

Director of  
Planning and Inspections  
MEREDITH GUNS

Building Inspector  
MARTY SHAW  
CHARLES THUMAN

Code Enforcement Officer  
JORDAN BLYTHE



**THE TOWN OF KILL DEVIL HILLS**  
NORTH CAROLINA

Assistant Director of  
Planning and Inspections  
CAMERON RAY

Senior Planner  
RYAN LANG

Zoning Administrator  
DONNA ELLIOTT

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**PLANNING DEPARTMENT**

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February 15, 2022

Memorandum

To: Planning Board

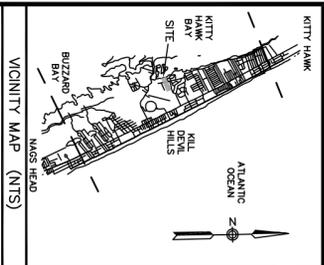
From: Meredith Guns, Planning Director *MBG*

Subject: **FINAL PLAT** — SAGA Construction and Development — Subdivision Plat of Water Oak Residential Community Phase 2 & 3

Enclosed is the final subdivision plat submitted by SAGA Realty and Construction for Water Oak Residential Community Phase 2 and 3. The final subdivision plat for Water Oak Residential Community Phase 2 and 3 includes 26 residential lots and associated improvements. The final subdivision plat has been reviewed by all applicable Town Departments. All conditions have met and staff recommends approval of the Water Oaks Phase 2 and Water Oak Phase 3 Final Plats as submitted and authorize the Planning Board Chairman to sign the final plats.

There are still outstanding issues that will follow the final plat approval prior to building permits being issued, including but not limited to:

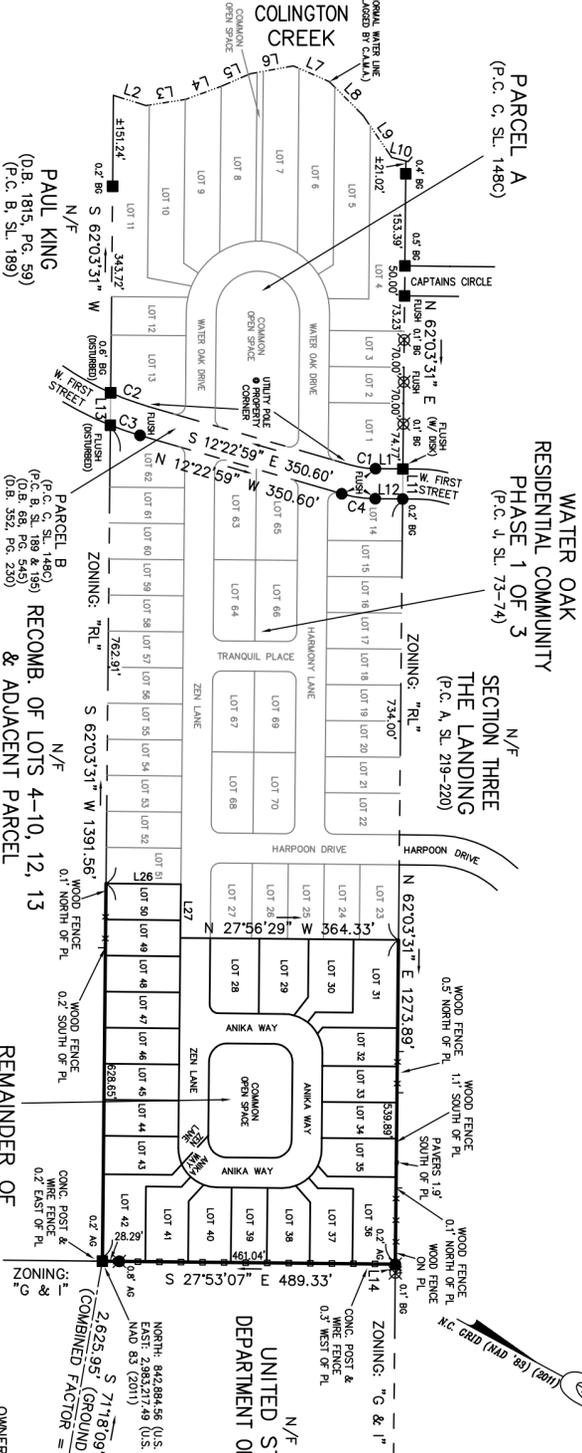
1. As-built Survey will need to be submitted by the developer, reviewed and approved by Town Staff for Phase 2 and Phase 3 with all improvements (including drainage system, lift station, utilities elevations and street markings) and installed signage.
2. Wastewater system has been certified and sent to DEQ. Wastewater certification shall be reviewed and approved by the Town of Kill Devil Hills.
3. Street and associated infrastructure need to be presented and accepted by the Board of Commissioners.
4. Board of Commissioners approve associated changes to the Town's Official Traffic Map.



