

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 _____ 2024.

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 IMPED 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 CONTAINS 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 1 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

STORMWATER STATEMENT

NO MORE THAN THE COVERAGE LISTED IN THE NOTES 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 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 PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE 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: SEE NOTES
DATUM/EPOCH: NC GRID - NAD 83 / EPOCH 2011
PUBLISHED/FIXED-CONTROL USE: NC GNSS RTN
GEOID MODEL: 2018
COMBINATION GRID FACTOR(S): 1.00009400
UNITS: US SURVEY FEET

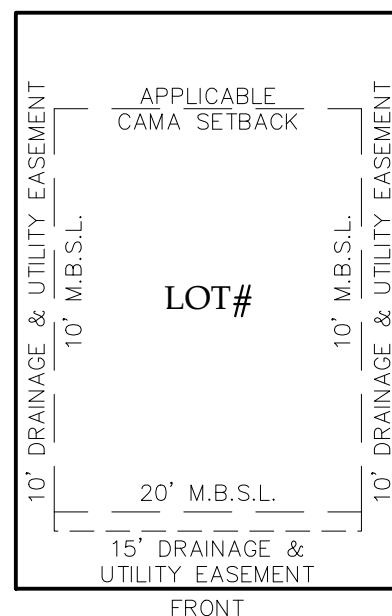
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF JANUARY, 2024.

JOHN M. HURDLE, PLS NC L-5209

NOTES:

- CURRENT OWNERS: SOUTH OCEAN LLC (LOTS 1 & 3), PENNY'S HILL LLC (LOT 2) & WEST BEACH LLC (LOT 4)
3225 MCLEOD DR. SITE 100
LAS VEGAS, NV 89121
- PROPERTY ZONED: SINGLE FAMILY RESIDENTIAL OUTER BANKS REMOTE (SFR)
- TOTAL PARCEL AREA = 1,120,510.48 SF / 25.72 AC (AREAS BY COORDINATE METHOD)
- SUBJECT REFERENCES: DB 1715, PG 138; DB 1725, PG 391; DB 1748, PG 152; PG E, SL 45.
- ADDITIONAL REFERENCES: PG 6, SL 233; PG L, SL 117.
- FIELD SURVEY DATE: 05/03/21, 05/04/21, 05/10/21, 05/21/21, 07/21/21, 06/19/23 & 01/11/24.
- HORIZONTAL DATUM IS NAD83(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NC GNSS RTN. NO NCGS 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, 9929, 9938 & 9939; SUFFIX K. (MAP NUMBER'S 3720992800K, 3720992900K, 3720993800K & 3720993900K) 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.
- 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.
- MINIMUM BUILDING PAD ELEVATION (MBPE) = 9.0'
MINIMUM FINISHED FLOOR ELEVATION (FFE) = 10.0'
- MAXIMUM LOT COVERAGE: LOT 1 = 30,572 SF
LOT 2 = 28,742 SF
LOT 3 = 28,613 SF



TYPICAL LOT SETBACKS & EASEMENTS

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

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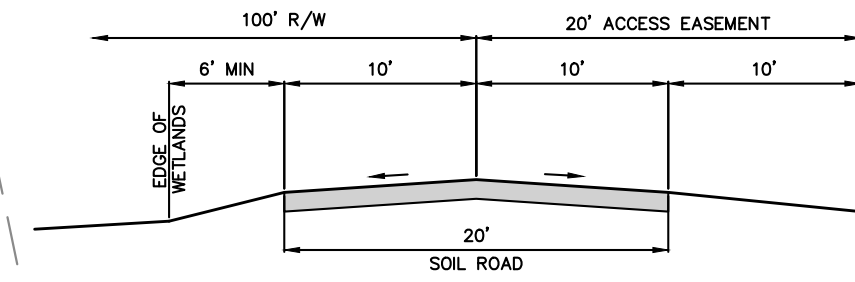
FINAL PLAT (1 of 4)
PENNY'S HILL BEACH CLUB
SOUTH OCEAN LLC, PENNY'S HILL LLC & WEST BEACH LLC
FRUITVILLE TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	P21031
DRAWN BY	JMH
CHECKED BY	DLT/JMH
SCALE	N.T.S.
ISSUE DATE	01/24/24

