

# COROLLA BAY, SECTION 2

## (LOTS 61-62)

### OWNERSHIP & DEDICATION CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF CURRITUCK COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT 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 PLAT 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 \_\_\_\_\_ 2025.

NOTARY PUBLIC DATE

### APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAT 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

### REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA  
COUNTY OF CURRITUCK

I, \_\_\_\_\_, REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDINGS.

REVIEW OFFICER DATE

### PRIVATE STREETS OWNER CERTIFICATE

I HEREBY CERTIFY THAT THE PRIVATE STREETS SHOWN ON THIS PLAT ARE INTENDED FOR PRIVATE USE AND WILL REMAIN UNDER THE CONTROL, MAINTENANCE AND RESPONSIBILITY OF THE DEVELOPER AND/OR A HOMEOWNER'S ASSOCIATION AND ACKNOWLEDGE THAT SOME PUBLIC SERVICES MAY NOT BE PROVIDED DUE TO THE PRIVATE NATURE OF THE ROAD.

OWNER DATE

### WETLANDS STATEMENT

PROPERTY ON THIS PLAT 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.

### ENVIRONMENTAL CONCERN CERTIFICATE

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

LOCAL PERMIT OFFICER DATE

### IMPROVEMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL IMPROVEMENTS REQUIRED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY QUILBE & ASSOCIATES, P.C., AND SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS.

PROFESSIONAL ENGINEER DATE

### STORMWATER STATEMENT

NO MORE THAN 35% OF LOTS 61 & 62 SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK STONE, SLATE, OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH THE STORMWATER PERMIT NUMBER SWT050220 ISSUED BY THE STATE OF NORTH CAROLINA. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE STATE. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SWALES, ETC.) ASSOCIATED WITH THIS DEVELOPMENT, EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSON. THE LOT COVERAGE ALLOWANCE PROVIDED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE MAY BE DIFFERENT THAN THE NC STATE STORMWATER PERMIT. THE MOST RESTRICTIVE LOT COVERAGE SHALL APPLY.

### SURVEYOR'S CERTIFICATE

I, JOHN M. HURDLE, CERTIFY THAT THIS PLAT 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 PLAT WAS PREPARED IN ACCORDANCE WITH 6.5. 41-30 AS AMENDED.

CLASS OF SURVEY: CLASS A  
POSITIONAL ACCURACY: 2-CENTIMETERS  
TYPE OF GPS FIELD PROCEDURE: RTK  
DATES OF SURVEY: FEB 2020, JULY 2023 & JUNE 2025.  
DATUM/EPOCH: NC GRID - NAD 83 / EPOCH 2011  
PUBLISHED/FIXED-CONTROL USE: NC NC65 MON HERBERT  
GEOID MODEL: 2018  
COMBINATION GRID FACTOR(S): 1.00005384  
UNITS: US SURVEY FEET

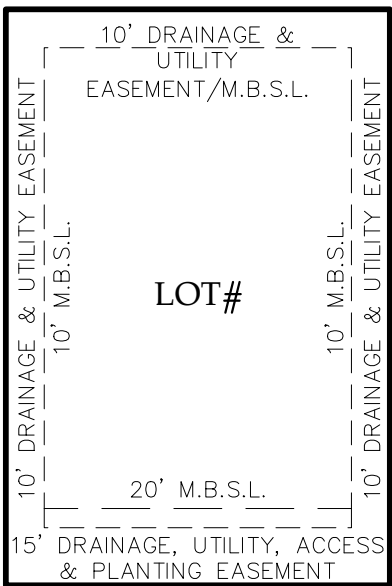
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 25TH DAY OF AUGUST, 2025.

