

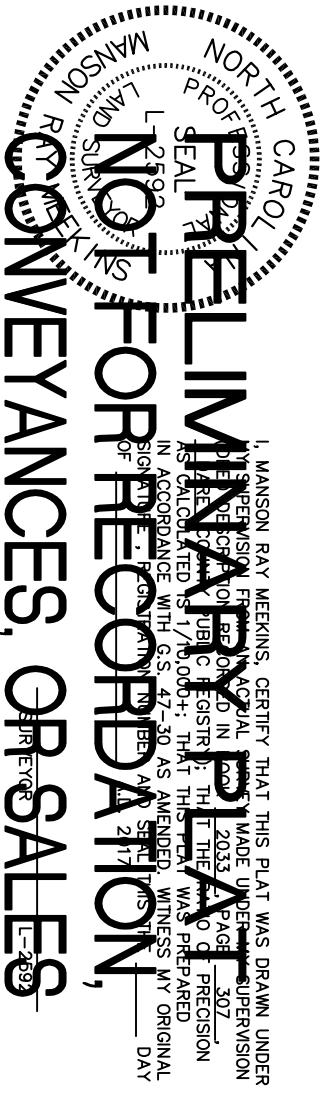
VICINITY MAP (NTS)

GENERAL NOTES:
 1. CURRENT OWNER: MORRISON FARM ASSOCIATES II LIMITED PARTNERSHIP
 8800 ROW-CAB LINE ROAD
 ROCKWELL, NC 28138
 2. RECORDED REFERENCE: 03/20/13, 07/10/17, P.C. C, SL. 148C
 3. EXISTING PIN NUMBER: 07/08/413, 07/25/36
 4. NEIP FLOOD ZONE: AS SHOWN PER F.I.R.M. MAP #37209840U EFFECTIVE SEPTEMBER 20, 2006
 5. SITE ZONING: "RL"
 6. ALL AREAS BY COORDINATE COMPUTATION.
 7. BUILDING SETBACKS SHALL COMPLY WITH THE TOWN OF KILL DEVIL HILLS ZONING DISTRICT "RL" UNLESS OTHERWISE SHOWN ON PLAN.
 8. ALL LOT CORNERS TO BE SET WITH 1/2" REBAR'S UNLESS OTHERWISE NOTED.
 9. SITE TELEPHONE DATA: 21.812 AC.
 10. PROPOSED TOTAL NUMBER OF LOTS: 70
 11. PROPOSED MINIMUM LOT AREA: 1,750 SQ. FT. (EXCLUSIVE OF ANY WETLANDS)
 12. PROPOSED MINIMUM LOT WIDTH: 41.7 FEET
 13. PROPOSED PERCENTAGE OF OPEN SPACE TO TOTAL AREA: 15.15%
 14. PROPOSED LINEAR FEET OF ROADS: 43,611 L.F.

