-OF-WAY AND EASEMENTS FOR WATER, GAS, SEWER, STORMWATER, ELECTRIC, TELEPHONE, AND CABLETV SERVICES. TOGETHER WITH ALL APPURTENANCES APPERTAINING THERETO, FOR THE BENEFIT OF NPOWPER AND OTHERS ON, OVER, AND ACROSS EACH LOT, 25'(FEET) IN WIDTH CONTIGUOUS WITH ALL STREET FRONTTAGES, 10' (FEET) IN WIDTH CONTIGUOUS WITH ALL SIDE LINES AND 20' (FEET) IN WIDTH CONTIGUOUS WITH ALL REAR LOT LINES, AND SUCH OTHER EASEMENTS AS MAY BE SHOWN HEREON.
- IRON PINS WILL BE SET AT EACH LOT CORNER AND CURVE POINT UNLESS NOTED OTHERWISE.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE.
- ALL LOTS SHALL ACCESS FROM INTERNAL PUBLIC RIGHT OF WAY.
- DOMESTIC WATER SUPPLY VIA DARE COUNTY PUBLIC WATER SUPPLY SYSTEM.
NO OTHER SERVICE FOR POTABLE WATER SUPPLY (I.E. PRIVATES, ON-SITE WELLS) SHALL BE ALLOWED.
- WASTEWATER DISPOSAL VIA INDIVIDUAL, PRIVATE, ON-SITE WASTEWATER COLLECTION, TREATMENT AND DISPOSAL SYSTEMS.
- RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH DARE COUNTY ZONING ORDINANCE SECT. 22-58.2 "STANDARD FOR RESIDENTIAL CONSTRUCTION BASED ON LOT SIZE".
- BUILDING SETBACK LINES FOR LOTS 7, 9 AND 11 SHALL BE AS DEPICTED HEREON AND SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE DARE COUNTY PLANNING DEPARTMENT.

CURVE TABLE			
CURVE	LENGTH	RADIUS	CH. BRG. CH. DIST.
C1	142.60	127.50	N61°17'53"E 135.29
C2	61.96	172.50	N39°32'43"E 61.62
C2A	104.81	172.50	N67°14'26"E 103.20
C3	29.45	172.50	N89°32'16"E 29.42
C4	35.60	45.00	N71°46'05"E 34.67
C5	39.23	51.00	N71°08'28"E 38.27
C6	20.55	51.00	S75°16'50"E 20.41
C7	20.89	51.00	S52°00'00"E 20.75
C8	20.62	51.00	S28°40'45"E 20.48
C9	52.60	51.00	S12°27'09"W 50.30
C9A	20.85	51.00	S33°42'31"W 20.70
C10	20.53	51.00	S76°57'03"W 20.39
C11	45.63	51.00	N65°52'58"W 44.13
C12	35.60	45.00	N62°54'36"W 34.67
C13	8.41	127.50	N87°27'35"W 8.40
C14	136.80	127.50	S59°54'49"W 130.33
C15	192.94	172.50	S61°17'53"W 183.04

- LEGEND:
- EIP - EXISTING IRON ROD
 - EIP - EXISTING IRON PIPE
 - EOM - EXISTING CONCRETE MONUMENT
 - - SET IRON ROD
 - △ - PK NAIL
 - ▲ - GEODETIC MONUMENT
 - ⬇ - FIRE HYDRANT
 - - UTILITY POLE
 - ⊕ - WATER VALVE
 - ⊗ - TELEPHONE PEDESTAL
 - ⊙ - TELEVISION PEDESTAL
 - ⊠ - MAIL BOX
 - ⊡ - FIBER OPTICS MARKER
 - ⊞ - WATER METER
 - ⊛ - LIGHT
 - ⊠ - MAILBOX
 - ⊡ - ROAD SIGN

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GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

FINAL PLAT

HATTIE CREEF LANDING SUBDIVISION

PIN# 0647-20-90-8514

KINNEKEET TOWNSHIP

DARE COUNTY

NORTH CAROLINA

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