PCB-349

Unofficial Document

PHASE 7 LOTS 259 - 299

SANDERLING

FILED
'85 JUN 11 PM 2 50
DORRIS A. FRY
REGISTER OF DEEDS
DARE COUNTY, N.C.

DARE COUNTY — ATLANTIC TOWNSHIP

NORTH CAROLINA

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF DARE COUNTY.

I (WE) MAKE AN A MATERIAL REPRESENTATION OF FACT TO PURCHASES OF PROPERTY WITHIN THIS SUBDIVISION, AND TO GOVERNING AUTHORITIES OF DARE COUNTY, IN ACCORD WITH SECTION 721 OF THE DARE COUNTY SUBDIVISION REGULATIONS, THAT THE ROAD IMPROVEMENTS PROPOSED WITHIN THE SUBDIVISION WILL BE MADE.

April 25, 1985
DATE

RDC, INC.

William E. Hollan, Jr. Vice Pres

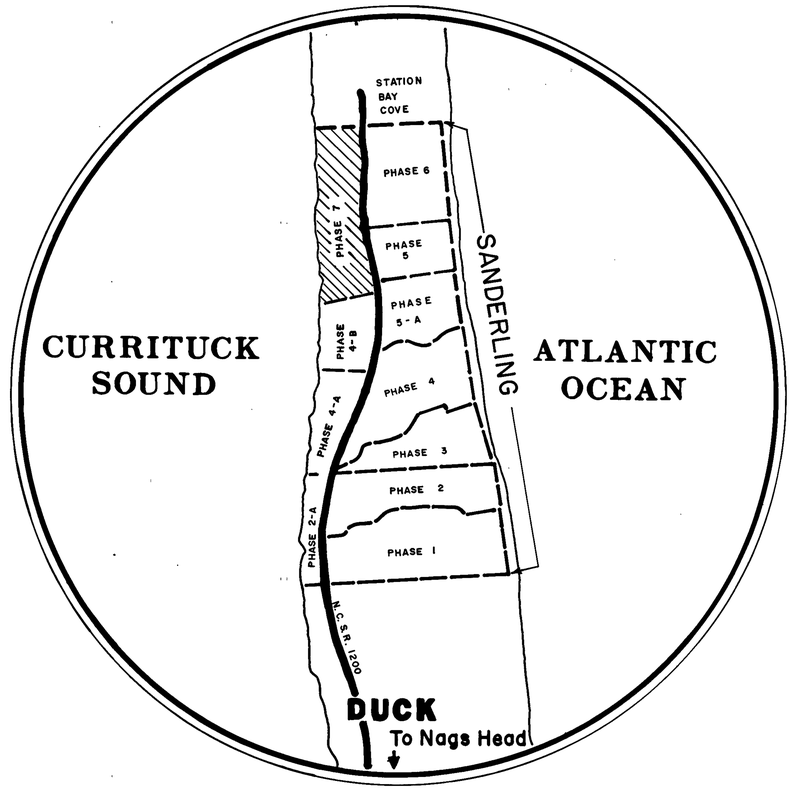
J. Wayne Roquemore Asst Sec.

NOTARY CERTIFICATE

I, Shirley W. Marshall, NOTARY PUBLIC OF Forsyth County, N.C. HEREBY CERTIFY THAT William E. Hollan, Jr., and Vice-President and J. Wayne Roquemore, Asst. Sec., RDC, Inc., PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION BEARING DATE OF April 25 1985, APPEARING ON PLAT OF SANDERLING, PHASE 7.

MY COMMISSION EXPIRES May 28, 1988.

Shirley W. Marshall
NOTARY PUBLIC



SURVEYORS CERTIFICATE

I, F. RICHARD QUIBLE CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000, THAT THE BOUNDARIES NOT ACTUALLY SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN EXISTING RECORDS AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AND 39-32.1, AS AMENDED AND THAT ALL MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF APRIL A.D., 1985.

R.L.S. L-1157

I, ROY E. SAWYER, JR., NOTARY PUBLIC OF CURRITUCK CO. NORTH CAROLINA, DO HEREBY CERTIFY THAT F. RICHARD QUIBLE, REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF SURVEYORS CERTIFICATE BEARING DATE OF APRIL 23, 1985 APPEARING ON PLAT OF "SANDERLING", PHASE 7.

