REFERENCE:
PLAT CAB. C, SLIDE 30
PLAT CAB. C, SLIDE 5F
PLAT CAB. C, SLIDE 80-G
D.B. 204, P. 770
D.B. 204, P. 764
D.B. 204, P. 752

REVIEW OFFICER'S CERTIFICATE

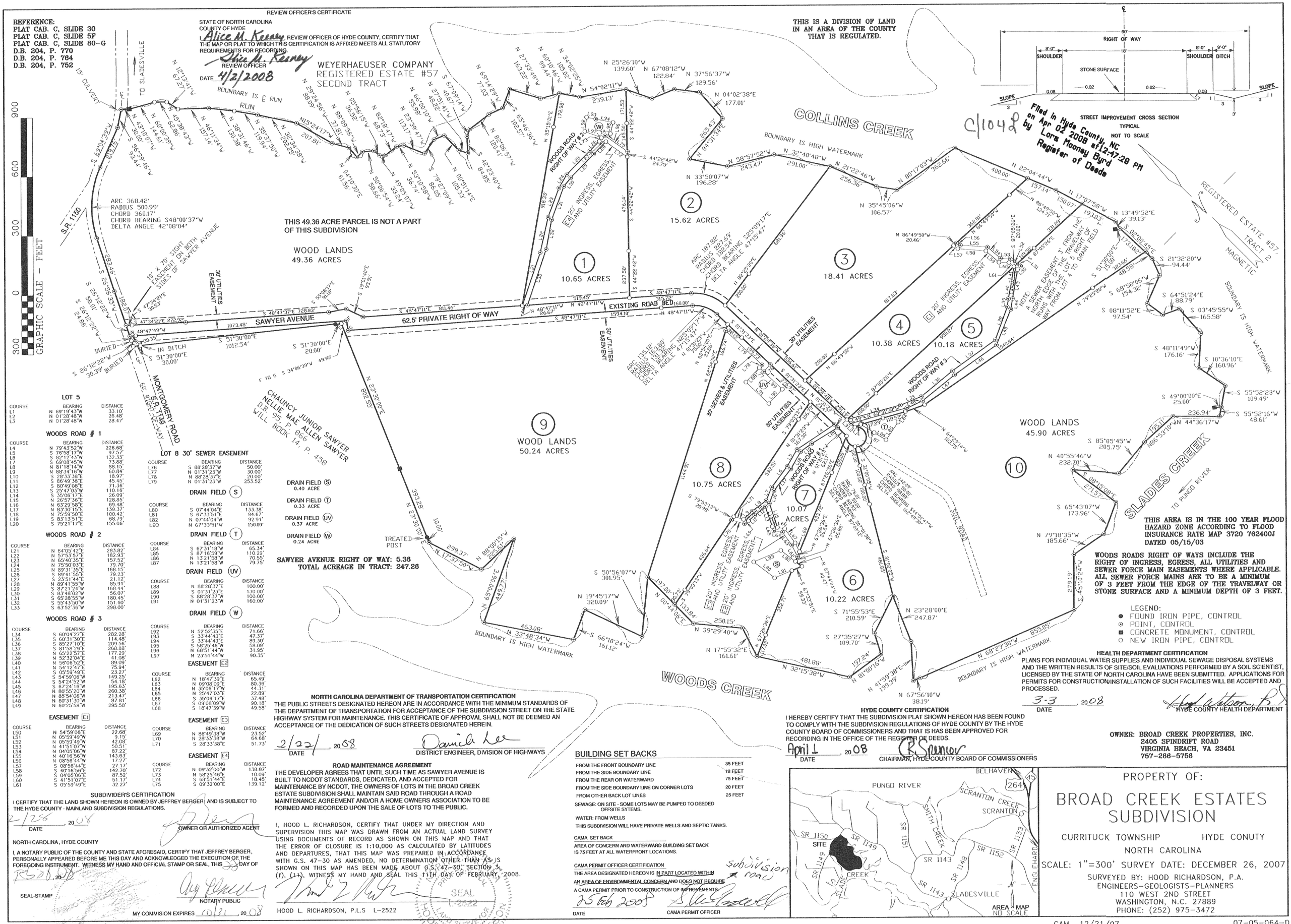
STATE OF NORTH CAROLINA
COUNTY OF HYDE

I, Alice M. Kerney, REVIEW OFFICER OF HYDE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE 4/2/2008

THIS IS A DIVISION OF LAND IN AN AREA OF THE COUNTY THAT IS REGULATED.



