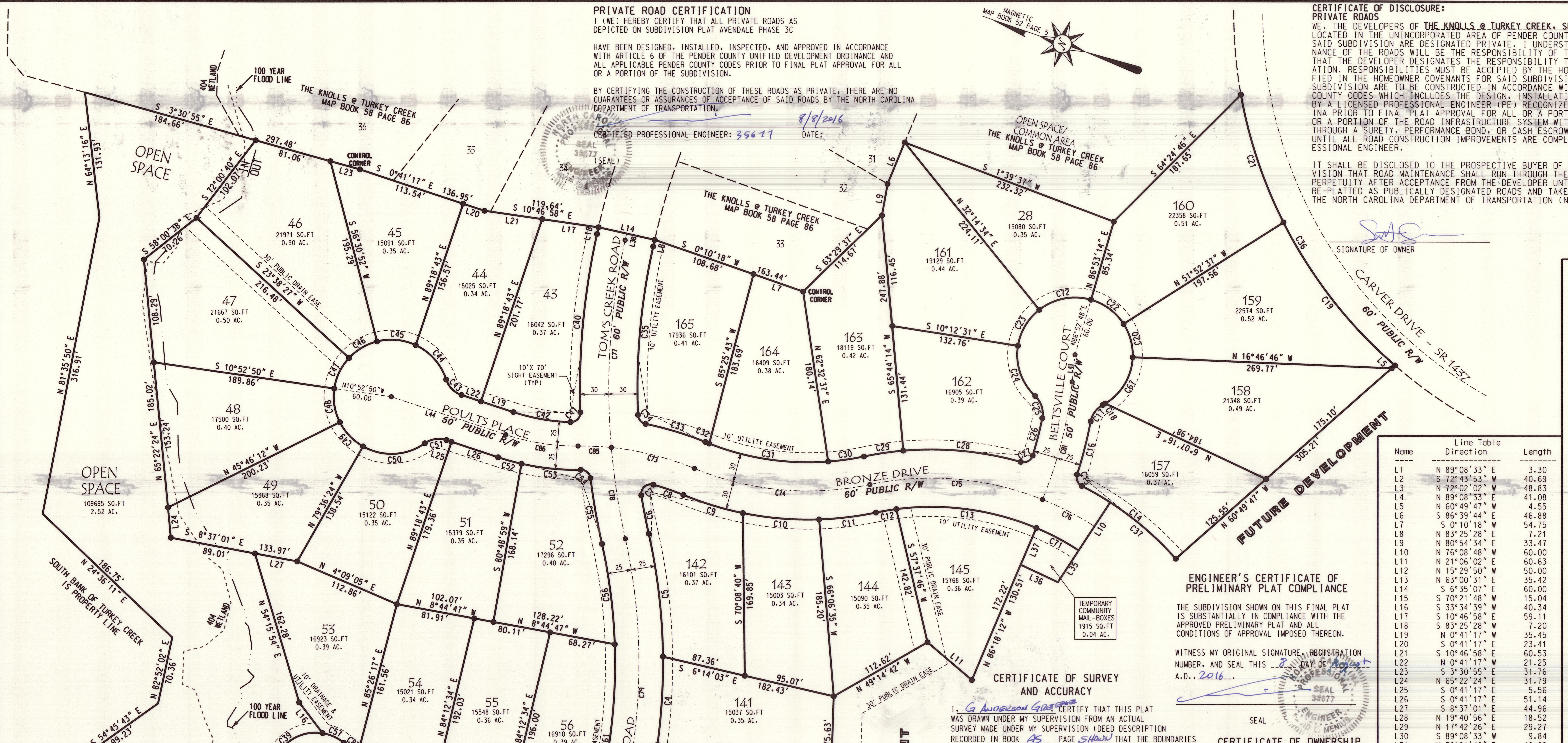


PRIVATE ROAD CERTIFICATION

I (WE) HEREBY CERTIFY THAT ALL PRIVATE ROADS AS DEPICTED ON SUBDIVISION PLAT AVENDALE PHASE 3C

HAVE BEEN DESIGNED, INSTALLED, INSPECTED, AND APPROVED IN ACCORDANCE WITH ARTICLE 6 OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE AND ALL APPLICABLE PENDER COUNTY CODES PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION.

