

VICINITY MAP
(NTS)

PENNY'S HILL BEACH CLUB

(FORMERLY MUNSON HILL SUBDIVISION)

OWNERSHIP & DEDICATION CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CURRITUCK COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, UTILITIES, ALLEYS, WALKS, RECREATION AND PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY OR HOME OWNER'S ASSOCIATION. ALL PROPERTY SHOWN ON THIS PLAN AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

OWNER _____ DATE _____

NOTARY CERTIFICATE

I, _____, A NOTARY PUBLIC OF _____ COUNTY NORTH CAROLINA, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC _____ DATE _____

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAN HAS BEEN APPROVED BY THE CURRITUCK COUNTY ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF THE CURRITUCK COUNTY REGISTER OF DEEDS WITHIN NINETY (90) DAYS OF THE DATE BELOW.

ADMINISTRATOR _____ DATE _____

ENVIRONMENTAL CONCERN CERTIFICATE

THIS SUBDIVISION (OR PORTIONS THEREOF) IS LOCATED WITHIN AN AREA OF ENVIRONMENTAL CONCERN

LOCAL PERMIT OFFICER _____ DATE _____

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I, _____, REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

SFR ZONING DISTRICT AND ROAD STATEMENT

FUTURE PROPERTY OWNERS IN THIS AREA SHOULD BE AWARE OF THE FACT THAT NO STATE MAINTAINED ROAD EXTENDS INTO THIS AREA OR IS PLANNED AND THAT ACCESS TO ALL LOTS IS GENERALLY AVAILABLE ONLY TO FOUR-WHEEL DRIVE VEHICLES UTILIZING THE PUBLIC BEACH RIGHT-OF-WAY. THE ROAD OR STREETS SHOWN ON THIS PLAN DO NOT MEET STATE STANDARDS FOR THE ASSUMPTION OF MAINTENANCE DUE TO INADEQUATE RIGHT-OF-WAY AND/OR CONSTRUCTION OR LACK OF PUBLIC DEDICATION. IT IS NOT THE FUNCTION OF THE COUNTY GOVERNMENT IN THE STATE OF NORTH CAROLINA TO CONSTRUCT OR MAINTAIN ROADS. THERE MAY BE AREAS OF STANDING WATER ON THE LOTS AFTER OCEAN OVER WASH OR PERIODS OF HEAVY RAINS THAT MAY IMPEDE ACCESS TO THE INDIVIDUAL HOME SITES. IT IS THE SOLE RESPONSIBILITY OF THE OWNERS TO PROVIDE AN IMPROVED ACCESS TO THEIR PROPERTIES.

WETLANDS STATEMENT

PROPERTY ON THIS PLAN MAY CONTAIN 404 WETLANDS AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.

EASEMENT ESTABLISHMENT STATEMENT

A 10 FOOT EASEMENT ALONG REAR AND SIDE PROPERTY LINES AND A 15 FOOT EASEMENT ALONG THE FRONT PROPERTY LINE IS HEREBY ESTABLISHED FOR UTILITIES AND DRAINAGE.

FLOODWAY/FLOODPLAIN STATEMENT

USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

DISCLOSURE STATEMENT

FURTHER SUBDIVISION OF ANY LOT SHOWN ON THIS PLAN AS SERVED BY A ROAD OR STREET MAY BE PROHIBITED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE UNLESS THE ROADS OR STREETS SHOWN ON THIS PLAN ARE IMPROVED TO STATE STANDARDS. THESE ROADS DO NOT MEET STATE STANDARDS FOR THE ASSUMPTION OF MAINTENANCE DUE TO INADEQUATE RIGHT-OF-WAY AND/OR CONSTRUCTION OR LACK OF PUBLIC DEDICATION. IT IS NOT THE FUNCTION OF COUNTY GOVERNMENT IN THE STATE OF NORTH CAROLINA TO CONSTRUCT OR MAINTAIN ROADS. THERE MAY BE AREAS OF STANDING WATER ON THE STREETS AFTER OCEAN OVERWASH OR PERIODS OF HEAVY RAINS THAT MAY IMPEDE ACCESS TO THE INDIVIDUAL HOMESITES. IT IS THE SOLE RESPONSIBILITY OF THE OWNERS TO PROVIDE AN IMPROVED ACCESS TO THEIR PROPERTIES.