LOT 5

COURSE	BEARING	DISTANCE
L1	N 69°19'43"W	33.10'
L2	N 01°28'48"W	26.48'
L3	N 01°28'48"W	28.47'

WOODS ROAD # 1

COURSE	BEARING	DISTANCE
L4	N 79°43'52"W	226.68'
L5	S 76°58'17"W	97.57'
L6	S 82°12'43"W	132.33'
L7	S 69°08'45"W	73.88'
L8	N 81°18'14"W	88.15'
L9	N 88°34'16"W	60.84'
L10	S 28°33'38"E	18.97'
L11	S 86°49'38"E	45.45'
L12	S 80°49'08"E	71.36'
L13	S 25°47'03"W	110.16'
L14	S 35°06'17"E	26.09'
L15	N 26°57'36"E	128.85'
L16	N 63°29'58"E	69.48'
L17	N 83°30'15"E	139.37'
L18	N 75°59'50"E	100.42'
L19	S 83°13'51"E	68.79'
L20	S 75°21'17"E	155.06'

WOODS ROAD # 2

COURSE	BEARING	DISTANCE
L21	N 64°05'42"E	283.82'
L22	N 57°53'57"E	182.93'
L23	N 65°40'35"E	157.52'
L24	N 75°50'03"E	79.70'
L25	N 89°31'35"E	168.15'
L26	S 89°41'55"E	79.23'
L27	S 23°51'44"E	21.12'
L28	N 89°41'55"W	85.91'
L29	S 87°21'24"W	168.44'
L30	S 83°48'02"W	56.07'
L31	S 65°28'55"W	180.45'
L32	S 55°43'50"W	151.60'
L33	S 63°52'36"W	298.00'

WOODS ROAD # 3

COURSE	BEARING	DISTANCE
L34	S 60°04'27"E	282.28'
L35	S 60°31'30"E	114.48'
L36	S 85°27'10"E	209.56'
L37	S 81°58'29"E	268.88'
L38	N 66°22'57"E	177.29'
L39	N 52°32'04"E	41.08'
L40	N 56°06'52"E	89.09'
L41	N 54°12'47"E	75.94'
L42	S 05°59'49"E	23.27'
L43	S 54°59'06"W	149.25'
L44	S 54°24'52"W	54.18'
L45	S 67°24'16"W	195.63'
L46	N 80°55'20"W	260.38'
L47	N 85°54'06"W	213.47'
L48	N 60°31'30"W	87.81'
L49	N 60°25'58"W	295.58'

EASEMENT (E1)

COURSE	BEARING	DISTANCE
L50	N 54°59'06"E	22.68'
L51	N 05°59'49"W	9.15'
L52	N 05°59'49"W	42.08'
L53	N 41°51'07"W	50.51'
L54	N 04°05'06"W	87.22'
L55	N 40°16'56"W	143.63'
L56	N 08°56'44"W	17.27'
L57	S 08°56'44"E	27.17'
L58	S 40°16'56"E	142.70'
L59	S 04°05'06"E	87.52'
L60	S 41°51'07"E	51.17'
L61	S 05°59'49"E	32.27'

LOT 8 30' SEWER EASEMENT

COURSE	BEARING	DISTANCE
L76	S 88°28'37"W	50.00'
L77	N 01°31'23"W	30.00'
L78	N 88°28'37"E	20.00'
L79	N 01°31'23"W	253.52'