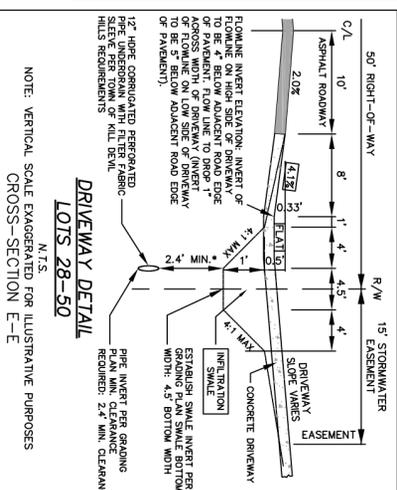
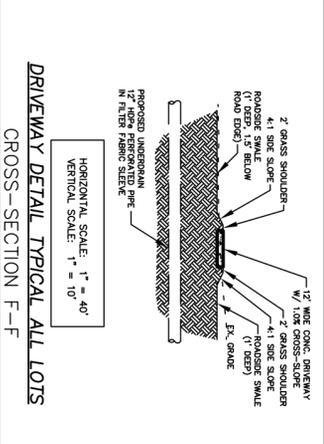
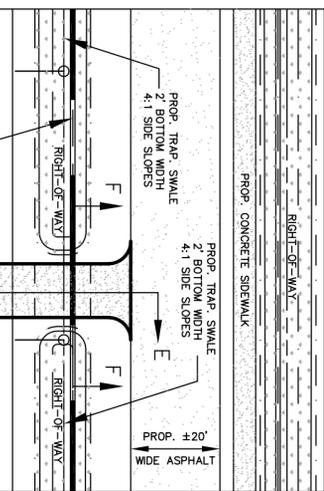
# SUBDIVISION PLAT OF PHASE 2 - WATER OAK RESIDENTIAL COMMUNITY LOTS 28 THROUGH 50 - KILL DEVIL HILLS ATLANTIC TOWNSHIP - DARE COUNTY - NORTH CAROLINA

**GENERAL NOTES:**  
 1. CURRENT OWNER: WATER OAK RESIDENTIAL, LLC  
 1314 S. CROATAN HIGHWAY SUITE 301  
 KILL DEVIL HILLS, NC 27949  
 2. RECORDING REFERENCE: D.07 989414 22 8077  
 3. EXISTING PIN NUMBER: "X" (REF. P.E. 8.07 MIN.)  
 4. NEP FLOOD ZONE: "X" (REF. P.E. 8.07 MIN.)  
 5. PER FIRM MAP #270989840K EFFECTIVE JUNE 19, 2020  
 6. SITE ZONING: "RL"  
 7. BUILDING SETBACKS SHALL COMPLY WITH THE TOWN OF KILL DEVIL HILLS ZONING ORDINANCE.  
 8. ALL LOT CORNERS TO BE SET WITH 1/2" REBAR UNLESS OTHERWISE NOTED.  
 9. SITE DEVELOPMENT DATA: (PHASE 2 OF 3)  
 TOTAL NUMBER OF LOTS: 235 (EXCLUSIVE OF ANY WETLANDS)  
 EXISTING PHASE 2 AREA: 275,220 S.F. (6.318 AC.)  
 TOTAL NUMBER OF LOTS: 235 (EXCLUSIVE OF ANY WETLANDS)  
 NUMBER OF LOTS THAT EXCEED 7,500 S.F.: 13  
 COMMON OPEN SPACE DATA: (PHASE 2)  
 PROPOSED TOTAL AREA OF COMMON OPEN SPACE: 25,651 S.F./275,220 S.F. = 9.32%  
 PROPOSED TOTAL AREA OF COMMON OPEN SPACE: 25,651 S.F./275,220 S.F. = 9.32%

- EXISTING TOTAL AREA: ±21,812 AC. (PARCELS A, B & C @ P.C. C. SL. 1480)
- TOTAL NUMBER OF LOTS: 70 (EXCLUSIVE OF ANY WETLANDS)
- MINIMUM LOT AREA: 7,500 S.F. (EXCLUSIVE OF ANY WETLANDS)
- LINEAR FEET OF ROADS: 33,611 L.F.
- COMMON OPEN SPACE DATA: (PARCELS A & C @ P.C. C. SL. 1480) (TOTAL OF PH. 1, PH. 2 & PH. 3)  
 PROPOSED TOTAL AREA OF COMMON OPEN SPACE: 64,443 S.F./622,832 S.F. = 7.0%  
 GEOMETRIC SURVEY SYSTEM (N.C.G.S.), THE DISTANCES ON THIS PLAT ARE UNADJUSTED HORIZONTAL GROUND DISTANCES.
- THIS SURVEY IS COORDINATED WITH MONUMENTS OF THE NORTH CAROLINA GEOMETRIC SURVEY SYSTEM (N.C.G.S.), THE DISTANCES ON THIS PLAT ARE UNADJUSTED HORIZONTAL GROUND DISTANCES.
- PROPERTY SHOW HEREON IS LOCATED WITHIN THE DARE COUNTY SCHOOL DISTRICT.
- WASTEWATER DISPOSAL FOR THIS SUBDIVISION IS THROUGH CENTRAL SEWER PROVIDED BY INCLUDING THE GRAVITY COLLECTION SYSTEM, SEWER SERVICES, LIFT STATION, GENERATOR AND THE WASTEWATER FORCE MAIN, KOWHWRP, LLC HAS FURTHER ACCEPTED THE LIFT STATION EASEMENT AND UTILITY EASEMENTS NOTED.
- WATER SUPPLY: TOWN OF KILL DEVIL HILLS
- UTILITY & DRAINAGE EASEMENTS: (UNLESS OTHERWISE SHOWN HEREON)
- REAR: 10'  
 SIDE: 5' (10' CENTERED ALONG PROPERTY LINE)  
 REAR: 10'  
 INFLTRATION SWALE PER NCCD STORMWATER PERMIT #21870209. ALL STORMWATER INFORMATION BY DEL. ENGINEERING, P.L.C. DATED 6/23/2018