BY CERTIFYING THE CONSTRUCTION OF THESE ROADS AS PRIVATE, THERE ARE NO GUARANTEES OR ASSURANCES OF ACCEPTANCE OF SAID ROADS BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

(SEAL)

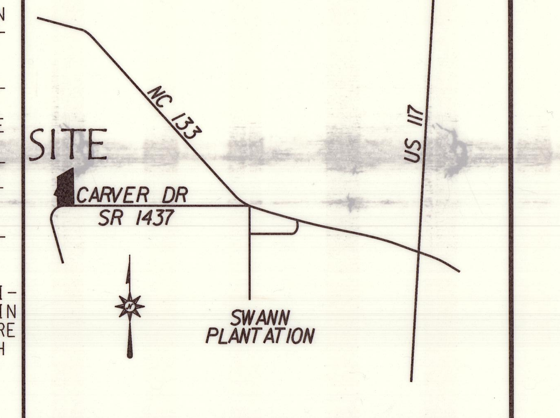
CERTIFIED PROFESSIONAL ENGINEER: 35677 DATE: 8/8/2016

CERTIFICATE OF DISCLOSURE: PRIVATE ROADS

WE, THE DEVELOPERS OF THE KNOLLS @ TURKEY CREEK, SECTION 2, PHASE 1 SUBDIVISION LOCATED IN THE UNINCORPORATED AREA OF PENDER COUNTY UNDERSTAND THAT THE ROADS IN SAID SUBDIVISION ARE DESIGNATED PRIVATE. I UNDERSTAND THAT OWNERSHIP AND MAINTENANCE OF THE ROADS WILL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME THAT THE DEVELOPER DESIGNATES THE RESPONSIBILITY TO THE PROPERTY OWNERS ASSOCIATION. RESPONSIBILITIES MUST BE ACCEPTED BY THE HOMEOWNERS ASSOCIATION AS SPECIFIED IN THE HOMEOWNER COVENANTS FOR SAID SUBDIVISION. THE PRIVATE ROADS IN SAID SUBDIVISION ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THIS UDO AND ALL APPLICABLE COUNTY CODES WHICH INCLUDES THE DESIGN, INSTALLATION, INSPECTION, AND APPROVAL BY A LICENSED PROFESSIONAL ENGINEER (PE) RECOGNIZED IN THE STATE OF NORTH CAROLINA PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION. IF ALL OR A PORTION OF THE ROAD INFRASTRUCTURE SYSTEM WITHIN THE SUBDIVISION IS BONDED THROUGH A SURETY, PERFORMANCE BOND, OR CASH ESCROW, NO BOND SHALL BE RELEASED UNTIL ALL ROAD CONSTRUCTION IMPROVEMENTS ARE COMPLETE AND CERTIFIED BY THE PROFESSIONAL ENGINEER.

IT SHALL BE DISCLOSED TO THE PROSPECTIVE BUYER OF A LOT OR LOTS WITHIN THE SUBDIVISION THAT ROAD MAINTENANCE SHALL RUN THROUGH THE PROPERTY OWNERS ASSOCIATION IN PERPETUITY AFTER ACCEPTANCE FROM THE DEVELOPER UNTIL SUCH TIME THAT THE ROADS ARE RE-PLATTED AS PUBLICALLY DESIGNATED ROADS AND TAKEN OVER FOR MAINTENANCE THROUGH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

SIGNATURE OF OWNER



Name	Line Table Direction	Length
L1	N 89°08'33" E	3.30
L2	S 72°43'53" W	40.69
L3	N 72°02'02" W	48.83
L4	N 89°08'33" E	41.08
L5	N 60°49'47" W	4.55
L6	S 86°39'44" E	46.88
L7	S 0°10'18" W	54.75
L8	N 83°25'28" E	7.21
L9	N 80°54'34" E	33.47
L10	N 76°08'48" W	60.00
L11	N 21°06'02" E	60.63
L12	N 15°29'50" W	50.00
L13	N 63°00'31" E	35.42
L14	S 6°35'07" E	60.00
L15	S 70°21'48" W	15.04
L16	S 33°34'39" W	40.34
L17	S 10°46'58" E	59.11
L18	S 83°25'28" W	7.20
L19	N 0°41'17" W	35.45
L20	S 0°41'17" E	23.41
L21	S 10°46'58" E	60.53
L22	N 0°41'17" W	21.25
L23	S 3°30'55" E	31.76
L24	N 65°22'24" E	31.79
L25	S 0°41'17" E	5.56
L26	S 0°41'17" E	51.14
L27	S 8°37'01" E	44.96
L28	N 19°40'56" E	18.52
L29	N 17°42'26" E	29.27
L30	S 89°08'33" W	9.84
L31	N 70°21'48" E	42.98
L32	S 89°07'51" E	58.79
L33	S 70°21'48" W	27.94
L34	S 62°36'40" E	56.94
L35	N 76°08'48" W	39.72
L36	N 6°09'33" E	42.75
L37	S 86°18'14" E	41.71
L38	S 83°25'28" W	7.21
L39	S 89°08'33" W	30.91
L40	S 89°08'33" W	13.47
L41	N 76°48'25" E	28.49
L42	N 9°04'33" E	21.85
L43	S 69°33'08" W	26.00
L44	N 0°41'17" W	125.44