DRAIN FIELD (S)

COURSE	BEARING	DISTANCE
L80	S 07°44'04"E	133.38'
L81	S 67°33'51"E	94.67'
L82	N 07°44'04"W	92.91'
L83	N 67°33'51"W	150.00'

DRAIN FIELD (T)

COURSE	BEARING	DISTANCE
L84	S 67°31'18"W	65.34'
L85	S 87°16'59"W	110.29'
L86	N 13°21'58"W	70.55'
L87	N 13°21'58"W	79.75'

DRAIN FIELD (UV)

COURSE	BEARING	DISTANCE
L88	N 88°28'37"E	100.00'
L89	S 01°31'23"E	130.00'
L90	S 88°28'37"W	100.00'
L91	N 01°31'23"W	160.00'

DRAIN FIELD (W)

COURSE	BEARING	DISTANCE
L92	N 52°52'35"E	71.66'
L93	S 33°44'43"E	47.37'
L94	S 33°44'43"E	89.30'
L95	S 58°25'46"W	58.09'
L96	N 68°51'44"W	31.95'
L97	N 23°51'44"W	90.35'

EASEMENT (E2)

COURSE	BEARING	DISTANCE
L62	N 18°47'39"E	65.49'
L63	N 09°08'09"E	80.36'
L64	N 35°06'17"W	44.31'
L65	N 25°47'03"E	22.89'
L66	S 35°06'17"E	37.48'
L67	S 09°08'09"W	90.18'
L68	S 18°47'39"W	49.58'

EASEMENT (E3)

COURSE	BEARING	DISTANCE
L69	N 86°49'38"W	23.52'
L70	N 28°33'38"W	64.68'
L71	S 28°33'38"E	51.73'

EASEMENT (E4)

COURSE	BEARING	DISTANCE
L72	N 09°32'00"W	138.87'
L73	N 58°25'46"E	10.09'
L74	S 68°51'44"E	18.45'
L75	S 09°32'00"E	139.12'

THIS AREA IS IN THE 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP 3720 762400J DATED 05/15/03

WOODS ROADS RIGHT OF WAYS INCLUDE THE RIGHT OF INGRESS, EGRESS, ALL UTILITIES AND SEWER FORCE MAIN EASEMENTS WHERE APPLICABLE. ALL SEWER FORCE MAINS ARE TO BE A MINIMUM OF 3 FEET FROM THE EDGE OF THE TRAVELWAY OR STONE SURFACE AND A MINIMUM DEPTH OF 3 FEET.

LEGEND:
- ● FOUND IRON PIPE, CONTROL
- ⊙ POINT, CONTROL
- ■ CONCRETE MONUMENT, CONTROL
- ○ NEW IRON PIPE, CONTROL

HEALTH DEPARTMENT CERTIFICATION

PLANS FOR INDIVIDUAL WATER SUPPLIES AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND THE WRITTEN RESULTS OF SITE/SOIL EVALUATIONS PERFORMED BY A SOIL SCIENTIST, LICENSED BY THE STATE OF NORTH CAROLINA HAVE BEEN SUBMITTED. APPLICATIONS FOR PERMITS FOR CONSTRUCTION/INSTALLATION OF SUCH FACILITIES WILL BE ACCEPTED AND PROCESSED.

3-3, 2008
DATE

HYDE COUNTY HEALTH DEPARTMENT

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION CERTIFICATION

THE PUBLIC STREETS DESIGNATED HEREON ARE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF THE SUBDIVISION STREET ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE. THIS CERTIFICATE OF APPROVAL SHALL NOT BE DEEMED AN ACCEPTANCE OF THE DEDICATION OF SUCH STREETS DESIGNATED HEREIN.