**SITE OVERVIEW**  
 1" = 200'



**LOT DEVELOPMENT NOTES:**

- LOTS SHALL BE GRADED SUCH THAT RUNOFF FROM ALL IMPERVIOUS AREAS IS DIRECTED TO THE ROADSIDE SWALE SYSTEM.
- EACH LOT SHALL BE LIMITED TO A SINGLE 12" WIDE DRIVEWAY CROSSING OF THE ROADSIDE SWALE SYSTEM.
- WHEN AN OPENING CROSSING UNDER A DRIVEWAY IS REQUIRED, THE DRIVEWAY SHALL BE MAINTAINED THE SAME DIFFERENCE IN ELEVATION SHALL BE MADE UP IN STEEPER DRIVEWAY SLOPES BETWEEN THE SIDEWALK AND THE LOW POINT OF THE DRIVEWAY.
- A 15" WIDE DRAINAGE EASEMENT IS GRANTED ACROSS THE ROAD FRONTAGE OF EACH LOT.
- GRASS GROUNDCOVER AND NO OTHER LANDSCAPING MAY BE PLACED WITHIN THE SWALE SYSTEM.
- THERE SHALL BE NO PIPED CONNECTIONS MADE TO THE 12" UNDERDRAIN SYSTEM LOCATED WITHIN THE TOWNSHIP RIGHT-OF-WAY INSTALLATION WHICH REQUIRES CROSSING THE SWALE SYSTEM SHALL BE COORDINATED WITH THE TOWN OF KILL DEVIL HILLS PUBLIC SERVICES DEPARTMENT TO ENSURE NO DAMAGE TO THE DRAINAGE INFRASTRUCTURE. IT IS THE RESPONSIBILITY OF THE LOT OWNER / DEVELOPER / ASSOCIATION TO REPAIR & RE-VEGETATE ANY UTILITY EXCAVATIONS WHICH CROSS THE ROADSIDE SWALE SYSTEM.

**CERTIFICATE OF APPROVAL FOR RECORDING:**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION CODE OF THE TOWN OF KILL DEVIL HILLS PLANNING BOARD FOR RECORDING IN THE OFFICES OF THE REGISTER OF DEEDS OF DARE COUNTY.

DATE: \_\_\_\_\_

CHAIRMAN OF THE TOWN OF KILL DEVIL HILLS PLANNING BOARD

**TRACT BOUNDARY CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHD BRG.
L1	48.87	82.756292°E	56.85	111.1445°W	137.1420°W
L2	56.85	111.1445°W	67.04	62.23	148.3715°W
L3	67.04	62.23	53.92	151.4672°W	138.5259°W
L4	53.92	151.4672°W	72.73	109.5535°W	115.3320°E
L5	72.73	109.5535°W	50.00	24.54	181.1106°W
L6	50.00	24.54	45.87	14.36	127.5629°W
L7	45.87	14.36	125.00	127.5629°W	182.0331°E
L8	125.00	127.5629°W	89.23	89.23	182.0331°E

**OWNER CERTIFICATION:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF ATLANTIC TOWNSHIP, DARE COUNTY, NORTH CAROLINA. I HAVE PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF NORTH CAROLINA  
 COUNTY OF DARE

REVIEW OFFICER OF DARE COUNTY  
 MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

**PRELIMINARY PLAT NOT FOR RECORDING OR CONVEYANCE**

I, MANSION RAY, BEING THE REGISTER OF DEEDS OF DARE COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND AN APPEAL WAS MADE UNDER MY SUPERVISION AND THE TOWN OF KILL DEVIL HILLS PLANNING BOARD HAS REVIEWED AND APPROVED THE PLAT FOR RECORDING IN ACCORDANCE WITH G.S. 170A-20 AS AMENDED. THE ORIGINAL SIGNATURE, REGISTRATION NUMBER AND DATE OF REGISTRATION OF THIS PLAT ARE AS FOLLOWS:

DATE: \_\_\_\_\_

CHAIRMAN OF THE TOWN OF KILL DEVIL HILLS PLANNING BOARD



SUBDIVISION PLAT OF

**PHASE 2 OF 3 - WATER OAK RESIDENTIAL COMMUNITY**

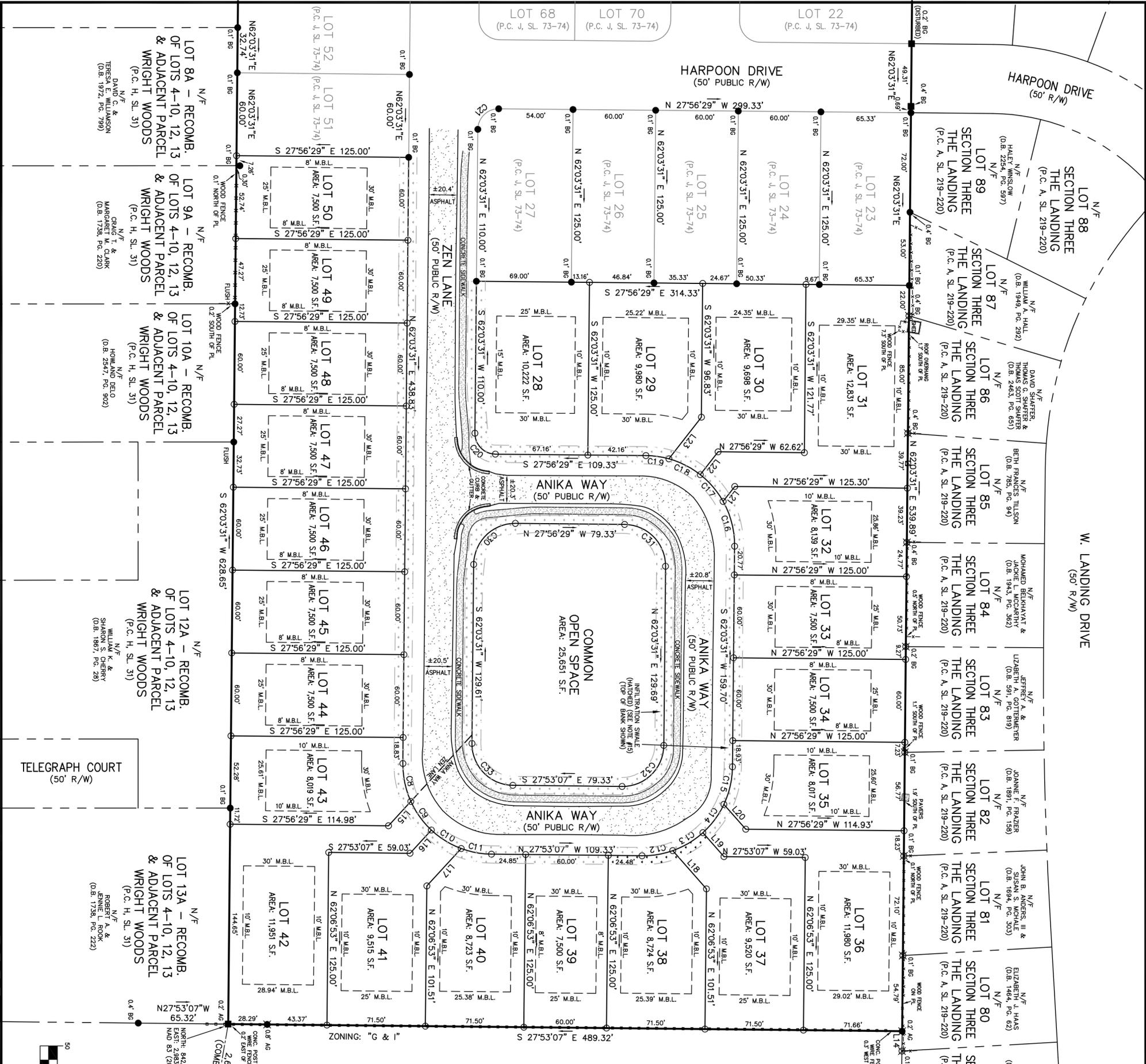
**A PORTION OF PARCEL C - (P.C. C, SL. 1480) - KILL DEVIL HILLS**  
**ATLANTIC TOWNSHIP - DARE COUNTY - NORTH CAROLINA**

**Seaboard Surveying & Planning, Inc. C-1536**  
 103 W. WOOD HILL DRIVE - UNIT F P.O. BOX 58 NAGS HEAD, N.C. 27959 252-480-9998

NO.	DATE	REVISIONS	BY
1	02/08/22	CERT. (PLANNING BOARD) & ADD TOTAL SITE DATA	TG
2	02/09/22	REV. NOTE #9	TG

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**PRELIMINARY PLAT  
NOT FOR RECORDATION,  
CONVEYANCES, OR SALES**

UNITED STATES  
DEPARTMENT OF INTERIOR

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHD.BRNG.
C1	65.00	24.55307	28.28	28.05	N49.3546°E
C2	65.00	22.38448	25.69	25.52	N45.4637°E
C3	65.00	22.35138	25.63	25.47	N45.3112°E
C4	65.00	19.46142	22.44	22.33	N41.75946°W
C5	65.00	20.02287	22.74	22.62	N43.7821°W
C6	65.00	22.34287	25.57	25.55	N45.7825°W
C7	65.00	24.45207	28.10	27.88	N49.29548°W
C8	65.00	20.95211	23.89	23.50	N47.0024°W
C9	65.00	22.3712	25.66	25.50	N47.0024°W
C10	65.00	14.5326	16.89	16.85	N20.9246°E
C11	65.00	9.00000	10.36	10.35	N14.4748°E
C12	65.00	15.326	16.89	16.85	N20.9246°E
C13	65.00	9.00000	10.36	10.35	N14.4748°E
C14	65.00	9.00000	10.36	10.35	N14.4748°E
C15	65.00	9.00000	10.36	10.35	N14.4748°E
C16	65.00	9.00000	10.36	10.35	N14.4748°E
C17	65.00	9.00000	10.36	10.35	N14.4748°E
C18	65.00	9.00000	10.36	10.35	N14.4748°E
C19	65.00	9.00000	10.36	10.35	N14.4748°E
C20	65.00	9.00000	10.36	10.35	N14.4748°E
C21	65.00	9.00000	10.36	10.35	N14.4748°E
C22	65.00	9.00000	10.36	10.35	N14.4748°E
C23	65.00	9.00000	10.36	10.35	N14.4748°E
C24	65.00	9.00000	10.36	10.35	N14.4748°E
C25	65.00	9.00000	10.36	10.35	N14.4748°E
C26	65.00	9.00000	10.36	10.35	N14.4748°E
C27	65.00	9.00000	10.36	10.35	N14.4748°E
C28	65.00	9.00000	10.36	10.35	N14.4748°E
C29	65.00	9.00000	10.36	10.35	N14.4748°E
C30	65.00	9.00000	10.36	10.35	N14.4748°E
C31	65.00	9.00000	10.36	10.35	N14.4748°E
C32	65.00	9.00000	10.36	10.35	N14.4748°E
C33	65.00	9.00000	10.36	10.35	N14.4748°E