Name	Delta	Radius	Arc Length	Chord Length	Tangent Length	Chord Direction
C1	11°01'24"	575.00	110.63	110.46	55.48	N 83°37'50" E
C2	3°29'45"	625.00	38.13	38.13	19.07	N 87°23'40" E
C3	7°02'01"	625.00	76.73	76.68	38.41	N 82°07'47" E
C4	8°25'45"	625.00	91.95	91.87	46.06	N 74°23'53" E
C5	11°52'46"	625.00	129.58	129.35	65.02	N 64°14'38" E
C6	3°22'10"	695.00	40.87	40.87	20.44	N 59°59'20" E
C7	114°49'56"	10.00	20.04	16.85	15.65	S 60°54'37" E
C8	6°43'00"	280.00	32.82	32.80	16.43	S 0°08'09" E
C9	10°56'48"	340.00	64.96	64.86	32.58	S 2°15'04" E
C10	13°27'51"	340.00	79.90	79.71	40.13	S 14°27'23" E
C11	9°59'43"	340.00	59.31	59.24	29.73	S 26°11'11" E
C12	4°25'17"	280.00	21.61	21.60	10.81	S 28°58'24" E
C13	30°27'33"	280.00	148.85	147.11	76.23	S 11°31'59" E
C14	20°59'58"	340.00	124.61	123.92	63.01	N 18°40'14" E
C15	80°19'46"	10.00	14.02	12.90	8.44	N 48°20'08" E
C16	6°56'12"	475.00	57.51	57.47	28.79	N 85°01'55" E
C17	50°38'03"	25.00	22.09	21.38	11.83	S 73°07'09" E
C18	2°56'15"	60.00	3.08	3.08	1.54	S 49°16'15" E
C19	22°17'43"	490.44	190.84	189.64	96.64	S 33°03'22" W
C20	35°05'51"	60.00	36.75	36.18	18.97	N 55°40'18" E
C21	16°31'16"	490.44	141.42	140.93	71.20	S 52°27'52" W
C22	41°14'35"	60.00	43.19	42.26	22.58	N 17°30'05" E
C23	42°46'07"	60.00	44.79	43.75	23.49	N 78°49'28" W
C24	55°21'42"	60.00	57.97	55.75	31.48	S 52°06'38" W
C25	57°56'52"	25.00	25.28	24.22	13.84	S 53°24'13" W
C26	5°27'40"	425.00	40.51	40.49	20.27	S 85°06'29" W
C27	88°49'21"	10.00	15.50	14.00	9.80	N 47°45'01" W
C28	20°49'24"	340.00	123.57	122.89	62.47	N 13°45'02" W
C29	7°01'18"	340.00	41.67	41.64	20.86	N 27°40'23" W
C30	7°38'01"	280.00	37.31	37.28	18.68	N 27°22'02" W
C31	25°51'43"	280.00	126.39	125.32	64.29	N 10°37'10" W
C32	0°54'38"	280.00	4.45	4.45	2.23	N 2°46'01" E
C33	10°54'08"	340.00	64.69	64.60	32.45	N 2°13'43" W
C34	76°19'14"	10.00	13.32	12.36	7.86	N 30°28'50" E
C35	14°47'01"	690.00	178.04	177.54	89.52	N 76°01'57" E
C36	38°48'59"	490.44	332.26	325.94	172.79	S 41°19'00" W
C37	15°15'32"	340.00	90.55	90.28	45.54	N 21°32'27" E
C38	3°36'58"	575.00	36.29	36.28	18.15	S 76°18'39" W
C39	94°57'27"	46.00	76.24	67.81	50.16	N 57°27'13" W
C40	14°23'50"	750.00	188.46	187.96	94.73	S 76°13'33" W
C41	93°23'29"	10.00	16.30	14.55	10.61	N 64°16'38" W
C42	16°53'37"	205.00	60.44	60.23	30.44	N 9°08'05" W
C43	53°58'05"	25.00	23.55	22.69	12.73	N 26°17'46" E