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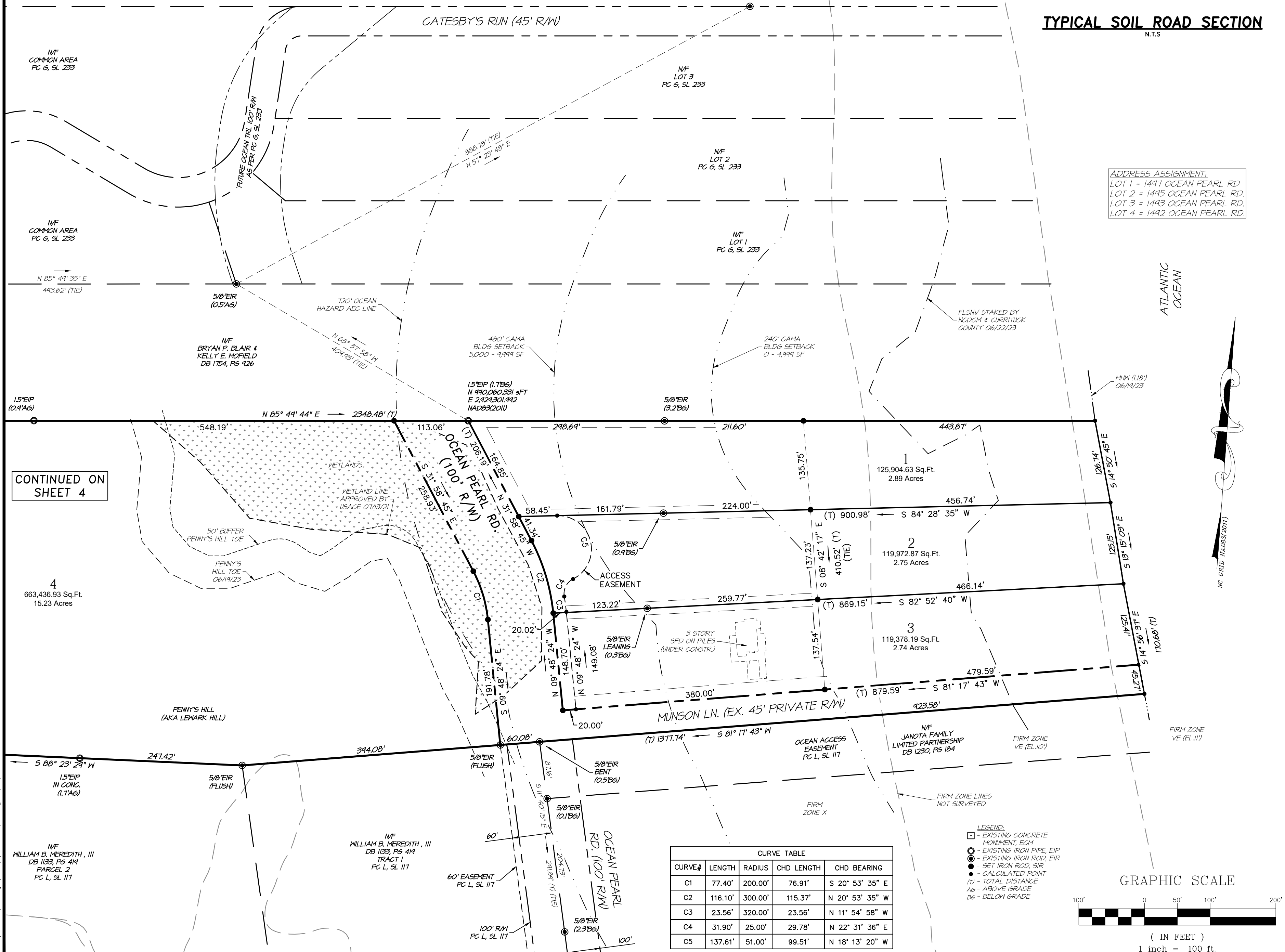
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*MHW VALUE OF 118' NAVD '88 DERIVED FROM NOAA'S NOS TIDAL STATION DUCK, FRP PIER, NORTH CAROLINA, STATION I.D. 8691310. WATERFRONT LOT OWNERSHIP TO SHORELINE. WATER BODY BOUNDARIES ARE DYNAMIC AND WILL CHANGE OVER TIME.



