

PLAT FOR
MARSH OAKS

SECTION 11-A

PERFORMANCE DEVELOPMENT

HARNETT TOWNSHIP NEW HANOVER CO.
NORTH CAROLINA
OWNER/DEVELOPER: BAYSHORE ESTATES, INC.

DATE: APRIL 4, 2006

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER
I, REVIEW OFFICER OF NEW HANOVER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

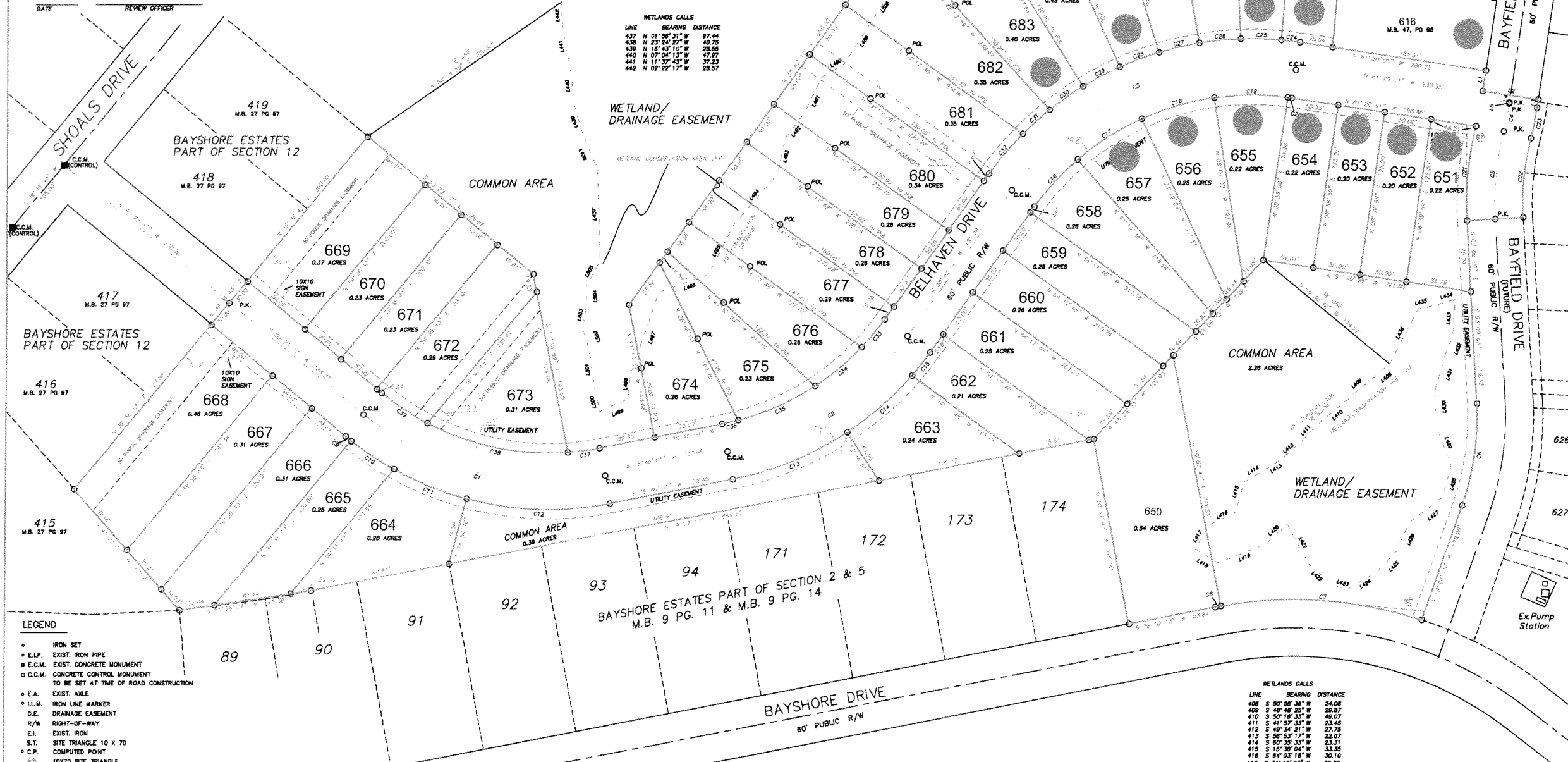
LINE	BEARING	DISTANCE
L1	S 08° 39' 58" W	22.09
L2	S 01° 20' 01" E	82.00
L3	S 08° 40' 02" W	8.99
L4	S 08° 39' 58" W	7.91
L5	S 08° 39' 59" W	1.05