C44	47°16'48"	60.00	49.51	48.12	26.26	N 29°38'25" E
C45	39°29'09"	60.00	41.35	40.54	21.53	N 13°44'34" W
C46	32°52'25"	60.00	34.43	33.95	17.70	N 49°55'21" W
C47	34°31'16"	60.00	36.15	35.61	18.64	N 83°37'12" W
C48	34°53'22"	60.00	36.54	35.97	18.85	S 61°40'29" W
C49	33°50'12"	60.00	35.43	34.92	18.25	S 27°18'42" W
C50	65°02'58"	60.00	68.12	64.52	38.26	S 22°07'53" E
C51	53°58'05"	25.00	23.55	22.69	12.73	S 27°40'19" E
C52	5°38'41"	255.00	25.12	25.11	12.57	S 3°30'37" E
C53	13°56'13"	255.00	62.03	61.87	31.17	S 13°18'04" E
C54	83°57'08"	10.00	14.65	13.38	9.00	S 21°42'24" W
C55	5°22'43"	745.00	69.94	69.91	34.99	S 60°59'37" W
C56	10°32'40"	575.00	105.82	105.67	53.06	S 63°34'35" W
C57	30°25'21"	46.00	24.42	24.14	12.51	N 5°14'11" E
C58	16°29'21"	210.00	60.44	60.23	30.43	N 8°15'10" E
C59	6°02'28"	420.00	44.28	44.26	22.16	N 6°44'11" W
C60	9°45'54"	210.00	35.79	35.75	17.94	N 4°52'28" W
C61	20°17'38"	575.00	203.66	202.60	102.91	S 78°59'44" W
C62	11°50'01"	420.00	86.74	86.59	43.53	N 2°12'03" E
C63	11°01'39"	250.00	48.12	48.04	24.13	S 4°14'35" E
C64	18°49'58"	380.00	124.90	124.34	63.02	S 0°20'26" E
C65	7°01'29"	625.00	76.63	76.58	38.36	S 85°24'45" W
C66	7°03'50"	625.00	77.05	77.01	38.58	S 78°02'05" W
C67	56°02'23"	60.00	58.68	56.37	31.93	S 78°45'34" E
C68	61°33'24"	39.00	41.90	39.91	23.23	S 19°41'03" E
C69	9°49'25"	250.00	42.86	42.81	21.48	S 6°10'57" W
C70	125°15'09"	46.00	100.56	81.70	88.84	S 12°26'29" W
C71	10°13'39"	280.00	49.98	49.91	25.06	S 8°48'37" W
C72	54°19'12"	60.00	56.88	54.78	30.78	N 30°16'48" W
C73	16°30'31"	310.00	89.32	89.01	44.97	S 5°01'55" E
C74	34°24'23"	310.00	186.16	183.37	95.98	S 13°58'51" E
C75	33°49'17"	310.00	182.99	180.35	94.25	S 14°16'24" E
C76	11°15'52"	310.00	60.95	60.85	30.57	S 8°16'11" W
C77	17°25'19"	720.00	218.93	218.09	110.32	S 74°42'48" W
C78	7°41'53"	720.00	96.74	96.66	48.44	S 62°09'12" W
C79	30°50'17"	600.00	322.94	319.05	165.48	S 73°43'24" W
C80	14°38'22"	600.00	153.30	152.89	77.07	S 81°49'21" W
C81	16°15'40"	450.00	127.71	127.29	64.29	N 84°56'14" E
C82	18°49'58"	400.00	131.48	130.89	66.34	N 0°20'26" W
C83	26°15'16"	230.00	105.39	104.47	53.64	N 3°22'13" E
C84	3°57'01"	713.12	49.17	49.16	24.59	N 18°28'21" E
C85	6°24'49"	310.00	34.70	34.68	17.37	N 16°29'35" W
C86	19°00'43"	230.00	76.32	75.97	38.51	N 10°11'38" W
C87	2°25'10"	693.12	29.27	29.27	14.64	N 17°42'26" E
C88	1°31'51"	693.12	18.52	18.52	9.26	N 19°40'56" E