2/22/, 2008
DATE

DISTRICT ENGINEER, DIVISION OF HIGHWAYS

ROAD MAINTENANCE AGREEMENT

THE DEVELOPER AGREES THAT UNTIL SUCH TIME AS SAWYER AVENUE IS BUILT TO NCDOT STANDARDS, DEDICATED, AND ACCEPTED FOR MAINTENANCE BY NCDOT, THE OWNERS OF LOTS IN THE BROAD CREEK ESTATE SUBDIVISION SHALL MAINTAIN SAID ROAD THROUGH A ROAD MAINTENANCE AGREEMENT AND/OR A HOME OWNERS ASSOCIATION TO BE FORMED AND RECORDED UPON THE SALE OF LOTS TO THE PUBLIC.

I, HOOD L. RICHARDSON, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL LAND SURVEY USING DOCUMENTS OF RECORD AS SHOWN ON THIS MAP AND THAT THE ERROR OF CLOSURE IS 1:10,000 AS CALCULATED BY LATITUDES AND DEPARTURES, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, NO DETERMINATION OTHER THAN AS IS SHOWN ON THIS MAP HAS BEEN MADE ABOUT G.S. 47-30, SECTION 3, (f), (11). WITNESS MY HAND AND SEAL THIS 11TH DAY OF FEBRUARY, 2008.

HOOD L. RICHARDSON, P.L.S L-2522

SEAL L-2522

SUBDIVIDER'S CERTIFICATION

I CERTIFY THAT THE LAND SHOWN HEREON IS OWNED BY JEFFREY BERGER AND IS SUBJECT TO THE HYDE COUNTY - MAINLAND SUBDIVISION REGULATIONS.

2/26, 2008
DATE

OWNER OR AUTHORIZED AGENT

NORTH CAROLINA, HYDE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT JEFFREY BERGER, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 26 DAY OF FEB, 2008.

SEAL-STAMP

NOTARY PUBLIC

MY COMMISION EXPIRES 10/31, 2008

BUILDING SET BACKS

FROM THE FRONT BOUNDARY LINE	35 FEET
FROM THE SIDE BOUNDARY LINE	12 FEET
FROM THE REAR OR WATERWARD	75 FEET
FROM THE SIDE BOUNDARY LINE ON CORNER LOTS	20 FEET
FROM OTHER BACK LOT LINES	25 FEET

SEWAGE: ON SITE - SOME LOTS MAY BE PUMPED TO DEEDED OFFSITE SYTEMS.

WATER: FROM WELLS

THIS SUBDIVISION WILL HAVE PRIVATE WELLS AND SEPTIC TANKS.

CAMA SET BACK

AREA OF CONCERN AND WATERWARD BUILDING SET BACK IS 75 FEET AT ALL WATERFRONT LOCATIONS.

CAMA PERMIT OFFICER CERTIFICATION

THE AREA DESIGNATED HEREON IS IN PART LOCATED WITHIN AN AREA OF ENVIRONMENTAL CONCERN AND DOES NOT REQUIRE A CAMA PERMIT PRIOR TO CONSTRUCTION OF IMPROVEMENTS.

25 Feb 2008
DATE

CAMA PERMIT OFFICER

subdivision road

HYDE COUNTY CERTIFICATION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF HYDE COUNTY BY THE HYDE COUNTY BOARD OF COMMISSIONERS AND THAT IS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

April 1, 2008
DATE

CHAIRMAN, HYDE COUNTY BOARD OF COMMISSIONERS

OWNER: BROAD CREEK PROPERTIES, INC.
2405 SPINDRIFT ROAD
VIRGINIA BEACH, VA 23451
757-286-5756

PROPERTY OF:

BROAD CREEK ESTATES SUBDIVISION

CURRITUCK TOWNSHIP HYDE CONUTY
NORTH CAROLINA

SCALE: 1"=300' SURVEY DATE: DECEMBER 26, 2007

SURVEYED BY: HOOD RICHARDSON, P.A.
ENGINEERS-GEOLOGISTS-PLANNERS
110 WEST 2ND STREET
WASHINGTON, N.C. 27889
PHONE: (252) 975-3472

GAM 12/21/07 07-05-064-B