CURVE	RADIUS	ARC	CHD. LENGTH	CHORD BEARING	TANGENT
C1	310.00	275.10	265.16	S 75° 48' 38" E	147.35
C2	310.00	233.00	227.55	S 57° 14' 07" W	122.31
C3	310.00	345.15	329.00	N 67° 11' 08" E	192.89
C4	310.00	30.14	30.13	N 11° 23' 08" W	15.08
C5	310.00	84.07	83.71	N 05° 32' 35" E	47.40

CURVE	RADIUS	ARC	CHD. LENGTH	CHORD BEARING	TANGENT
C6	280.00	110.22	109.51	S 08° 07' 36" W	55.83
C7	436.72	218.54	214.32	S 85° 57' 02" E	110.54
C8	436.72	6.15	6.16	N 72° 26' 27" E	3.08
C9	340.00	7.85	7.85	N 51° 03' 11" W	3.92
C10	340.00	54.99	54.83	N 58° 21' 08" W	27.55
C11	340.00	83.69	83.68	N 68° 03' 12" W	42.16
C12	340.00	154.84	153.81	N 88° 10' 39" W	78.84
C13	340.00	152.81	151.73	S 35° 36" W	67.16
C14	340.00	81.72	81.44	S 48° 41' 29" W	46.14
C15	340.00	31.21	31.20	S 38° 20' 00" W	15.82
C16	285.00	68.12	67.96	N 42° 53' 04" E	34.22
C17	285.00	81.26	80.99	N 57° 34' 02" E	40.91
C18	285.00	80.90	80.63	N 73° 52' 03" E	40.72
C19	285.00	78.80	78.55	N 89° 25' 47" E	39.70
C20	285.00	4.01	4.01	S 81° 44' 12" E	2.00
C21	340.00	101.41	101.03	N 05° 23' 37" E	51.08
C22	280.00	84.89	84.65	N 00° 34' 35" E	42.81
C23	340.00	33.08	33.04	S 11° 27' 08" W	16.54
C24	345.00	20.22	20.21	S 83° 00' 45" E	10.11
C25	345.00	43.47	43.45	S 88° 18' 04" E	21.77
C26	345.00	44.11	44.08	N 84° 24' 34" E	22.19
C27	345.00	44.40	44.37	N 77° 02' 36" E	22.23
C28	345.00	44.48	44.45	N 69° 39' 48" E	22.27
C29	345.00	44.56	44.52	S 62° 18' 12" E	22.31
C30	345.00	43.57	43.54	N 54° 57' 08" E	21.81
C31	345.00	38.29	38.27	N 48° 09' 17" E	19.17
C32	345.00	25.81	25.77	N 40° 20' 21" E	12.97
C33	280.00	38.14	38.11	S 39° 58' 20" W	19.10
C34	280.00	64.55	64.40	S 50° 08' 43" W	32.42
C35	280.00	80.12	80.74	S 65° 56' 14" W	45.45
C36	280.00	17.54	17.64	S 78° 57' 45" W	8.82
C37	280.00	34.70	34.67	S 82° 19' 01" W	17.37
C38	280.00	134.71	132.75	N 78° 18' 18" E	78.38
C39	280.00	59.07	58.98	N 58° 25' 54" W	29.85

LINE	BEARING	DISTANCE
L47	N 47° 58' 15" E	28.72
L48	N 56° 14' 38" E	30.54
L49	N 49° 17' 03" E	42.28
L50	N 31° 14' 47" E	30.89
L51	N 54° 00' 51" E	31.00
L52	N 80° 52' 41" E	28.09
L53	N 81° 30' 25" E	34.72
L54	N 47° 30' 37" E	52.28
L55	N 08° 25' 07" E	52.85
L56	N 51° 28' 40" E	47.74
L57	S 36° 05' 15" E	33.80
L58	N 89° 47' 05" E	30.28
L59	N 05° 29' 14" E	53.18
L60	N 34° 17' 14" E	16.81
L61	N 33° 05' 28" E	27.18
L62	N 59° 33' 08" E	67.50
L63	N 13° 18' 43" W	43.02
L64	N 28° 04' 43" E	32.90
L65	N 38° 48' 37" E	30.28
L66	N 27° 08' 02" E	70.40
L67	N 27° 08' 02" E	60.62
L68	N 70° 45' 13" E	55.24
L69	N 18° 52' 08" E	93.11
L70	N 04° 31' 25" E	25.63
L71	N 85° 40' 30" W	33.05
L72	N 03° 18' 15" W	22.64
L73	N 08° 44' 56" W	22.82
L74	N 18° 08' 15" W	17.50
L75	N 21° 30' 18" W	22.62
L76	N 33° 14' 38" W	31.81