JOHN M. HURDLE, PLS NC L-5204

### NOTES:

- CURRENT OWNERS: SF COROLLA BAY LLC  
PO BOX 90  
KILL DEVIL HILLS, NC 27948
- PROPERTY ZONED: SINGLE FAMILY RESIDENTIAL OUTER BANKS WUPD OVERLAY (SFO)
- TOTAL PARCEL AREA = 33,042.71 SF / 0.76 AC (AREAS BY COORDINATE METHOD) TO BE SUBDIVIDED INTO TWO (2) LOTS
- SUBJECT REFERENCES: DB 1526, PG 348; PG Q, SL 9.
- ADDITIONAL REFERENCES: PG J, SL 126 & 148.
- FIELD SURVEY DATE: JULY 2023 & JUNE 2025.
- HORIZONTAL DATUM IS NAD83(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NC NC65 MONUMENT HERBERT. NO NC65 MONUMENT FOUND WITHIN 2000'. ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
- PROPERTY IS LOCATED IN NFIP FLOOD ZONE X AND SUBJECT TO CHANGES, BASED ON COMMUNITY CID NO. 370078; PANEL 9936; SUFFIX K. (MAP NUMBER 3720943600K) 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.
- NO NEW ROADWAYS PROPOSED.
- MINIMUM BUILDING PAD ELEVATION (MBPE) = 7.0'
- BASED ON THE 2007 AMENDED SKETCH PLAN ASSOCIATED WITH THIS PLAT, THE MINIMUM LOT SIZE IS 1500 SF WITH 3,750 SF ALLOWED TO BE WETLANDS.
- ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND.
- RECREATIONAL PAYMENT IN LIEU IS REQUIRED PRIOR TO RECORDATION OF THE FINAL PLAT. PAYMENT WILL BE CALCULATED AT THE TIME OF FINAL PLAT PREPARATION BASED ON TABLE 6.5.1 RECREATION AND PARK AREA DEDICATION REQUIREMENTS.



TYPICAL LOT  
SETBACKS & EASEMENTS

\*CORNER LOTS SHALL HAVE 20' SIDE M.B.S.L.



FINAL PLAT (1 of 2)

COROLLA BAY, SECTION 2  
SF COROLLA BAY LLC

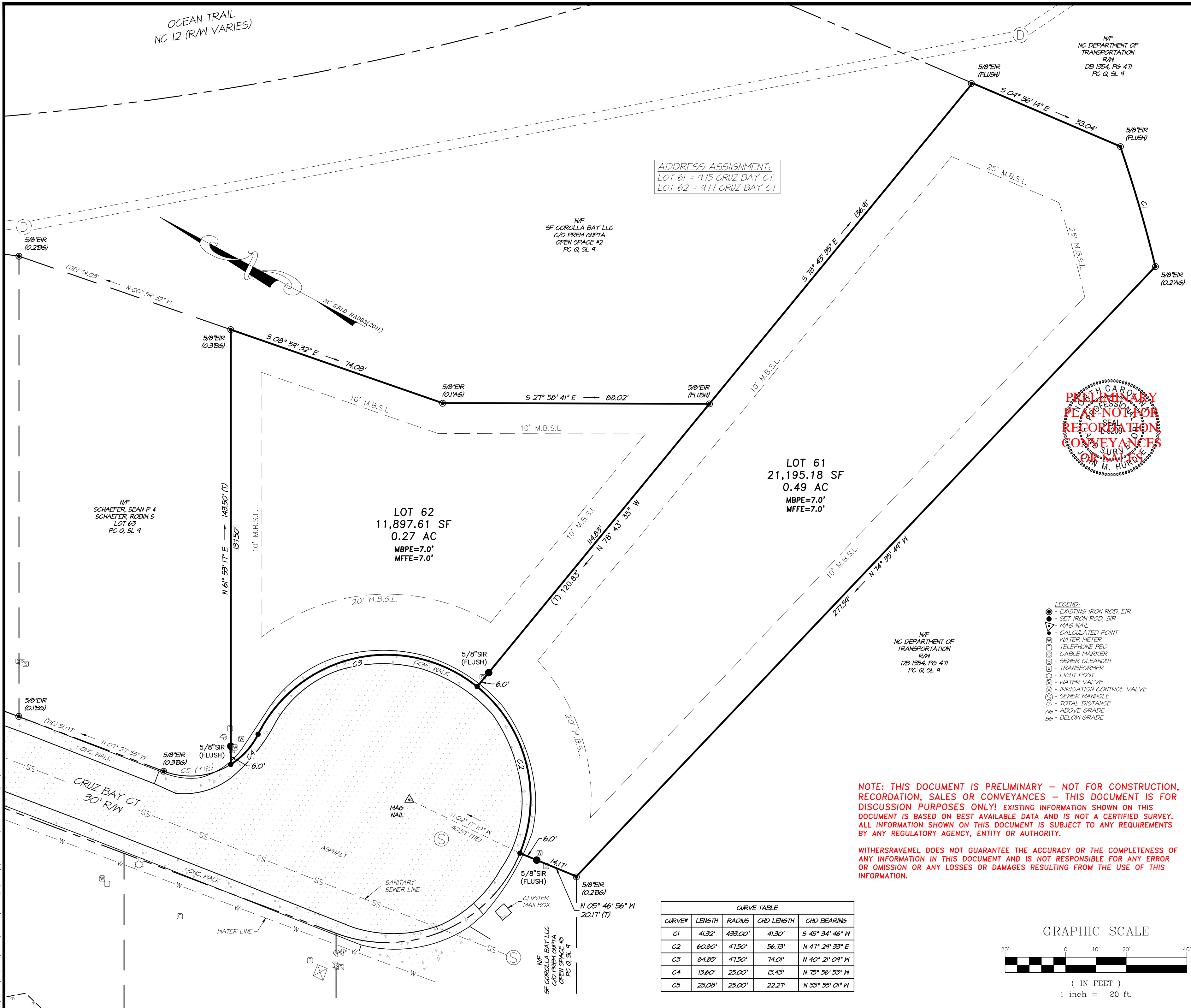
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	24-0885 (P99006.1)
DRAWN BY	JMH
CHECKED BY	MWS/JMH
SCALE	1"=20'
ISSUE DATE	08/25/25