LINE	LENGTH	BEARING
L1	14.36	S62.0331°W
L2	23.96	S72.4948°E
L3	22.87	S72.4948°E
L4	36.81	S72.4948°E
L5	36.94	N20.0334°E
L6	23.12	N20.0334°E
L7	13.69	N80.7252°W
L8	13.69	N80.7252°W
L9	58.26	N80.7252°W

- LEGEND**
- EX. 6" DIA. ROUND CONC. MON.
  - EX. 1/2" REBAR SET FLUSH
  - EX. 4" x 4" CONC. MON.
  - △ EX. 1 1/4" AXLE
  - ▲ CALCULATED POINT
  - EX. 1" OPEN PIPE
  - WATER METER
  - FLOOR PIEDestal
  - CANTY. POLE
  - 50' WIRE
  - FIRE HYDRANT
  - ELEC. TRANS.
  - ABOVE GROUND
  - BELOW GROUND
  - PL - PROPERTY LINE
  - DUMP NILET
  - NW, Δ - NORMAL WATER LINE FLAG
  - CW, Δ - CONSTANT WETLANDS FLAG
  - 404 - WETLANDS FLAG
  - EX. SIGN



LOT EASEMENT DETAILS  
(UNLESS OTHERWISE SHOWN ON PLAN)  
SCALE: 1" = 50'

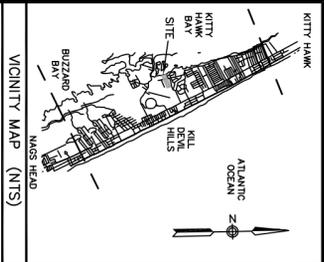
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SURVEYED: 11/29/21 JC  
DRAWN: 12/07/21 TG  
CHECKED: 12/27/21 KRM  
SCALE: 1" = 50'

**PHASE 2 OF 3 - WATER OAK RESIDENTIAL COMMUNITY**  
A PORTION OF PARCEL C - (P.C. C, SL. 148C) - KILL DEVIL HILLS  
ATLANTIC TOWNSHIP - DARE COUNTY - NORTH CAROLINA  
**Seaboard Surveying & Planning, Inc. C-1536**  
103 W. WOOD HILL DRIVE - UNIT F P.O. BOX 58 NAGS HEAD, N.C. 27959 252-480-9998

NO.	DATE	REVISIONS	BY
1	02/09/22	M.B.L. ON LOTS 30, 31, 36, 37, 41 & 42	TG

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**VICINITY MAP (NTS)**

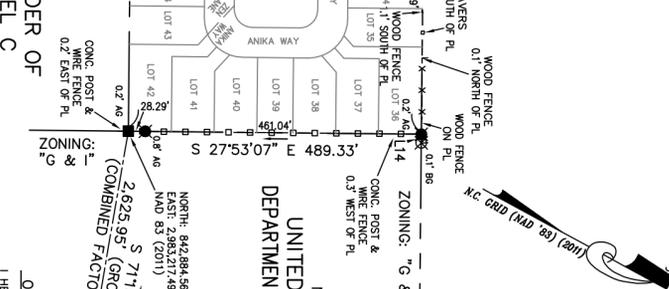
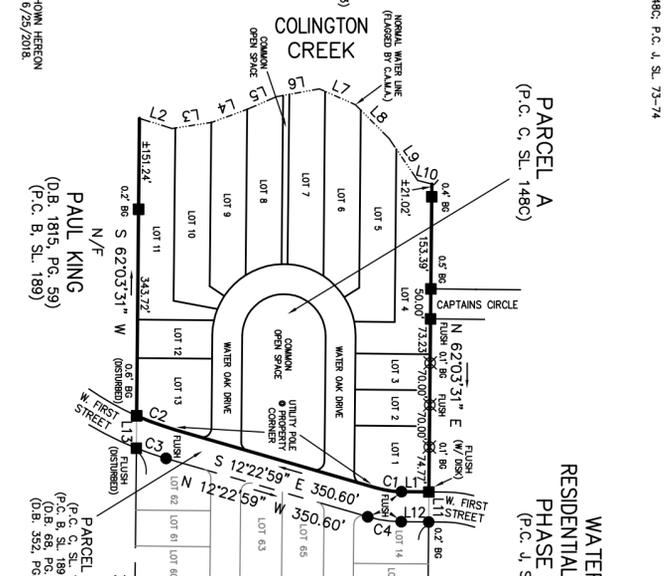
# SUBDIVISION PLAT OF PHASE 3 - WATER OAK RESIDENTIAL COMMUNITY LOTS 1 THROUGH 13 - KILL DEVIL HILLS ATLANTIC TOWNSHIP - DARE COUNTY - NORTH CAROLINA

**GENERAL NOTES:**

- CURRENT OWNER: WATER OAK RESIDENTIAL, LLC  
1314 S. CRANTON HIGHWAY SUITE 301  
KILL DEVIL HILLS, NC 27949, PO. BOX 710, D.B. 2320, P.O. BOX 388, P.C. C. SL. 148C, P.C. J. SL. 73-74
- RECORDED REFERENCE: D.07 889417 12 83X & 07 889417 12 83X2H
- EXISTING PIN NUMBER: 07 889417 12 83X & 07 889417 12 83X2H
- NEP FLOOD ZONE: AS SHOWN ON PAGE 2
- PER FIRM: MAP #27098940K EFFECTIVE JUNE 19, 2020
- SITE ZONING: "RL"
- ALL AREAS BY COORDINATE COMPUTATION.
- BUILDING SETBACKS SHALL COMPLY WITH THE TOWN OF KILL DEVIL HILLS SUBDIVISION REGULATIONS.
- ALL LOT CORNERS TO BE SET WITH 1/2" REBAR UNLESS OTHERWISE NOTED.
- SITE DEVELOPMENT DATA: (PHASE 3 OF 3)  
EXISTING TOTAL AREA: ±277,550 S.F. (±6,372 AC.)  
TOTAL NUMBER OF LOTS: 135 (EXCLUSIVE OF ANY WETLANDS)  
NUMBER OF LOTS THAT EXCEED 7,500 S.F.: 11  
COMMON OPEN SPACE DATA: (PHASE 3)  
LINEAR FEET OF ROADS: 3,714 L.F.  
NUMBER OF COMMON OPEN SPACES: 3  
PROPOSED TOTAL AREA OF COMMON OPEN SPACE: 36,476 S.F. (±277,550 S.F. = 13.114% TOTAL SITE DEVELOPMENT DATA)
- EXISTING TOTAL AREA: ±21,812 AC. (PARCELS A, B & C @ P.C. C. SL. 148C)  
TOTAL NUMBER OF LOTS: 70 (EXCLUSIVE OF ANY WETLANDS)  
MINIMUM LOT AREA: 7,500 S.F. (EXCLUSIVE OF ANY WETLANDS)  
LINEAR FEET OF ROADS: 3,381 L.F.  
COMMON OPEN SPACE DATA: (PARCELS A & C @ P.C. C. SL. 148C) (TOTAL OF PH. 1, PH. 2 & PH. 3)  
LINEAR FEET OF COMMON OPEN SPACE: 6,443 S.F. (±277,550 S.F. = 7.0% PROPOSED TOTAL AREA OF COMMON OPEN SPACE)  
GEOMETRIC SURVEY SYSTEM (N.C.G.S.): THE DISTANCES ON THIS PLAT ARE UNADJUSTED HORIZONTAL GROUND DISTANCES.
- THIS SURVEY IS COMPATIBLE WITH MONUMENTS OF THE NORTH CAROLINA GEOMETRIC SURVEY SYSTEM (N.C.G.S.).
- UNADJUSTED HORIZONTAL GROUND DISTANCES.
- FROM WEST FIRST STREET.
- PROPERTY SHOWN HEREON IS LOCATED WITHIN THE DARE COUNTY SCHOOL DISTRICT. THE TOWN OF KILL DEVIL HILLS HAS ACCEPTED THE DEDICATION OF THE INFRASTRUCTURE INCLUDING THE GRAVITY COLLECTION SYSTEM, SEWER SERVICES, LIFT STATION, GENERATOR AND THE WASTEWATER FORCE MAIN. KOWHAP, LLC HAS FURTHER ACCEPTED THE LIFT STATION.
- WATER SUPPLY: TOWN OF KILL DEVIL HILLS.
- LANDSCAPE EASEMENT & UTILITY EASEMENT INCLUDING LIFT STATION EASEMENT, RESERVED TO OWNER AND THE WATER OAK RESIDENTIAL COMMUNITY ASSOCIATION. BUILDING & DRAINAGE EASEMENTS BY A LOT OWNER IS PROHIBITED.
- UTILITY & DRAINAGE EASEMENT ALONG EAST SIDE OF LOTS 1 & 13. SIDE STREET: 15' (INCLUDING 15' LANDSCAPE ESM. ALONG EAST SIDE OF LOTS 1 & 13) REAR: 10'
- INFILTRATION SWALE PER NCDCS STORMWATER PERMIT #20170209, ALL STORMWATER INFORMATION SHOWN HEREON AS PER PLANS TITLED "SHADING PLAN WATER OAK SUBDIVISION" BY DEEL ENGINEERING, PLLC, DATED 6/25/2018.
- THE EXISTING IMPROVEMENTS ON LOT 13 ARE NOT SHOWN HEREON.

**GENERAL NOTES:**

- LOTS SHALL BE GRADED SUCH THAT RUNOFF FROM ALL IMPROVED AREAS IS DIRECTED TO THE ROADSIDE SWALE SYSTEM.
- EACH LOT SHALL BE LIMITED TO A SINGLE 12" WIDE DRIVEWAY CROSSING OF THE ROADSIDE SWALE SYSTEM.
- WHEN AN OPENING IS MADE IN A DRIVEWAY TO ALLOW FOR A SIDEWALK OR OTHER IMPROVEMENT, THE DRIVEWAY SHALL BE REPAIRED TO ORIGINAL FINISH TO BE MAINTAINED THE POINT OF THE DRIVEWAY.
- A 15" WIDE DRAINAGE EASEMENT IS GRANTED ACROSS THE ROAD FRONTAGE OF EACH LOT.
- PIPING OR ALTERATION OF THE ROADSIDE INFILTRATION SWALE SYSTEM SHALL BE MAINTAINED WITH A GRASS GROUND COVER AND NO OTHER LANDSCAPING MAY BE PLACED WITHIN THE SWALE SYSTEM.
- THERE SHALL BE NO PIPED CONNECTIONS MADE TO THE 12" UNDERDRAIN SYSTEM LOCATED WITHIN THE TOWNSHIP RIGHT-OF-WAY INSTALLATION WHICH REQUIRES CROSSING THE SWALE SYSTEM SHALL BE COORDINATED WITH THE TOWN OF KILL DEVIL HILLS PUBLIC SERVICES DEPARTMENT TO ENSURE NO DAMAGE TO THE DRAINAGE INFRASTRUCTURE. IT IS THE RESPONSIBILITY OF THE LOT OWNER / DEVELOPER / ASSOCIATION TO REPAIR & RE-VEGETATE ANY UTILITY EXCAVATIONS WHICH CROSS THE ROADSIDE SWALE SYSTEM.



**TRACT BOUNDARY CURVE TABLE**

LINE	LENGTH	BEARING
L1	48.87	S27°56'29"E
L2	56.85	N11°14'45"W
L3	67.04	N37°14'40"W
L4	62.23	N48°37'15"W
L5	53.92	N51°40'47"W
L6	72.73	N38°52'59"W
L7	65.98	N09°55'35"W
L8	45.47	N10°33'07"E
L9	24.54	N14°11'06"W
L10	50.00	S62°03'31"W
L11	45.87	N27°56'29"W
L12	53.99	S62°03'31"W
L13	14.36	S62°03'31"W
L14	125.00	N27°56'29"W
L15	89.23	N62°03'31"E

**OWNER CERTIFICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF DARE COUNTY, NORTH CAROLINA. I HAVE READ AND UNDERSTAND THE SUBDIVISION REGULATIONS AND EASEMENTS TO WHICH THIS PROPERTY IS SUBJECT. I HAVE OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF KILL DEVIL HILLS AND THE DARE COUNTY PLANNING BOARD. I HAVE OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE DARE COUNTY PLANNING BOARD. I HAVE OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE DARE COUNTY PLANNING BOARD.

DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_

**REVISIONS**

NO.	DATE	REVISIONS	BY
1	02/08/22	CERT. (PLANNING BOARD) & ADD TOTAL SITE DATA	TG
2	02/09/22	REV. NOTE #9	TG

**PHASE 3 OF 3 - WATER OAK RESIDENTIAL COMMUNITY**  
**PARCEL A - (P.C. C, SL. 148C) - KILL DEVIL HILLS**  
**ATLANTIC TOWNSHIP - DARE COUNTY - NORTH CAROLINA**  
**Seaboard Surveying & Planning, Inc. C-1536**  
 103 W. WOOD HILL DRIVE - UNIT F P.O. BOX 58 NAGS HEAD, N.C. 27959 252-480-9998

**GRAPHIC SCALE**  
 1 inch = 200 ft.

**PRELIMINARY PLAT NOT FOR RECORDATION OR SALES CONVEYANCES**

**STATE OF NORTH CAROLINA**  
 COUNTY OF DARE

REVIEW OFFICER OF DARE COUNTY: \_\_\_\_\_

REVIEW OFFICER: \_\_\_\_\_

**NOTARY PUBLIC**  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**FILE NO.:** 1707763  
**SURVEYED:** 11/24/21 JC  
**DRAWN:** 12/09/21 TG  
**CHECKED:** 12/27/21 WRM  
**SCALE:** 1" = 200'  
**SHEET NO.:** 1  
**OF 2 SHEETS**

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- LEGEND**
- EX. 5" DIA. ROUND CONC. MON.
  - EX. 1/2" REBAR SET FLUSH
  - EX. 4" x 4" CONC. MON.
  - ▲ EX. 1 1/4" AXLE
  - △ CALCULATED POINT
  - ⊗ EX. 1" OPEN PIPE
  - ⊕ WATER METER
  - ⊖ FROCK PEDestal
  - ⊙ UTILITY POLE
  - GUY WIRE
  - ⊕ FIRE HYDRANT
  - ⊖ ELECT. TRANS.
  - ⊕ ABOVE GROUND
  - ⊖ BELOW GROUND
  - PL - PROPERTY LINE
  - DI - DROP INLET
  - △ - NORMAL WATER LINE FLAG
  - △ - COASTAL WETLANDS FLAG
  - △ - 404 WETLANDS FLAG
  - △ - EX. SIGN