LINE	BEARING	DISTANCE
L37	N 01° 08' 31" W	87.44
L38	N 23° 24' 27" W	40.75
L39	N 18° 43' 10" W	38.55
L40	N 07° 04' 13" W	47.87
L41	N 11° 43' 11" W	38.53
L42	N 02° 22' 17" W	28.57



- LEGEND**
- IRON SET
 - E.I.P. EXIST. IRON PIPE
 - C.C.M. EXIST. CONCRETE MONUMENT
 - C.C.M. CONCRETE CONTROL MONUMENT TO BE SET AT TIME OF ROAD CONSTRUCTION
 - E.A. EXIST. AXLE
 - I.L.M. IRON LINE MARKER
 - D.E. DRAINAGE EASEMENT
 - R/W RIGHT-OF-WAY
 - E.I. EXIST. IRON
 - S.T. SITE TRIANGLE 10 X 70
 - C.P. COMPUTED POINT
 - 10X70 SITE TRIANGLE

NOTES:

- SURVEYED DECEMBER 2004 - APRIL 2006.
- 18.72 ACRES TOTAL.
- AREA COMPUTED BY COORDINATE METHOD.
- IRONS SET AT ALL CORNERS UNLESS SHOWN OTHERWISE.
- FOR REFERENCE SEE DEED BOOK 681 PAGE 109 AND MAP BOOK 38 PAGE 52
- ALL STREETS ARE PUBLIC.
- ALL DISTANCES ARE HORIZONTAL.
- ALL BEARINGS ARE RELATIVE TO N.C. GRID (NAD 1983).
- NO N.C. GRID MONUMENTS LOCATED WITHIN 2000' OF THIS SECTION. (SEE SECTION ONE MAP FOR GRID THE MAP BOOK 38 PAGE 21)
- ALL LOTS SHOWN IN SECTION 11-A ARE LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 37018M OAKS E. DATED 8-3-92.
- A 10 FT. UTILITY EASEMENT IS RESERVED ON THE FRONT OF ALL LOTS.

With this recordation New Hanover County accepts the dedication for public water and/or sewer purposes.

Date _____ County Engineer _____

I CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND IN NEW HANOVER COUNTY, WHICH HAS AN ORDINANCE THAT REGULATES PARCEL OF LAND.

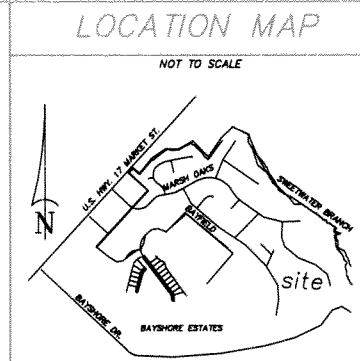
MICHAEL J. LAWRENCE PLS L-3830

CERTIFICATE OF ACCURACY AND MAPPING

I, MICHAEL J. LAWRENCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS NOTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ A.D. _____

MICHAEL J. LAWRENCE PLS L-3830

LINE	BEARING	DISTANCE
L408	S 50° 56' 36" W	24.08
L409	S 48° 48' 25" W	29.87
L410	S 50° 16' 33" W	46.07
L411	S 41° 57' 33" W	23.45
L412	S 48° 34' 21" W	27.75
L413	S 58° 53' 17" W	22.07
L414	S 80° 30' 33" W	23.31
L415	S 15° 38' 04" W	33.35
L416	S 64° 03' 18" W	30.10
L417	S 31° 45' 03" W	30.30
L418	S 58° 35' 14" E	28.88
L419	N 59° 18' 21" E	54.41
L420	N 47° 51' 59" E	31.01
L421	N 28° 43' 28" E	48.29
L422	S 90° 24' 03" E	35.73
L423	S 73° 21' 31" E	13.84
L424	N 59° 12' 10" E	38.85
L425	N 43° 07' 29" E	30.14
L426	N 24° 01' 31" E	33.14
L427	N 53° 07' 50" E	44.88
L428	N 13° 53' 45" E	35.21
L429	N 21° 05' 58" W	46.18
L430	N 09° 48' 20" W	38.27
L431	N 15° 56' 57" E	38.88
L432	N 21° 48' 09" E	23.63
L433	N 03° 18' 08" E	38.55
L434	S 74° 01' 43" W	18.89
L435	S 78° 44' 02" W	21.84
L436	S 27° 29' 51" W	65.89