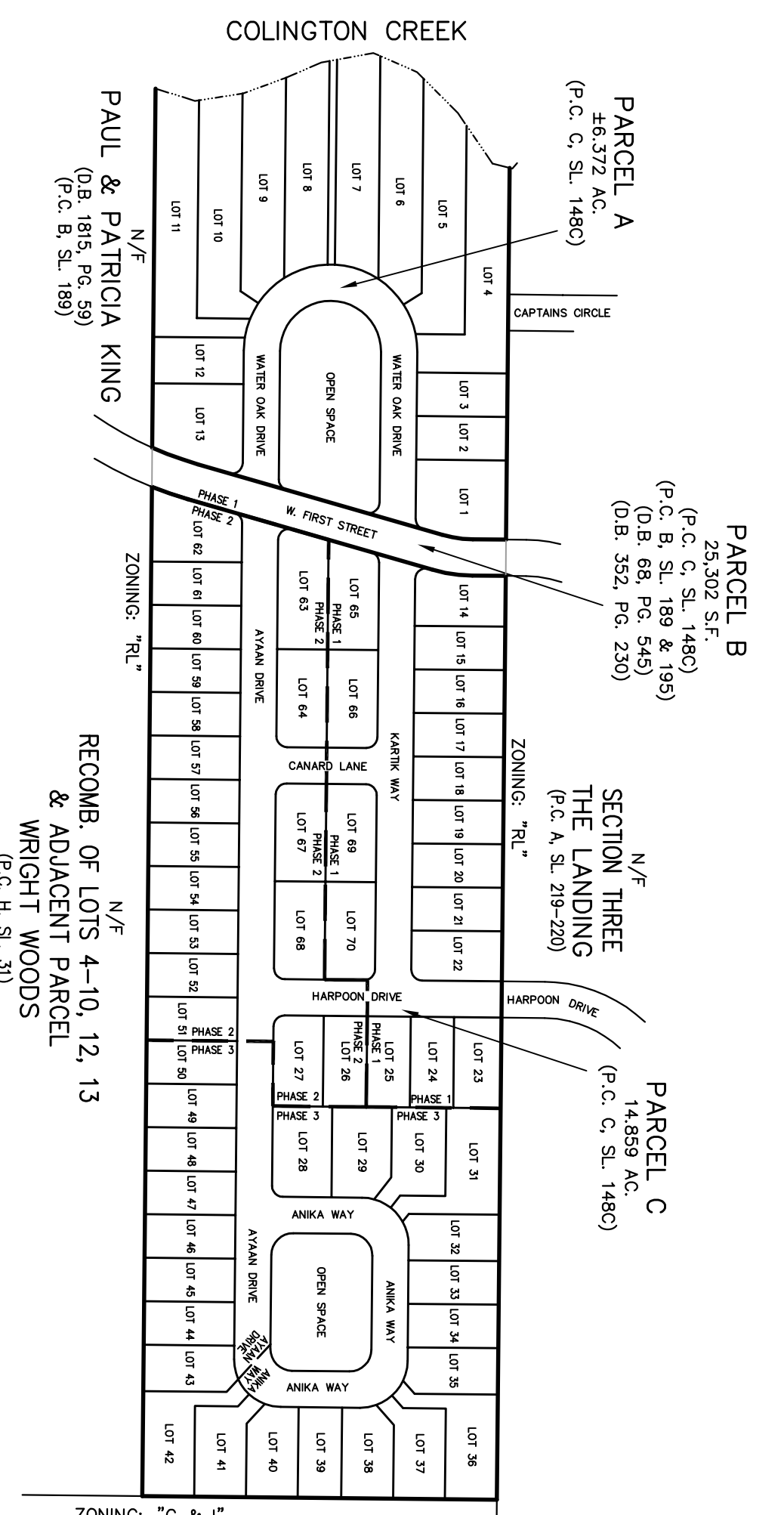
10. THIS SURVEY IS COORDINATED WITH MONUMENTS OF THE NORTH CAROLINA UNADJUSTED HIGHWAY AND GROUND DISTANCES.
11. THERE SHALL BE NO DIRECT ACCESS FOR LOTS 1, 13, 14, 62, 63 & 65 FROM WEST FIRST STREET. THERE SHALL BE NO DIRECT ACCESS FOR LOT 4 FROM CAPTAINS CIRCLE.
12. SOME PORTION OF SOME LOTS IN THIS SUBDIVISION ARE LOCATED IN AREAS DESIGNATED AS WETLANDS. ANY DEVELOPMENT IN THESE AREAS SHALL BE REVIEWED AND APPROVED BY THE PUBLIC SERVICES DEPARTMENT AND THE TOWN ENGINEER PRIOR TO CONSTRUCTION AUTHORIZATION.
13. ALL IMPROVEMENTS TO BE MADE WITHIN THE PROPOSED RIGHT-OF-WAYS SHALL BE REVIEWED AND APPROVED BY THE PUBLIC SERVICES DEPARTMENT AND THE TOWN ENGINEER PRIOR TO CONSTRUCTION AUTHORIZATION.
14. PROPERTY SHOWN HEREON IS LOCATED WITHIN THE DARE COUNTY SCHOOL DISTRICT: KOWHART, L.C. WASTEWATER TREATMENT FACILITY.
15. PROPERTY SHOWN HEREON IS LOCATED WITHIN THE DARE COUNTY SCHOOL DISTRICT: KOWHART, L.C. WASTEWATER TREATMENT FACILITY.
16. PURCHASED CAPACITY: 60,000 GPD IN ACCORDANCE WITH CAPACITY RESERVATION AND PURCHASED AGREEMENT WITH KOWHART, L.C. DATED 16th DAY OF OCTOBER, 2017
17. PROPOSED REBAR FOR THE PLACING OF THE CONCRETE SHALL BE 1/2" REBAR'S UNLESS OTHERWISE NOTED.
18. THE BUILDING OF STRUCTURES IS PROHIBITED.
19. UTILITY & PRANAGE EASEMENTS:
 FRONT: 15'
 SIDE STREET: 15'
 REAR: 10'

1. MANSION RAY MERRINS, P.L.S., CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:
- A. THAT THE SURVEY CREATES A SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAN THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED OF LAND OR AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - C. ANY ONE OF THE FOLLOWING:
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND THE SURVEY IS FOR THE PURPOSES OF CHANGING AND EXISTING STREET LINES AND EXISTING STREETS;
 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.

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



SUBDIVISION PLAT OF
WATER OAK
 LOTS 1 THROUGH 70 – KILL DEVIL HILLS
 ATLANTIC TOWNSHIP – DARE COUNTY – NORTH CAROLINA



SITE OVERVIEW
 1" = 200'

CERTIFICATE OF APPROVAL FOR RECORDING.
 I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE ATLANTIC TOWNSHIP PLANNING BOARD FOR RECORDING IN THE REGISTER OF DEEDS OF DARE COUNTY.

DATE _____
 CHAIRMAN OF THE TOWN OF KILL DEVIL HILLS PLANNING BOARD

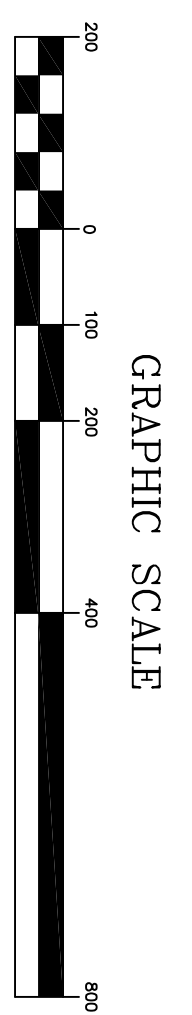
**PRELIMINARY PLAT
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OWNER CERTIFICATION.

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF KILL DEVIL HILLS AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. ESTABLISH MINIMUM BUILDING SETBACKS AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF KILL DEVIL HILLS.

NORTH CAROLINA COUNTY _____
 I, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I 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 _____



GRAPHIC SCALE
 1 inch = 200 ft.

NO.	DATE	REVISIONS	BY	TG
1	12/04/17	PER TOWN COMMENTS		

SUBDIVISION PLAT OF
WATER OAK
 PARCELS A, B & C – SURVEY FOR EMMA NEAL MORRISON – 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

FILE NO.: 1707763
 SURVEYED: 10/19/17 CE
 DRAWN: 11/01/17 TG
 CHECKED: 11/06/17 MRM
 SCALE: 1" = 200'
 SHEET NO. 1
 OF 4 SHEETS

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