SURVEYOR'S CERTIFICATE

I, JOHN M. HURDLE, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (S.E.E. N.O.T.E.S.); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AND ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES IN NOTES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 2-CENTIMETERS; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED.

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 2-CENTIMETERS
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: MAY 2021
DATUM/EPOCH: NC GRID - NAD 83 / EPOCH 2011
PUBLISHED/FIXED-CONTROL USE: NC GNSS RTN
GEOID MODEL: 2012B
COMBINATION GRID FACTOR(S): 1.00009400
UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET, FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21ST DAY OF JUNE, 2023.

JOHN M. HURDLE, PLS NC L-5209

NOTES:

- CURRENT OWNERS: SOUTH OCEAN LLC (LOTS 1-3) & WEST BEACH LLC (LOT 4)
3225 MCLEOD DR, STE 100
LAS VEGAS, NV 89121
- PROPERTY ZONED: SINGLE FAMILY RESIDENTIAL OUTER BANKS REMOTE (SFR)
- TOTAL PARCEL AREA = 1120570.48 SF / 25.72 AC (AREAS BY COORDINATE METHOD)
- SUBJECT REFERENCES: DB 1715, PG 130; DB 1725, PG 391; PC E, SL 45.
- ADDITIONAL REFERENCES: PC G, SL 233; PC L, SL 117.
- FIELD SURVEY DATE: 05/03/21, 05/04/21, 05/07/21, 05/21/21, 07/21/21 & 06/19/23.
- HORIZONTAL DATUM IS NAD83(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NC GNSS RTN. NO NC65 MONUMENT FOUND WITHIN 2000'. ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
- PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES, BASED ON COMMUNITY CID NO. 370078; PANEL 9928; SUFFIX K. (MAP NUMBER 3720942800K) EFFECTIVE DATE: 12/21/2018.
- THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
- SOIL TYPES: DUCKSTON FINE SAND (DU), DUNE LAND-NEWHAN COMPLEX (DND), DUNE LAND (DU), BEACHES-NEWHAN ASSOCIATION (BN) & CURRITUCK MUCKY FEAT (CW). (SOILS BOUNDARY SHOWN IS APPROXIMATE).
- THE PORTIONS ON MUNSON LN, AND OCEAN PEARL RD., THAT ARE INSIDE PENNY'S HILL BEACH CLUB, SHALL BE GRADED & MAINTAINED BY THE OWNER ANNUALLY AND AFTER EVERY MAJOR STORM EVENT.

SHEET INDEX	
1	- COVER SHEET
2	- CURRENT SUBDIVISION
3	- AMENDED SUBDIVISION
4	- WEST SIDE OF LOT 4

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PRELIMINARY PLAT (1 of 4)

PENNY'S HILL BEACH CLUB
SOUTH OCEAN LLC & WEST BEACH LLC

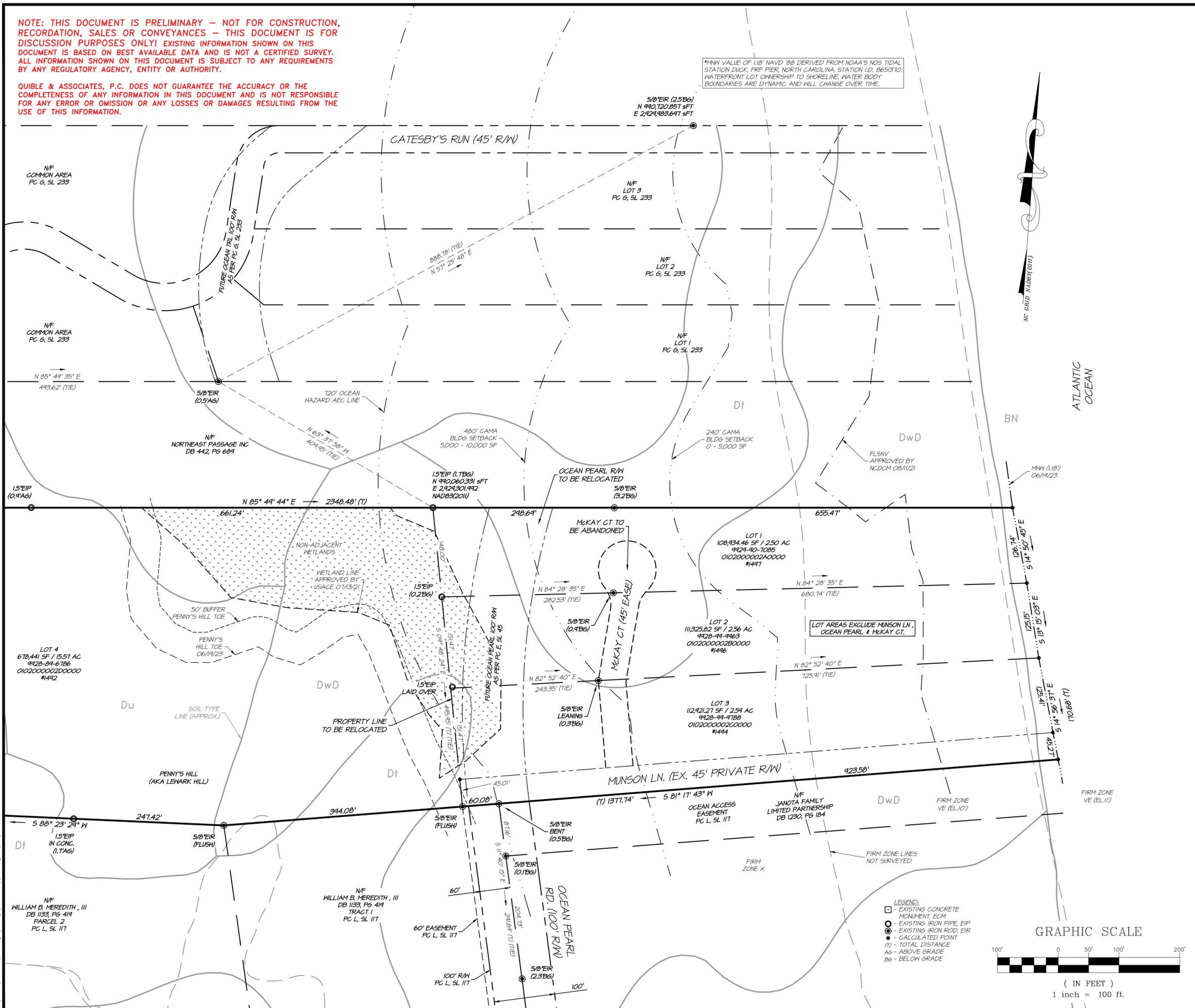
FRUITVILLE TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	P21031
DRAWN BY	JMH
CHECKED BY	DLT/JMH
SCALE	N.T.S.
ISSUE DATE	06/21/23

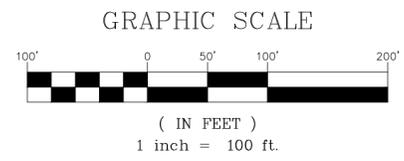
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*MHH VALUE OF 1.18' NAVD '88 DERIVED FROM NOAA'S NOS TIDAL STATION DUCK, FRP PIER, NORTH CAROLINA, STATION I.D. 869370. WATERFRONT LOT OWNERSHIP TO SHORELINE. WATER BODY BOUNDARIES ARE DYNAMIC AND WILL CHANGE OVER TIME.



- LEGEND:
- - EXISTING CONCRETE MONUMENT, ECM
 - - EXISTING IRON PIPE, EIP
 - - EXISTING IRON ROD, EIR
 - - CALCULATED POINT
 - (T) - TOTAL DISTANCE
 - AG - ABOVE GRADE
 - BG - BELOW GRADE



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PRELIMINARY PLAT (2 of 4)

**PENNY'S HILL BEACH CLUB
SOUTH OCEAN LLC & WEST BEACH LLC**

FRUITVILLE TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

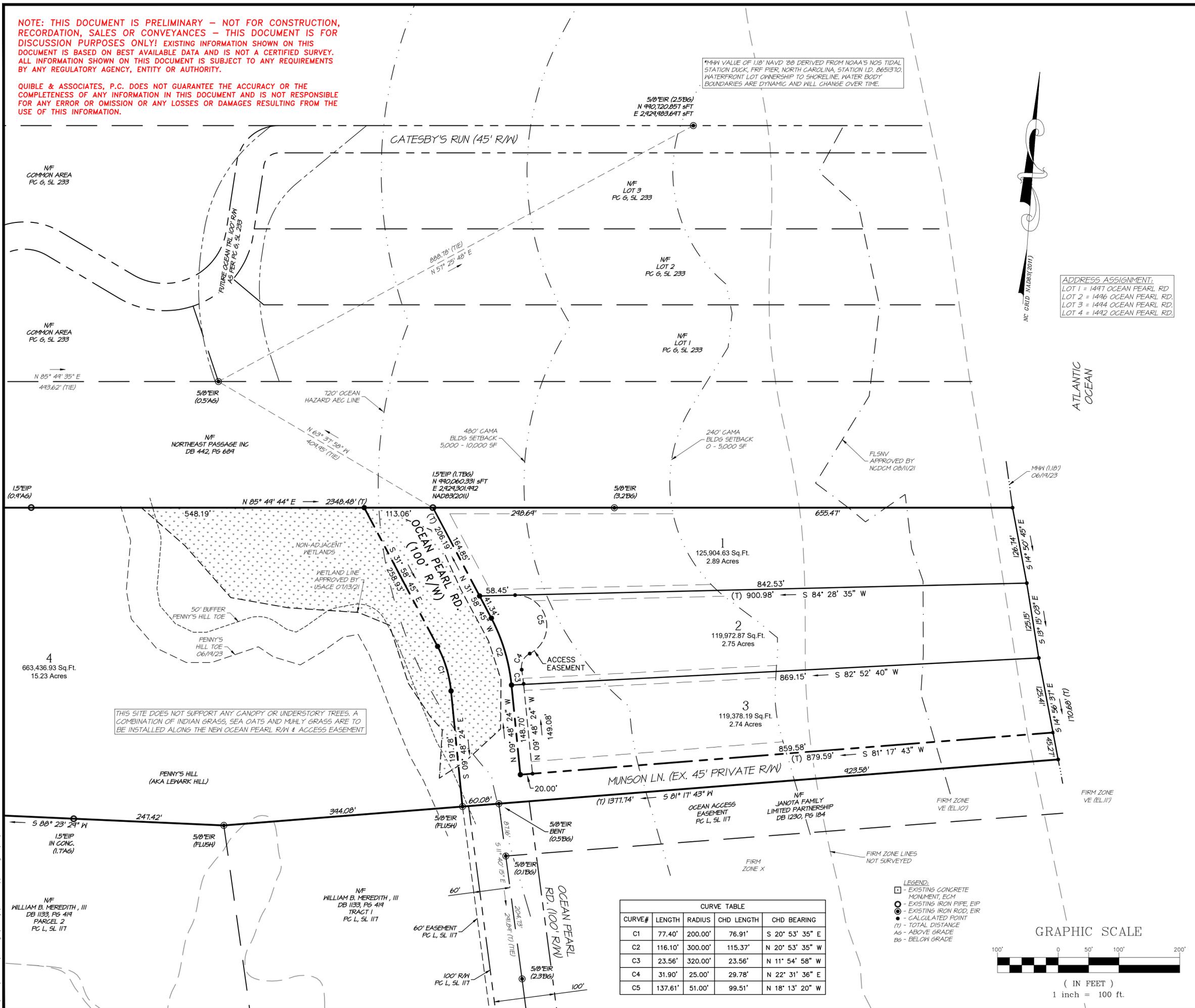
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ADDRESS ASSIGNMENT:
 LOT 1 = 1497 OCEAN PEARL RD.
 LOT 2 = 1496 OCEAN PEARL RD.
 LOT 3 = 1494 OCEAN PEARL RD.
 LOT 4 = 1492 OCEAN PEARL RD.

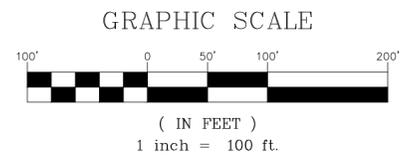


ATLANTIC OCEAN

THIS SITE DOES NOT SUPPORT ANY CANOPY OR UNDERSTORY TREES. A COMBINATION OF INDIAN GRASS, SEA OATS AND MUHLY GRASS ARE TO BE INSTALLED ALONG THE NEW OCEAN PEARL R/W & ACCESS EASEMENT

CURVE TABLE				
CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	77.40'	200.00'	76.91'	S 20° 53' 35" E
C2	116.10'	300.00'	115.37'	N 20° 53' 35" W
C3	23.56'	320.00'	23.56'	N 11° 54' 58" W
C4	31.90'	25.00'	29.78'	N 22° 31' 36" E
C5	137.61'	51.00'	99.51'	N 18° 13' 20" W