NOTE: THIS DOCUMENT IS PRELIMINARY - NOT FOR CONSTRUCTION, RECORDATION, SALES OR CONVEYANCES - THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY! EXISTING INFORMATION SHOWN ON THIS DOCUMENT IS BASED ON BEST AVAILABLE DATA AND IS NOT A CERTIFIED SURVEY. ALL INFORMATION SHOWN ON THIS DOCUMENT IS SUBJECT TO ANY REQUIREMENTS BY ANY REGULATORY AGENCY, ENTITY OR AUTHORITY.

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ADDRESS ASSIGNMENT:  
LOT 61 = 975 CRUZ BAY CT  
LOT 62 = 977 CRUZ BAY CT

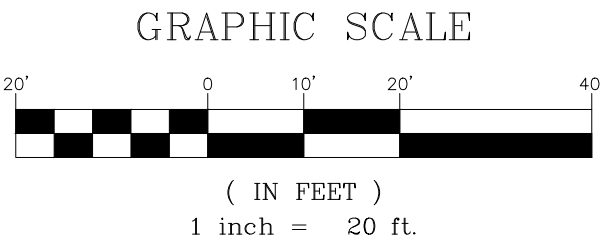
PRELIMINARY  
NOT FOR  
RECORDATION  
OR CONVEYANCES

- LEGEND:
- EXISTING IRON ROD, EIR
  - SET IRON ROD, SIR
  - MAG NAIL
  - CALCULATED POINT
  - WATER METER
  - TELEPHONE PED
  - CABLE MARKER
  - SEWER CLEANOUT
  - TRANSFORMER
  - LIGHT POST
  - WATER VALVE
  - IRRIGATION CONTROL VALVE
  - SEWER MANHOLE
  - TOTAL DISTANCE
  - ABOVE GRADE
  - BELOW GRADE

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CURVE TABLE				
CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	41.32'	433.00'	41.30'	S 45° 34' 46" W
C2	60.80'	47.50'	56.73'	N 47° 29' 33" E
C3	84.85'	47.50'	74.01'	N 40° 21' 09" W
C4	13.60'	25.00'	13.43'	N 75° 56' 53" W
C5	23.08'	25.00'	22.27'	N 33° 55' 01" W



**WithersRavenel**  
8466 Caratoke Highway | Building 400 | Powells Point, NC 27966  
License #: F-1479 | t: 252.491.8147 | www.withersravenel.com

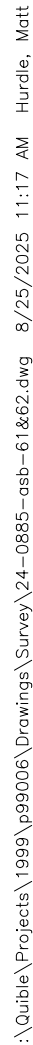
FINAL PLAT (2 of 2)

**COROLLA BAY, SECTION 2**  
**SF COROLLA BAY LLC**

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**LOTS 61-62, SEC. 2, COROLLA BAY  
SF COROLLA BAY LLC**

POPLAR BRANCH TOWNSHIP  
CURRITUCK COUNTY  
NORTH CAROLINA

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