MY COMMISSION EXPIRES 23 MARCH, 1986.

Roy E. Sawyer, Jr.
NOTARY PUBLIC

HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE LOTS AS PROPOSED IN THIS MAP OF THE SUBDIVISION ENTITLED "SANDERLING" MEET THE REQUIREMENTS AS TO MINIMUM AREA FOR AN INDIVIDUAL SEWAGE DISPOSAL AND WATER SUPPLY SYSTEM AS PROVIDED BY ORDINANCE OF THE DARE COUNTY BOARD OF HEALTH. (LOTS ARE EVALUATED SEPARATELY AS TO TOPOGRAPHY, DRAINAGE AND SOIL POROSITY.)

Harry L. Johnson
SANITARIAN

NORTH CAROLINA, DARE COUNTY

THE FOREGOING CERTIFICATES OF F. Richard Quible REGISTERED LAND SURVEYOR AND Roy E. Sawyer, Jr. A NOTARY PUBLIC OF Currituck Co., N.C. ARE CERTIFIED TO BE CORRECT, PRESENTED FOR REGISTRATION THIS THE 11 DAY OF June, 1985 AT 2:50 O'CLOCK, P M. AND RECORDED IN THIS OFFICE IN PLAT CABINET B AT SLIDE(S) 349-351

Dorris A. Fry
REGISTER OF DEEDS

Vanzolla McMurran
BY ~~ASSISTANT~~ REGISTER OF DEEDS

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

I, Elmer E. Midgett Jr., CHAIRMAN OF THE DARE COUNTY PLANNING BOARD, HEREBY CERTIFY THAT SAID BOARD DULY APPROVED THE FINAL PLAT OF THE SUBDIVISION ENTITLED "SANDERLING, PHASE 7".

June 10, 1985
DATE

Elmer E. Midgett Jr.
CHAIRMAN

NOTE:

THE STREETS SHOWN ON THIS PLAT OF SANDERLING ARE PRIVATE STREETS IN ACCORDANCE WITH G. S. 136-102 (6).

CERTIFICATE OF APPROVAL FOR RECORDING PLAT AND ACCEPTANCE OF DEDICATION

I, SANDRA W. GAMIEL, COUNTY CLERK OF DARE COUNTY, NORTH CAROLINA, DO CERTIFY THAT ON THE 18th DAY OF MARCH, THE BOARD OF COUNTY COMMISSIONERS APPROVED THIS PLAT FOR RECORDING AND ACCEPTED 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.

6/11/85
DATE

Sandra W. Gamiel
COUNTY CLERK

Robert V. Owens Jr.
ROBERT V. OWENS, CHAIRMAN DARE COUNTY BOARD OF COMMISSIONERS

OWNER:

RDC, INC.

WINSTON - SALEM, N.C.

CONSULTING ENGINEERS - LAND SURVEYORS:

QUIBLE & ASSOCIATES, INC.

P O BOX 847

NAGS HEAD, N. C. 27959

PCB- 350

Unofficial Document

CURVE DATA ——— CENTERLINE

NO.	DELTA	RADIUS	LENGTH	TANGENT
C-8	89° 09' 11"	25.000'	38.900'	24.633'
C-9	90° 50' 49"	25.000'	39.640'	25.372'
C-10	107° 05' 49"	79.309'	148.244'	107.370'
C-11	2° 30' 00"	2,454.770'	149.953'	75.000'
C-12	12° 34' 35"	816.758'	179.277'	90.000'
C-13	49° 05' 06"	25.000'	21.432'	11.424'
C-14	52° 26' 33"	25.000'	22.882'	12.313'
C-15	82° 42' 27"	25.000'	36.088'	22.005'
C-16	78° 07' 21"	36.966'	50.403'	30.000'
C-17	66° 08' 09"	67.755'	78.209'	44.115'
C-18	93° 02' 00"	25.000'	40.594'	26.360'

NOTES:

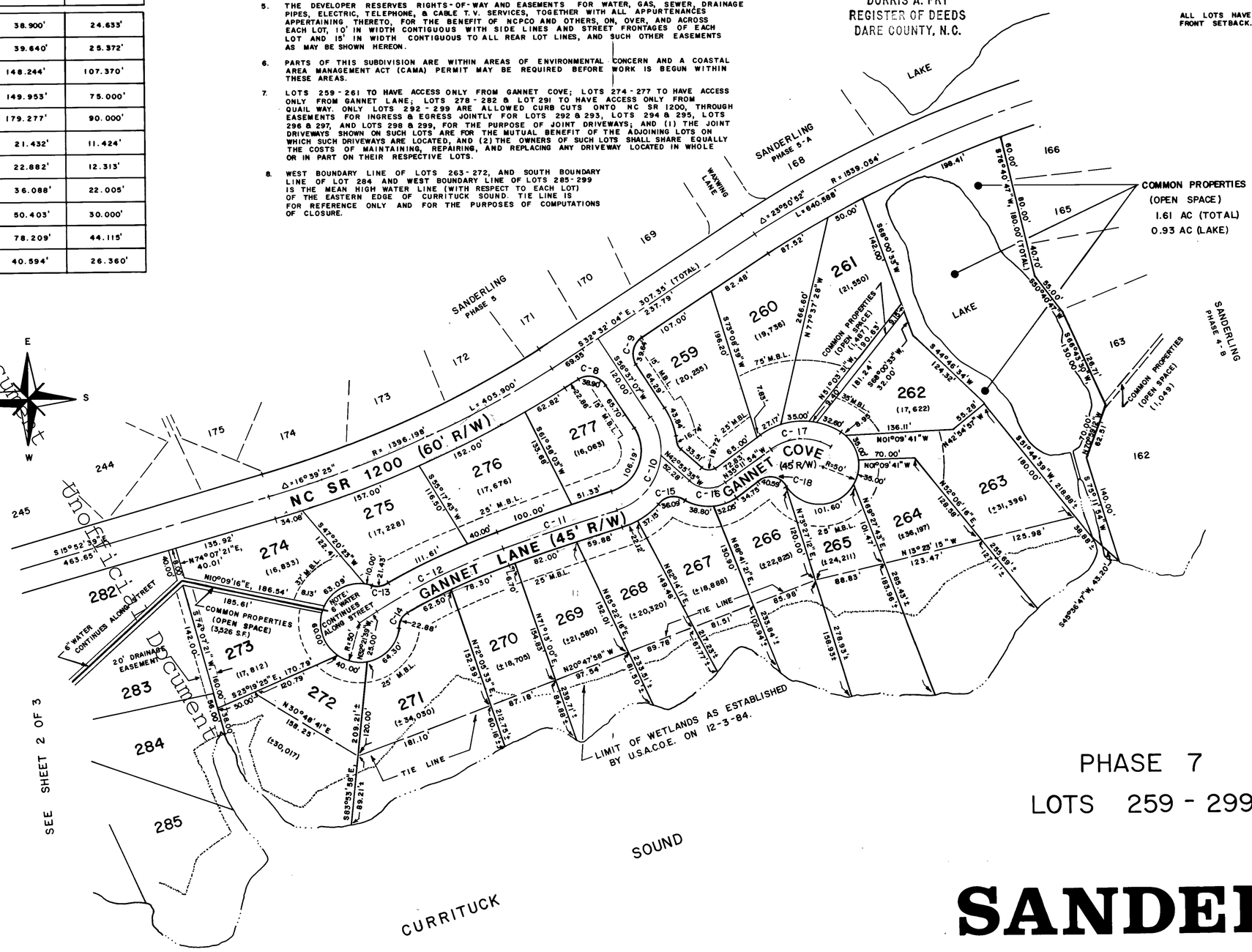
1. LOT FRONTAGES, ON CURVES ARE ARC LENGTHS.
2. CURVES AT PROPERTY LINE INTERSECTIONS HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED.
3. NO U.S.G.S. MONUMENTS ARE WITHIN 2,000' OF THIS PROPERTY.
4. FIGURES IN PARENTHESES ( ) DENOTE LOT AREAS IN SQUARE FEET.
5. THE DEVELOPER RESERVES RIGHTS-OF-WAY AND EASEMENTS FOR WATER, GAS, SEWER, DRAINAGE PIPES, ELECTRIC, TELEPHONE, & CABLE T.V. SERVICES, TOGETHER WITH ALL APPURTENANCES APPERTAINING THERETO, FOR THE BENEFIT OF NCPCO AND OTHERS, ON, OVER, AND ACROSS EACH LOT, 10' IN WIDTH CONTIGUOUS WITH SIDE LINES AND STREET FRONTAGES OF EACH LOT AND 15' IN WIDTH CONTIGUOUS TO ALL REAR LOT LINES, AND SUCH OTHER EASEMENTS AS MAY BE SHOWN HEREON.
6. PARTS OF THIS SUBDIVISION ARE WITHIN AREAS OF ENVIRONMENTAL CONCERN AND A COASTAL AREA MANAGEMENT ACT (CAMA) PERMIT MAY BE REQUIRED BEFORE WORK IS BEGUN WITHIN THESE AREAS.
7. LOTS 259 - 261 TO HAVE ACCESS ONLY FROM GANNET COVE; LOTS 274 - 277 TO HAVE ACCESS ONLY FROM GANNET LANE; LOTS 278 - 282 & LOT 291 TO HAVE ACCESS ONLY FROM QUAIL WAY. ONLY LOTS 292 - 299 ARE ALLOWED CURB CUTS ONTO NC SR 1200, THROUGH EASEMENTS FOR INGRESS & EGRESS JOINTLY FOR LOTS 292 & 293, LOTS 294 & 295, LOTS 296 & 297, AND LOTS 298 & 299, FOR THE PURPOSE OF JOINT DRIVEWAYS; AND (1) THE JOINT DRIVEWAYS SHOWN ON SUCH LOTS ARE FOR THE MUTUAL BENEFIT OF THE ADJOINING LOTS ON WHICH SUCH DRIVEWAYS ARE LOCATED, AND (2) THE OWNERS OF SUCH LOTS SHALL SHARE EQUALLY THE COSTS OF MAINTAINING, REPAIRING, AND REPLACING ANY DRIVEWAY LOCATED IN WHOLE OR IN PART ON THEIR RESPECTIVE LOTS.
8. WEST BOUNDARY LINE OF LOTS 263 - 272, AND SOUTH BOUNDARY LINE OF LOT 284 AND WEST BOUNDARY LINE OF LOTS 285 - 299 IS THE MEAN HIGH WATER LINE (WITH RESPECT TO EACH LOT) OF THE EASTERN EDGE OF CURRITUCK SOUND. TIE LINE IS FOR REFERENCE ONLY AND FOR THE PURPOSES OF COMPUTATIONS OF CLOSURE.

FILED
'85 JUN 11 PM 2 50
DORRIS A. FRY
REGISTER OF DEEDS
DARE COUNTY, N.C.

MINIMUM BUILDING SETBACK LINES

FRONT PROPERTY LINE	25'
SIDE PROPERTY LINE	10'
SIDE PROPERTY LINE THAT ABUTS A STREET	15'
REAR PROPERTY LINE	20% OF LOT DEPTH OR 20' MAXIMUM

ALL LOTS HAVE A MINIMUM WIDTH OF 75' AT THE FRONT SETBACK.



PHASE 7
LOTS 259 - 299

SANDERLING

ATLANTIC TOWNSHIP DARE COUNTY
NORTH CAROLINA

0' 100' 200'
100' 50' 0'
GRAPHIC SCALE

DATE: APRIL 23, 1985
SCALE: 1" = 100'
FILE: OB 13-83 (2)

OWNER
RDC, INC.
P.O. BOX 10888
WINSTON-SALEM, NC 27108

QUIBLE AND ASSOCIATES, INC.
Consulting Engineers & Land Surveyors
SOUTHERN SHORES, NORTH CAROLINA

SHEET 3 OF 3

N11448 NLHT

PCB-351

Unofficial Document

CURVE DATA ——— CENTERLINE

NO.	DELTA	RADIUS	LENGTH	TANGENT
C-1	82°51'36"	25.000'	36.154'	22.064'
C-2	97°08'24"	25.000'	42.385'	28.327'
C-3	56°34'57"	123.051'	121.519'	66.232'
C-4	44°12'34"	413.043'	318.704'	167.759'
C-5	38°59'20"	156.450'	133.767'	71.280'
C-6	50°42'13"	25.000'	22.124'	11.845'
C-7	50°42'13"	25.000'	22.124'	11.845'

NOTES:

1. LOT FRONTAGES ON CURVES ARE ARC LENGTHS.
2. CURVES AT PROPERTY LINE INTERSECTIONS HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED.
3. NO U.S.G.S. MONUMENTS ARE WITHIN 2,000' OF THIS PROPERTY.
4. FIGURES IN PARENTHESES ( ) DENOTE LOT AREAS IN SQUARE FEET.
5. THE DEVELOPER RESERVES RIGHTS-OF-WAY AND EASEMENTS FOR WATER, GAS, SEWER, DRAINAGE PIPES, ELECTRIC, TELEPHONE, & CABLE T.V. SERVICES, TOGETHER WITH ALL APPURTENANCES APPERTAINING THERETO, FOR THE BENEFIT OF NCPCO AND OTHERS, ON, OVER, AND ACROSS EACH LOT, 10' IN WIDTH CONTIGUOUS WITH SIDE LINES AND STREET FRONTAGES OF EACH LOT AND 15' IN WIDTH CONTIGUOUS TO ALL REAR LOT LINES, AND SUCH OTHER EASEMENTS AS MAY BE SHOWN HEREON.
6. PARTS OF THIS SUBDIVISION ARE WITHIN AREAS OF ENVIROMENTAL CONCERN AND A COASTAL AREA MANAGEMENT ACT (CAMA) PERMIT MAY BE REQUIRED BEFORE WORK IS BEGUN WITHIN THESE AREAS.
7. LOTS 259-261 TO HAVE ACCESS ONLY FROM GANNET COVE; LOTS 274-277 TO HAVE ACCESS ONLY FROM GANNET LANE; LOTS 278-282 & LOT 291 TO HAVE ACCESS ONLY FROM QUAIL WAY. ONLY LOTS 292-299 ARE ALLOWED CURB CUTS ONTO NC SR 1200, THROUGH EASEMENTS FOR INGRESS & EGRESS JOINTLY FOR LOTS 292-293, LOTS 294 & 295, LOTS 296 & 297, AND LOTS 298 & 299, FOR THE PURPOSE OF JOINT DRIVEWAYS; AND (1) THE JOINT DRIVEWAYS SHOWN ON SUCH LOTS ARE FOR THE MUTUAL BENEFIT OF THE ADJOINING LOTS ON WHICH SUCH DRIVEWAYS ARE LOCATED, AND (2) THE OWNERS OF SUCH LOTS SHALL SHARE EQUALLY THE COSTS OF MAINTAINING, REPAIRING, AND REPLACING ANY DRIVEWAY LOCATED IN WHOLE OR IN PART ON THEIR RESPECTIVE LOTS.
8. WEST BOUNDARY LINE OF LOTS 263-272, AND SOUTH BOUNDARY LINE OF LOT 284 AND WEST BOUNDARY LINE OF LOTS 285-299 IS THE MEAN HIGH WATER LINE (WITH RESPECT TO EACH LOT) OF THE EASTERN EDGE OF CURRITUCK SOUND. TIE LINE IS FOR REFERENCE ONLY AND FOR THE PURPOSES OF COMPUTATIONS OF CLOSURE.
9. SITE DATA

A. ACREAGE IN TOTAL TRACT	21.14 AC
B. AREA IN OPEN SPACE	1.74 AC
C. AVERAGE LOT SIZE	22,354 S.F.
D. TOTAL NO. OF LOTS	41
E. LINEAL FEET IN STREETS	1,735'

FILED

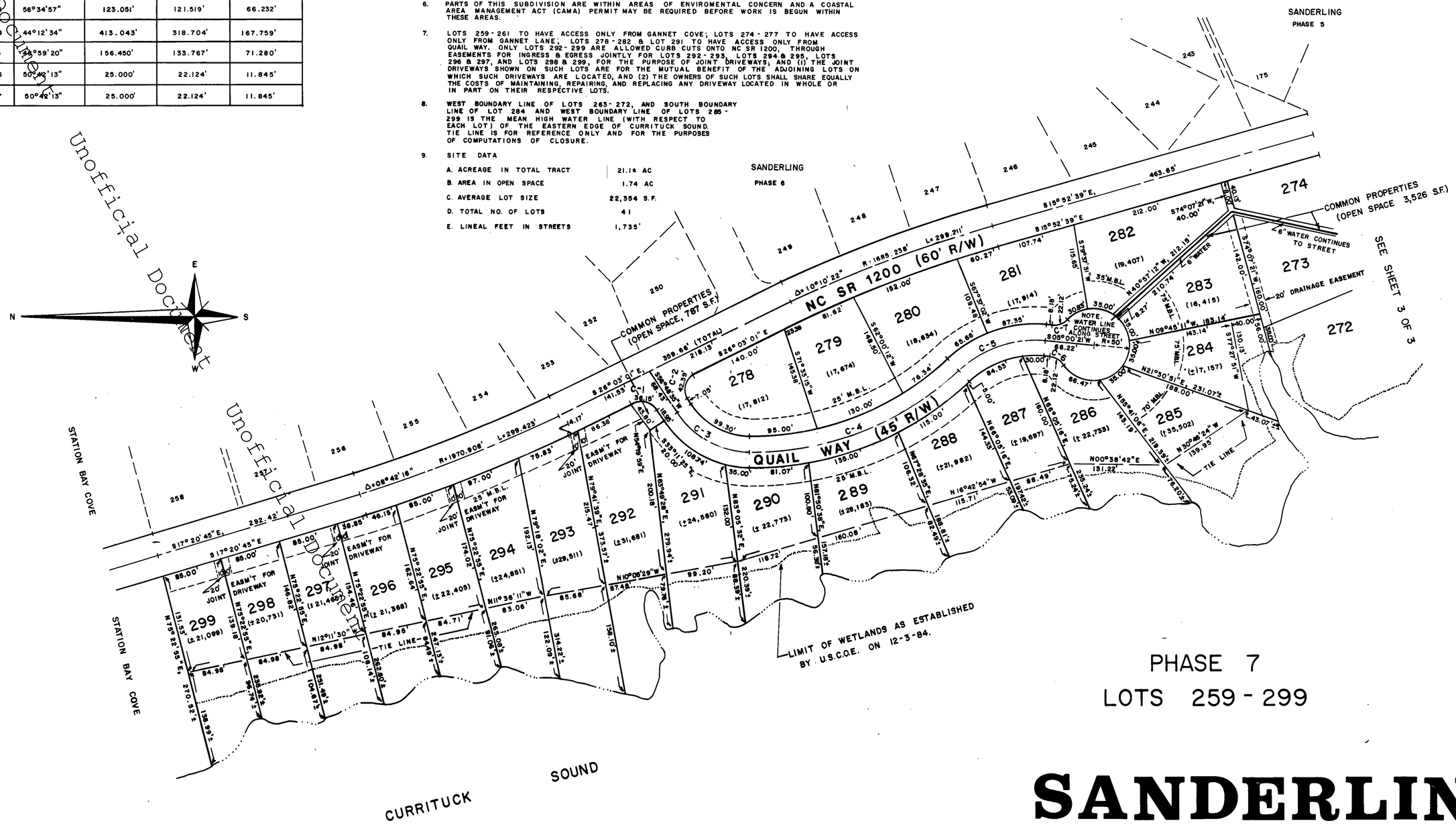
'85 JUN 11 PM 2 50

DORRIS A. FRY
REGISTER OF DEEDS
DARE COUNTY, N.C.

MINIMUM BUILDING SETBACK LINES

FRONT PROPERTY LINE	25'
SIDE PROPERTY LINE	10'
SIDE PROPERTY LINE THAT ABUTS A STREET	15'
REAR PROPERTY LINE	20% OF LOT DEPTH OR 20' MAXIMUM

ALL LOTS HAVE A MINIMUM WIDTH OF 75' AT THE FRONT SETBACK.



PHASE 7
LOTS 259 - 299

SANDERLING

ATLANTIC TOWNSHIP DARE COUNTY

NORTH CAROLINA

0' 100' 200'
100' 50' 0'
GRAPHIC SCALE

DATE: APRIL 23, 1985, REV. MAY 9, 1985
SCALE: 1" = 100'
FILE: OB 13-83(2)

OWNER
RDC, INC.
P.O. BOX 10888
WINSTON-SALEM, NC 27108

QUIBLE AND ASSOCIATES, INC.
Consulting Engineers & Land Surveyors
SOUTHERN SHORES, NORTH CAROLINA

N11448 NLHT