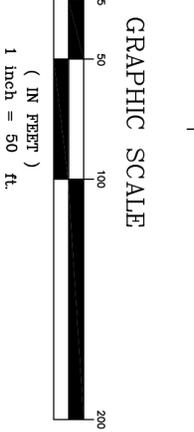
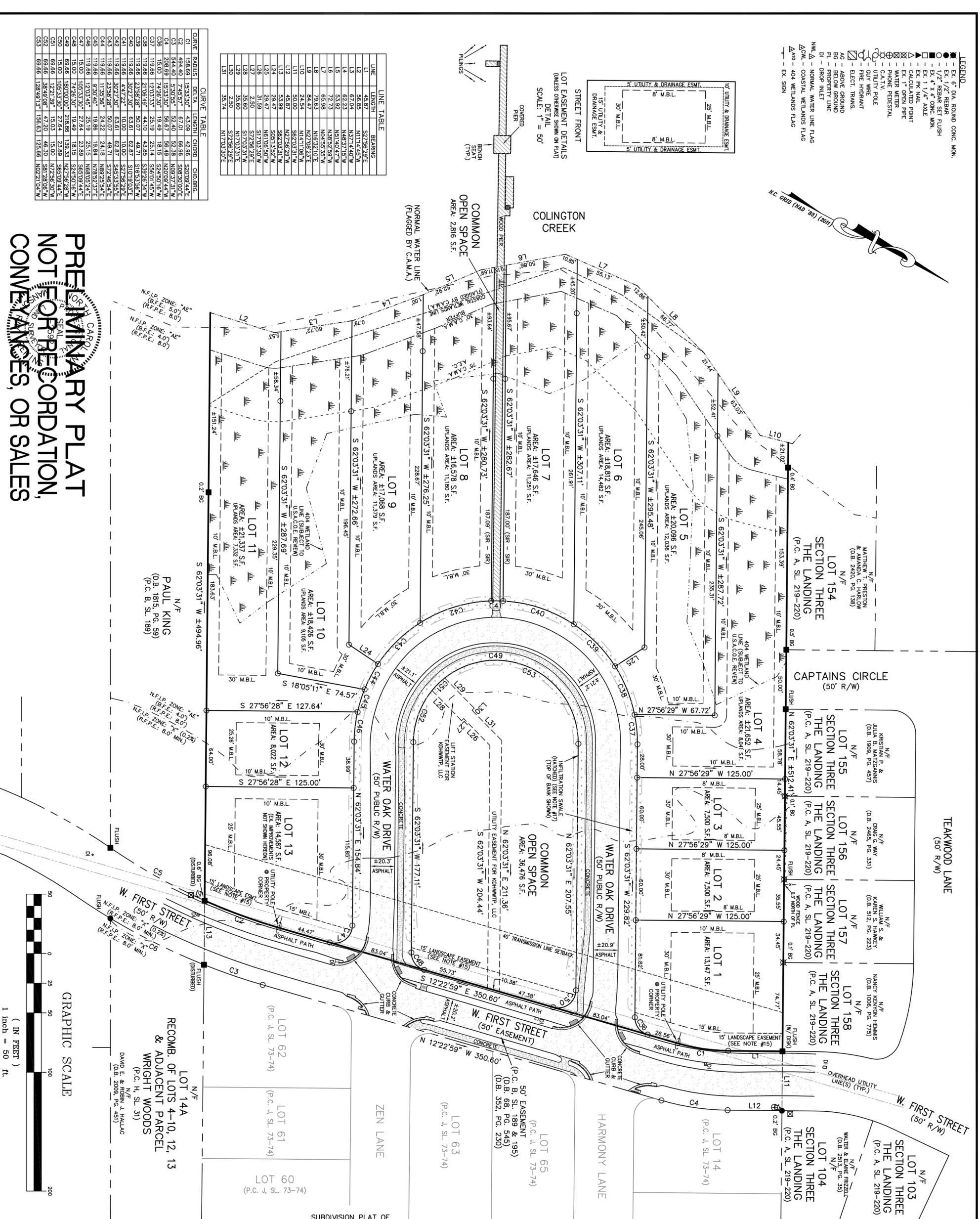
**LINE TABLE**

LINE	LENGTH	BEARING
L1	48.83	S 89°52'30" W
L2	56.85	N 111°42'30" W
L3	62.04	N 27°44'07" W
L4	62.23	N 48°37'15" W
L5	53.92	N 81°40'47" W
L6	72.73	N 38°52'59" W
L7	65.98	N 04°55'35" W
L8	79.63	N 63°21'07" E
L9	94.47	N 27°08'24" E
L10	50.00	S 83°31'30" W
L11	45.82	N 27°56'29" W
L12	53.99	S 62°03'31" W
L13	29.47	S 05°13'52" W
L14	29.47	N 81°06'50" W
L15	31.59	S 17°03'30" W
L16	21.50	S 72°56'28" W
L17	35.60	S 17°03'31" W
L18	35.60	N 17°03'31" E
L19	35.60	N 73°03'31" E
L20	35.60	N 17°03'31" E
L21	35.60	N 73°03'31" E
L22	35.60	N 17°03'31" E
L23	35.60	N 73°03'31" E
L24	35.60	N 17°03'31" E
L25	35.60	N 73°03'31" E
L26	35.60	N 17°03'31" E
L27	35.60	N 73°03'31" E
L28	35.60	N 17°03'31" E
L29	35.60	N 73°03'31" E
L30	35.60	N 17°03'31" E
L31	35.60	N 73°03'31" E

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHD BRG.
C1	158.69	15.3330°	43.09	42.96	S 20°09'44" E
C2	494.40	7.4657°	67.01	66.96	S 08°30'00" E
C3	544.40	5.3055°	92.40	92.38	N 08°37'31" W
C4	262.60	15.3330°	16.62	16.48	N 02°09'44" W
C5	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C6	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C7	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C8	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C9	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C10	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C11	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C12	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C13	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C14	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C15	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C16	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C17	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C18	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C19	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C20	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C21	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C22	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C23	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C24	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C25	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C26	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C27	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C28	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C29	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C30	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C31	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C32	119.66	37.0000°	10.00	10.00	S 00°00'00" W
C33	119.66	37.0000°	10.00	10.00	S 00°00'00" W

**PRELIMINARY PLAT**  
 NOT FOR RECORDATION,  
 CONVEYANCES, OR SALES



RECOMB. OF LOTS 4-10, 12, 13  
 & ADJACENT PARCEL  
 WRIGHT WOODS  
 (P.C. H. SL. 31)  
 DAVID E. & ROBIN J. HALLAC  
 (D.B. 2008, PG. 451)

<b>PHASE 3 OF 3 - WATER OAK RESIDENTIAL COMMUNITY</b>		
<b>PARCEL A - (P.C. C, SL. 148C) - KILL DEVIL HILLS ATLANTIC TOWNSHIP - DARE COUNTY - NORTH CAROLINA</b>		
<b>Seaboard Surveying &amp; Planning, Inc. C-1536</b>		
103 W. WOOD HILL DRIVE - UNIT P.O. BOX 58 NAGS HEAD, N.C. 27959 252-480-9998		
FILE NO.:	1707763	
DRAWN:	12/09/21 TG	
CHECKED:	12/27/21 MRM	
SCALE:	1" = 50'	
SHEET NO.:	2	
OF 2 SHEETS		
	NO. DATE	REVISIONS
	1 02/09/22	EASTERN M.B.L. ON LOT 11
		TG

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