CERTIFICATE OF SURVEY AND ACCURACY

I, G ANDERSON GREENE CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS PAGE SHOWN) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS PAGE SHOWN THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000 +/-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 8 DAY OF AUG. 2016.

SEAL OR STAMP

L-3370

LICENSE NUMBER

ENGINEER'S CERTIFICATE OF PRELIMINARY PLAT COMPLIANCE

THE SUBDIVISION SHOWN ON THIS FINAL PLAT IS SUBSTANTIALLY IN COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT AND ALL CONDITIONS OF APPROVAL IMPOSED THEREON.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 8 DAY OF August A.D., 2016.

SEAL

CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

SIGNATURE OF OWNER

SURVEY CERTIFICATE II AND III

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT DOES CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT ACT.

THE SUBDIVISION SHOWN ON THIS PLAT DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCE COMMISSION.

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, REGISTRATION NUMBER, AND SEAL THIS 8 DAY OF AUG A.D., 2016.

L-3370

LICENSE NUMBER

STREET DISCLOSURE STATEMENT--PUBLIC STREETS

ALL STREETS HEREON HAVE BEEN OFFERED TO THE STATE FOR DEDICATION TO PUBLIC USE, BUT HAVE NOT BEEN ACCEPTED BY THE STATE AS OF THIS DAY. THE DEVELOPER SHALL IMMEDIATELY PETITION THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO ACCEPT STREET UPON CONSTRUCTION OF THE STREETS AN SATISFACTION OF THE DEPARTMENT'S RESIDENCY REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STREETS AND PROTECTION OF RIGHTS-OF-WAY UNTIL SUCH TIME STREETS ARE ACCEPTED INTO THE STATE ROAD SYSTEM. THE DEVELOPER HAS PROVIDED THE COUNTY WITH A MAINTENANCE GUARANTEE FOR THESE PURPOSES.

OWNER(S) ___ DATE ___

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Patrick Riddle
DISTRICT ENGINEER

EASEMENT NOTE:

ALL NEW ACCESS EASEMENTS SHOWN OR DESIGNATED ON THIS PLAT, INCLUDE THE TRANSFER OF AN EASEMENT TO 1) PENDER COUNTY FOR USE BY ITS EMPLOYEES AND AGENTS FOR ACCESS FOR EMERGENCY PERSONNEL (POLICE, FIRE, & RESCUE) AND FOR USE BY PENDER COUNTY EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCE; 2) TRANSFER OF AN EASEMENT TO PUBLIC ENTITIES AND PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, AND COMMUNICATION LINES.

GRAPHIC SCALE: 1" = 60' (60 0 60 120)

SECTION 2 ,PHASE 1
AREA = 19.55 ACRES

LEGEND
- ● IRON REBAR SET
- ○ EX. IRON PIPE
- ■ CONTROL MONUMENT SET
- • CONTROL PK NAIL SET

STATE OF NORTH CAROLINA COUNTY OF PENDER

I, ___ REVIEW OFFICER OF PENDER COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: ___ REVIEW OFFICER

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

NORTH CAROLINA PENDER COUNTY
FILED FOR REGISTRATION ON THE ___ DAY OF ___ AT ___ (AM/PM) AND DULY RECORDED IN MAP BOOK ___ AT PAGE ___

THE SOIL SUITABILITY ANALYSIS AS REQUIRED BY THIS ORDINANCE AND SUBMITTED WITH THE PRELIMINARY PLAT SHOWS THAT EACH LOT CONTAINS AT LEAST 5,000 SQ. FT. OF AREA THAT IS "SUITABLE" FOR TRADITIONAL ON SITE WASTE DISPOSAL AND THE REQUIRED 5,000 SQ. FT. IS NOT WITHIN 10 FT OF ANY LOT BOUNDARY

CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED BY THE PENDER COUNTY PLANNING BOARD (PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)

PLANNING DEPT. 8-18-16

PARCEL IDENTIFIER CERTIFICATE

PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

Addressing Coordinator 8-19-2016 DATE

TAX SUPERVISOR ___ DATE ___

CERTIFICATE OF SUBMISSION

A COPY OF THIS PLAT HAS BEEN SUBMITTED. APPROVAL IS SUBJECT TO REVIEW: THIS DOES NOT CONSTITUTE AN APPROVAL.

PENDER COUNTY UTILITIES: ___

PENDER COUNTY ENVIRONMENTAL HEALTH: ___

PENDER COUNTY ADDRESSING COORDINATOR: ___

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

PRELIMINARY PLAT APPROVED BY PENDER COUNTY FOR A PERIOD OF TWO (2) YEARS SUBJECT TO PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS AND CONDITIONS OF APPROVAL.

DRAWING NO.: W:/MASTER/PW-1056/DGN/TURKEY MFR SECT 2 PH 1.DGN

MAP FOR RECORD

~ SECTION 2 ~~PHASE 1 ~
The Knolls @ Turkey Creek

ROCKY POINT TOWNSHIP PENDER COUNTY NORTH CAROLINA

OWNER: TIOGA, LLC
ADDRESS: P.O. BOX 789 CASTLE HAYNE, NC 28429
PHONE: 910-279-1582

DESIGNED: JHF
DRAWN: GAG
APPROVED: JHF
DATE: 6/06/16
SCALE: 1" = 60'
SHEET 1 OF 1

STROUD ENGINEERING, P.A. C-0647
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX