

NORTH CAROLINA
 BEAUFORT COUNTY
 This Map/Plat was presented for registration and recorded in this office in Plat Cabinet 6 Slide 57-3
 This 28 day of July 2005 at 11:21 a.m.
 Jennifer Leggett Whitehurst
 Register of Deeds
 Ass/Deputy

NOTES:

- 1) NORTH CAROLINA STATE PLANE COORDINATES WERE ESTABLISHED USING A TRIMBLE 5800, STATIC FIELD PROCEDURES AND PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE PROCESSING SERVICE.
- 2) ACREAGES WERE COMPUTED BY THE COORDINATE METHOD.
- 3) THIS PROPERTY IS LOCATED IN ZONE "AE" AND IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAPS DATED JULY 2, 2004 COMMUNITY PANEL NUMBER 3720750600K (BASE FLOOD ELEVATION = 6').
- 4) NO TITLE OPINION OR TITLE COMMITMENT WAS PROVIDED TO THE EAST GROUP AT THE TIME OF THIS SURVEY.
- 5) THIS PROPERTY IS SUBJECT TO THE COASTAL AREA MANAGEMENT ACT (CAMA) REGULATIONS AND TAR-PAMLICO RIPARIAN BUFFER RULES.
- 6) LOTS 4A, 5A, 8A, 9A, 11A, 12A & 13A ARE OFF SITE WASTE WATER TREATMENT LOTS FOR LOTS 4, 5, 8, 9, 11, 12 & 13 RESPECTIVELY.
- 7) LOTS 4, 5, 6, 10, 11, 12 & 13 SHALL UTILIZE THE PROPOSED PRIVATE 50' AND 60' RIGHT-OF-WAYS DESIGNATED AS TALL PINE COURT AND MARSH CREEK LANE FOR ACCESS TO CONSTRUCTION OF, AND MAINTENANCE REPAIR RIGHTS TO THE PROPOSED SANITARY SEWER PVC FORCE MAINS. FORCE MAINS LOCATED WITHIN THESE RIGHT-OF-WAYS ARE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION FOR REPAIRS AND MAINTENANCE. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR REPAIR AND MAINTENANCE WITHIN THEIR DESIGNATED LOTS ONLY.
- 8) LOTS 2, 3 & 7 WERE ELIMANATED AND DO NOT EXIST.
- 9) FOR LATEST REVISION SEE SHEET 1.

MINIMUM SETBACK LIMITS

FRONT PROPERTY LINE	30 FEET
SIDE PROPERTY LINE	10 FEET
REAR PROPERTY LINE	25 FEET
CORNER LOT SIDE STREET	30 FEET
SITE DATA	

AREA IN NEW R/W	2.06 AC. ±
AREA IN EXISTING R/W	0.84 AC. ±
AREA IN OPEN/RECREATION SPACE	2.56 AC. ±
AREA IN LOTS	38.95 AC. ±
TOTAL AREA	44.41 AC. ±

NUMBER OF BUILDING LOTS	12
AREA IN BUILDING LOTS	34.15 AC. ±
AVERAGE BUILDING LOT SIZE	2.85 AC. ±

LINEAR FEET IN NEW STREETS..... 1,400' ±
 VICINITY MAP - NOT TO SCALE

NOTE:
 COMBINED SCALE FACTOR = 0.9998686
 ALL DISTANCES ARE HORIZONTAL
 GROUND MEASUREMENTS IN FEET
 AND DECIMALS THEREOF UNLESS
 NOTED OTHERWISE.

EASEMENT CENTERLINE LINE TABLE FROM "C" TO "D"

LINE	LENGTH	BEARING
EL52	51.23	S79°21'48"W
EL53	39.21	S74°33'11"W

EASEMENT CENTERLINE CURVE TABLE FROM "C" TO "D"

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
EC52	127.57	153.44	N04°38'02"W	123.92	67.73	47°38'08"
EC53	18.27	153.44	N31°31'48"W	18.26	9.15	6°49'28"
EC54	28.52	25.00	N8°23'21"W	27.00	18.04	88°21'42"
EC55	56.95	100.00	N84°18'15"W	56.19	28.27	32°27'54"
EC56	65.35	100.00	N88°43'33"W	64.19	33.89	37°28'31"

EASEMENT CENTERLINE LINE TABLE FROM "A" TO "B"

LINE	LENGTH	BEARING
EL50	57.90	N24°38'07"W
EL51	104.62	N24°38'07"W

EASEMENT CENTERLINE CURVE TABLE FROM "A" TO "B"

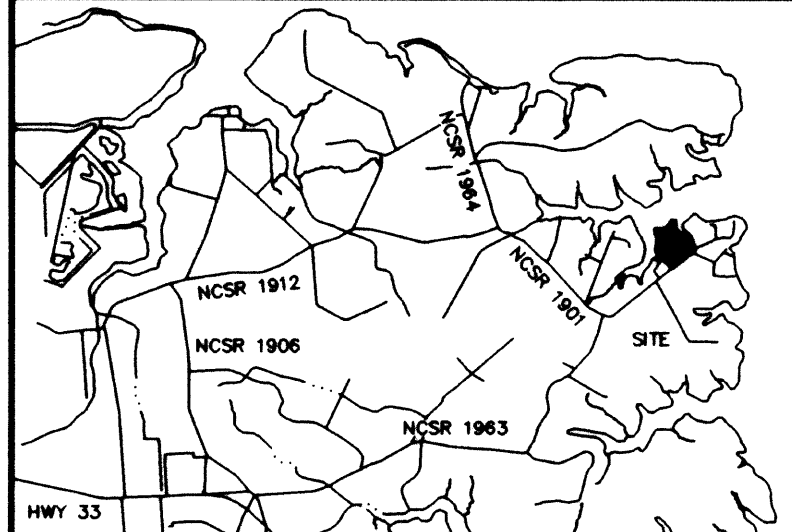
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
EC50	75.28	100.00	N72°18'28"W	73.52	39.53	43°08'08"
EC51	120.85	100.00	N59°15'19"W	113.63	69.04	68°14'23"

LINE TABLE

LINE	LENGTH	BEARING
L1	47.02	N117°35'35"W
L2	54.12	N71°36'12"E
L3	24.40	S52°36'10"W
L4	54.37	N82°31'37"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
C1	128.00	830.00	N34°38'08"W	127.88	64.13	85°07'10"
C2	17.45	20.00	S26°10'42"W	16.90	9.33	42°59'41"
C3	140.37	50.00	N88°23'36"W	98.61	296.43	160°51'05"
C4	42.63	50.00	N16°27'36"E	41.35	22.71	48°31'18"
C5	61.33	50.00	N78°01'44"E	57.96	35.19	70°18'59"
C6	7.88	20.00	S80°06'46"E	7.83	3.99	22°34'00"
C7	9.57	20.00	N74°53'23"E	9.48	4.88	27°25'41"
C8	93.56	830.00	N22°32'08"W	93.53	46.84	62°27'36"
C9	16.82	20.00	N44°43'59"W	16.33	8.94	48°11'27"
C10	49.84	55.00	N42°48'24"W	48.24	26.84	52°01'38"
C11	54.14	55.00	N11°33'59"E	51.98	29.49	56°24'04"
C12	54.36	55.00	N87°55'36"E	52.19	29.65	56°39'10"
C13	24.18	55.00	S71°09'15"E	23.96	12.29	25°11'09"
C14	82.66	55.00	S15°30'18"E	75.10	51.39	86°06'45"
C15	16.82	20.00	S03°27'24"W	16.33	8.94	48°11'23"
C16	72.64	770.00	S23°20'27"E	72.61	36.35	52°24'18"
C17	111.80	770.00	S30°12'10"E	111.70	56.00	81°19'09"
C18	67.52	770.00	S38°32'28"E	67.50	33.78	50°12'27"



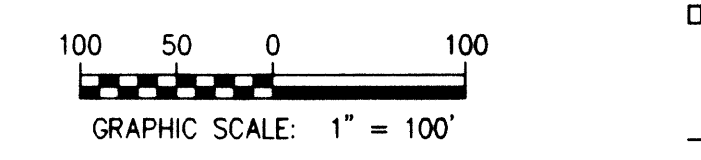
THE EAST GROUP
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DRAWN BY: WBH	PROJECT NO.: 20040333
SURVEYED BY: GLW/GFT	DATE: 05/03/05
SCALE: 1" = 100'	DRAWING NAME: richland-sec1

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SOURCE OF TITLE
 DB 1438 PG 706
 PG C SLIDES 50-3, 50-4 & 50-5
 DB 473 PG 142

- LEGEND
- EIP = EXISTING IRON PIPE
 - ERRI = EXISTING RAILROAD IRON
 - EPK = EXISTING PK NAIL
 - NIP = NEW 3/4" IRON PIPE
 - MBL = MINIMUM BUILDING SETBACK LIMIT
 - WTL = WETLAND LINE
 - AE = ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - SE = SIGN EASEMENT
 - UE = UTILITY EASEMENT
 - CC = CONTROL CORNER
 - = NOT TO SCALE
 - = NO POINT SET



SHEET 2 OF 3
 FINAL PLAT OF

RICHLAND LANDING SECTION 1
 RICHLAND TOWNSHIP
 BEAUFORT COUNTY
 MAY 3, 2005
 NORTH CAROLINA

STATE OF NORTH CAROLINA PITT COUNTY

I, ANTHONY J. HAMM, PROFESSIONAL LAND SURVEYOR NO. L-3754, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED BY [X] OR []:

- A. THAT THIS IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THAT THIS IS A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. ANY OF THE FOLLOWING:
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
- D. THAT THIS IS A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMMENDATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

REVIEW OFFICER: [Signature] DATE: [Blank]

PC-G-5-57-3