TYPICAL SOIL ROAD SECTION
N.T.S.

ADDRESS ASSIGNMENT:
LOT 1 = 1491 OCEAN PEARL RD.
LOT 2 = 1495 OCEAN PEARL RD.
LOT 3 = 1493 OCEAN PEARL RD.
LOT 4 = 1492 OCEAN PEARL RD.

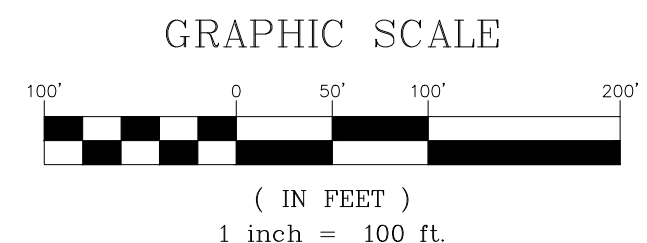


CONTINUED ON SHEET 4

4
663,436.93 Sq.Ft.
15.23 Acres

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

- LEGEND:
- - EXISTING CONCRETE MONUMENT, EGM
 - - EXISTING IRON PIPE, EIP
 - - EXISTING IRON ROD, EIR
 - - SET IRON ROD, SIR
 - - CALCULATED POINT
 - (T) - TOTAL DISTANCE
 - Ag - ABOVE GRADE
 - Bg - BELOW GRADE



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FINAL PLAT (3 of 4)

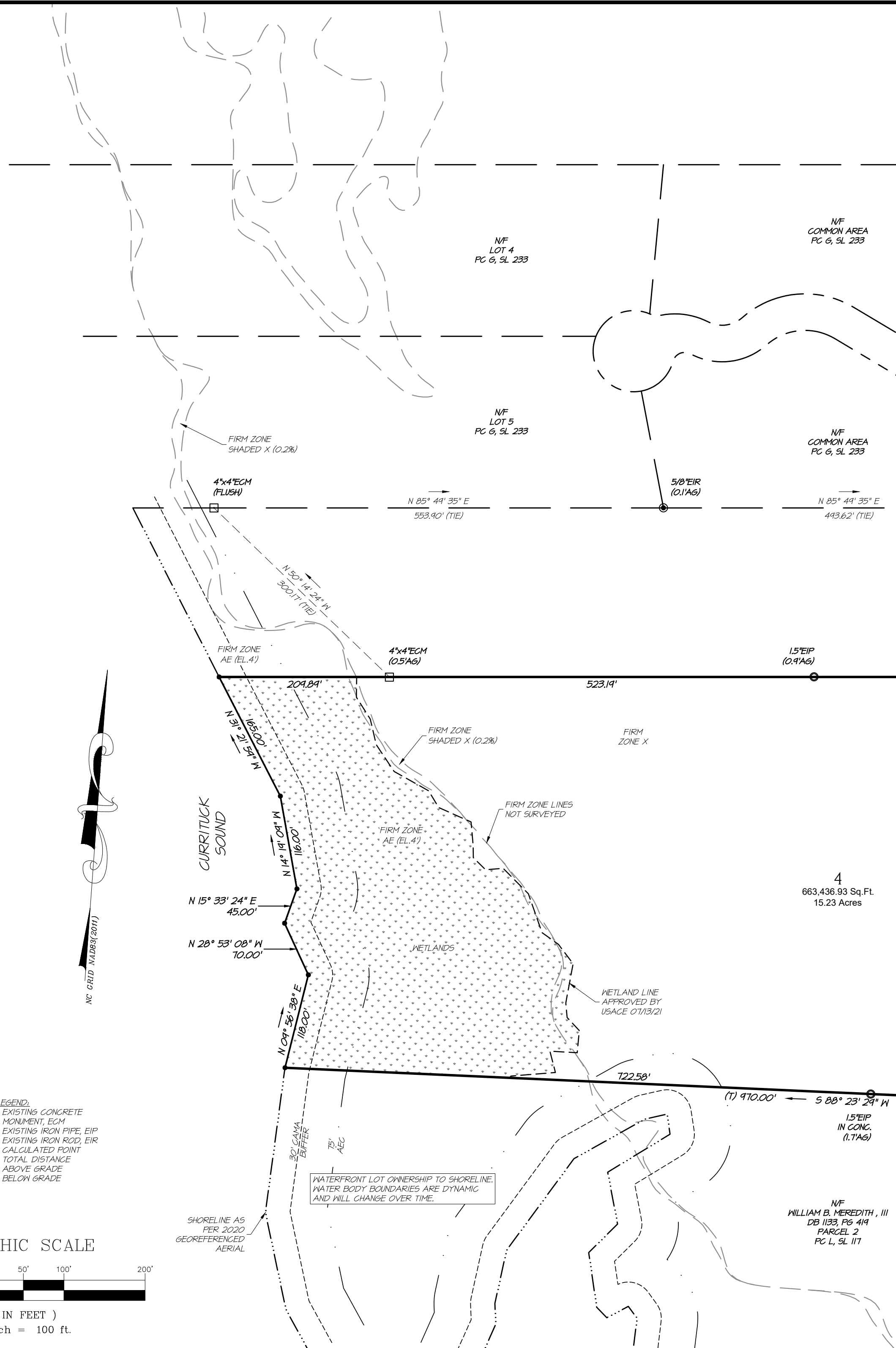
PENNY'S HILL BEACH CLUB
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FRUITVILLE TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