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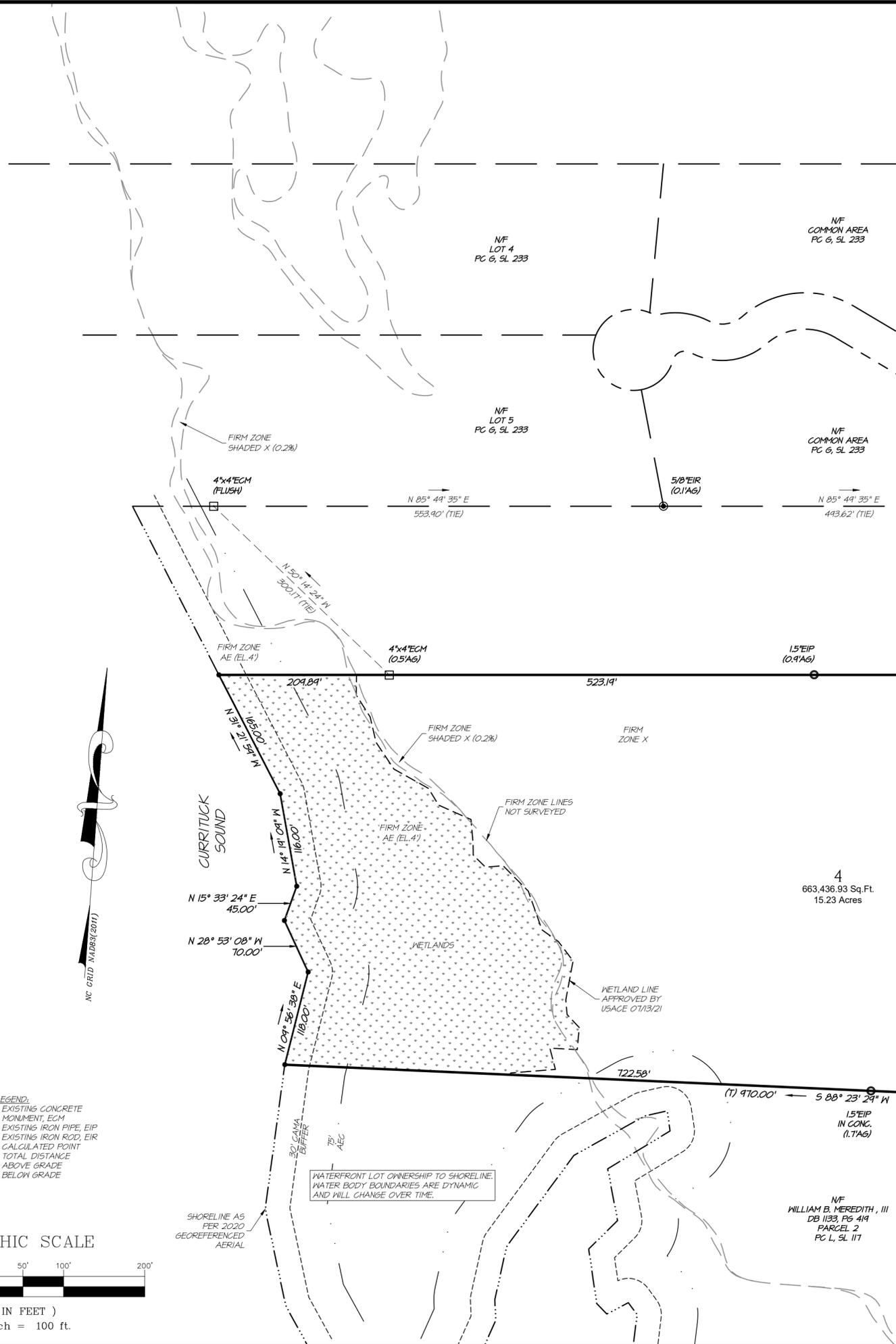
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NORTH CAROLINA
 CURRITUCK COUNTY
 FRUITVILLE TOWNSHIP

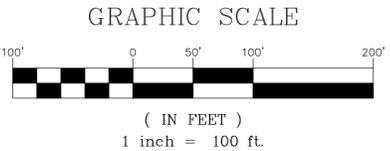
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SHORELINE AS PER 2020 GEOREFERENCED AERIAL

WATERFRONT LOT OWNERSHIP TO SHORELINE. WATER BODY BOUNDARIES ARE DYNAMIC AND WILL CHANGE OVER TIME.

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