Certificate Disclaiming Water/Sewer Suitability & Water/Sewer Availability

Notwithstanding New Hanover County approval of this plat, lots shown on said plat may not receive Health Department approval for on site sewage disposal systems nor for individual water supply systems nor does such approval guarantee the availability of water or sewer services from New Hanover County.

CERTIFICATE OF APPROVAL
NEW HANOVER COUNTY PLANNING DEPARTMENT

DATE _____ PLANNING DIRECTOR _____

CERTIFICATE OF DISCLOSURE - NEW HANOVER COUNTY FLOOD PLAIN MANAGEMENT

I (WE) HEREBY CERTIFY THAT PRIOR TO ENTERING ANY AGREEMENT OR ANY COVENANCE WITH A RESPECTIVE BUYER, I (WE) SHALL PREPARE AND SIGN A STATEMENT WHICH FULLY AND ACCURATELY DISCLOSES THAT THE SUBJECT REAL ESTATE, OR A PORTION OF THE SUBJECT REAL ESTATE, IS LOCATED WITHIN A FLOOD HAZARD AREA AND THAT THE BUYER MUST SATISFY THE REQUIREMENTS OF THE NEW HANOVER COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.

BAYSHORE ESTATES, INC.
DATE _____ SIGNATURES _____

Certificate of Ownership, Dedication and Jurisdiction

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) own free consent and dedicate all streets, alleys, walks, parks, conservation space and other areas to public or private use as noted. All roads and drainage easements are dedicated for public utility purposes. Further, I (we) certify the land as shown hereon is located within the subdivision jurisdiction of New Hanover County.

BAYSHORE ESTATES, INC.
Date _____ Signature of Owner(s) _____
Date _____ Subordination Consent of Mortgagee _____

CERTIFICATE OF DISCLOSURE FOR PRIVATE DEVELOPMENTS

I (WE) ACKNOWLEDGE THAT NEITHER THE STATE NOR THE COUNTY SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY STREETS, PARKS, DRAINAGE, OPEN SPACE OR OTHER AREAS WHICH ARE DESIGNATED FOR PRIVATE USE. I (WE) ACKNOWLEDGE THAT PRIOR TO CONTRACTING WITH A RESPECTIVE BUYER, I SHALL GIVE THE BUYER A WRITTEN STATEMENT WHICH DISCLOSES THE EXISTENCE AND LOCATION OF SUCH PRIVATE AREAS AND SPECIFICS THE MAINTENANCE RESPONSIBILITIES FOR SAME. WHEN APPLICABLE, THE STATEMENT SHALL DISCLOSE THAT THE STREETS WILL NOT BE CONSTRUCTED TO MINIMUM STANDARDS SUFFICIENT TO ALLOW THEIR INCLUSION ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.

BAYSHORE ESTATES, INC.
DATE _____ SIGNATURE _____

State of North Carolina
County of New Hanover

Filed for registration on the _____ day of _____, 20____ at _____ (a.m./p.m.) and duly recorded in Map Book _____ of Page _____

By _____

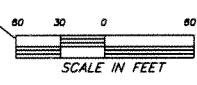
CERTIFICATE OF PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION APPROVED

DATE _____ DISTRICT ENGINEER _____

CERTIFICATE OF REGISTRATION/DISCLOSURE FOR HOMEOWNERS ASSOCIATION COVENANT CONDITIONS AND RESTRICTIONS BY REGISTER OF DEEDS

NORTH CAROLINA, NEW HANOVER COUNTY
HOMEOWNERS ASSOCIATION COVENANT, CONDITIONS, AND RESTRICTIONS FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ (A.M. / P.M.) AND DULY RECORDED IN DEED BOOK _____ AT PAGE _____ REGISTER OF DEEDS: _____



HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS ENGINEERS LAND PLANNERS

319 WALNUT STREET
WILMINGTON, N.C. 28401
PHONE: (910) 343-8002
FAX: (910) 343-9941

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