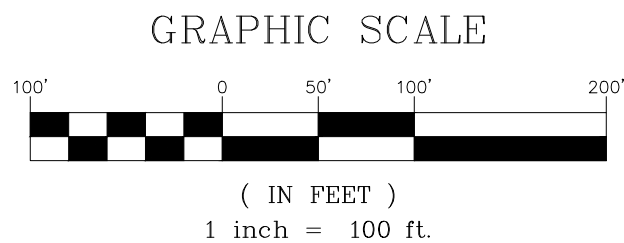
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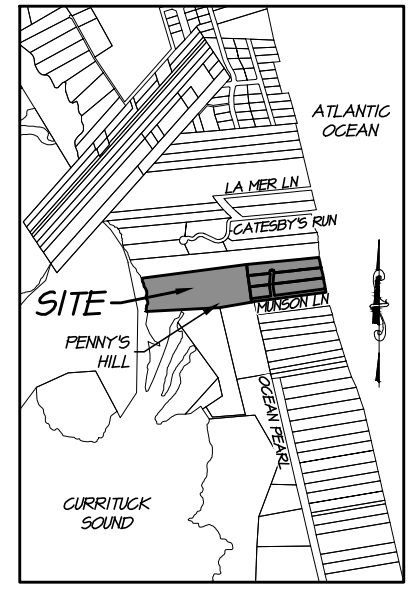
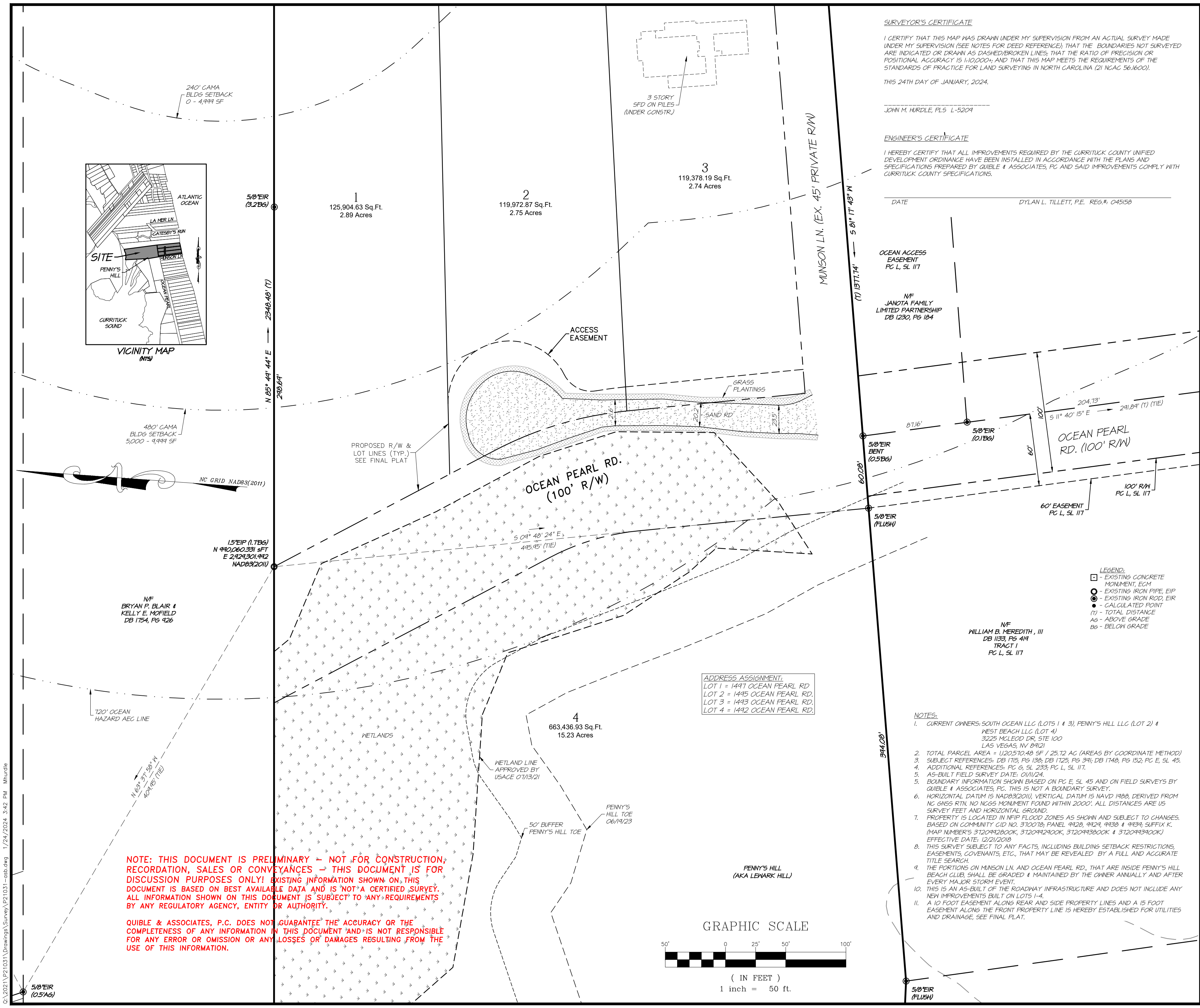
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FINAL PLAT (4 of 4)

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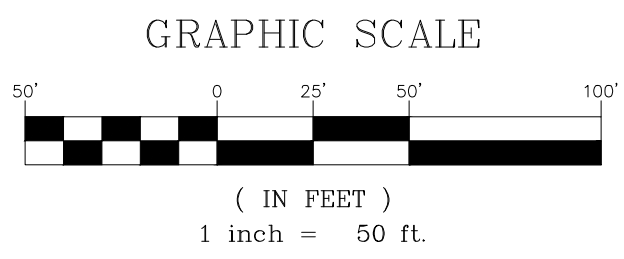
FRUITVILLE TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE NOTES FOR DEED REFERENCE), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED OR DRAWN AS DASHED/BROKEN LINES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
 THIS 24TH DAY OF JANUARY, 2024.

JOHN M. HURDLE, PLS L-5204

ENGINEER'S 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 QUIBLE & ASSOCIATES, PC AND SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS.

DATE: DYLAN L. TILLET, P.E. REG.#: 045158

OCEAN ACCESS EASEMENT
 PG L, SL 117

NF JANOTA FAMILY LIMITED PARTNERSHIP
 DB 1230, PG 184

OCEAN PEARL RD. (100' R/W)

5/8" EIR (0.5 BG)
 5/8" EIR (0.1 BG)
 5/8" EIR (FLUSH)

60' EASEMENT PG L, SL 117
 100' R/W PG L, SL 117

NF WILLIAM B. MEREDITH, III
 DB 1133, PG 419
 TRACT 1
 PG L, SL 117

ROAD AS-BUILT SURVEY

PENNY'S HILL BEACH CLUB

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

FRUITVILLE TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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