

PRMUSACE - The Villages at Ocean Hill

Dare County

Project ID #100618

This property portfolio has been created for the NC DEQ Division of Mitigation Services. It includes real property documents related to compensatory mitigation. Typical documents include recorded conservation easements, warranty deeds, and plats. Other relevant legal documents and illustrations are incorporated when they provide insight to the intended audience of land stewards, landowners and program personnel.



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TRANSFER TAX AMOUNT NONE STA
 DATE/COLLECTOR 7-27-2005

Tax Collector Certification That No Delinquent Taxes
 Are Due. Date 7-27-05 By SPD; Certification
 expires Jan. 6th of the year following certification date.

NORTH CAROLINA EXCISE STAMPS

ATTACHED AND CANCELLED NONE

STATE OF NORTH CAROLINA
 COUNTY OF CURRITUCK



Doc ID: 000988580018 Type: CRP
 Recorded: 07/27/2005 at 01:08:59 PM
 Fee Amt: \$65.00 Page 1 of 18
 Excise Tax: \$0.00
 Currituck County, NC
 Charlene Y Dowdy Register of Deeds

BK 884 PG 730-747

QAS

CONSERVATION EASEMENT

SPO File No.

Prepared by Thomas P. Nash, IV
 Return to: Thomas P. Nash, IV
 Blance Rice State Property Office
 1321 Mail Service Center
 Raleigh, NC 27699-1321

THIS CONSERVATION EASEMENT DEED, made this 29th day of June, 2005, by 6/5DEFENSE, LLC, Grantor to the State of North Carolina, Grantee, whose mailing address is State of North Carolina, State Property Office, 1321 Mail Service Center, Raleigh, NC 27699-1321. The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

Whereas, pursuant to the provisions of N.C. Gen. Stat. § 143-214.8 et seq., the State of North Carolina has established the Ecosystem Enhancement Program (as defined in N.C. Gen. Stat. § 143-214.8) within the Department of Environment and natural resources for the purposes of acquiring, maintaining, restoring, enhancing and creating wetlands and riparian resources that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; and

WHEREAS, the Ecosystem Enhancement Program in the Department of Environment and Natural Resources has approved acceptance of this instrument; and

WHEREAS, the acceptance of this instrument for and on behalf of the State of North Carolina has been granted to the Department of Administration by resolution as approved by the Governor and council of State adopted at a meeting held in the city of Raleigh, North Carolina, on the 8th day of February, 2000; and

WHEREAS, pursuant to the provisions of N.C. Gen. Stat. § 143-214.8, two of the components of the Ecosystem Enhancement Program are (1) restoration and perpetual maintenance of

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wetlands, riparian areas, and surface waters and (2) land ownership and management; and

WHEREAS, Grantor owns in fee simple certain real property situated, lying, and being in Poplar Branch Township, Currituck County, North Carolina (the "protected property"), and being more particularly described as a 15.56 acre tract known as "Phase 5" of The Villages at Ocean Hill, P.U.D. and being conveyed to the Grantor by deed recorded in Deed Book 813, at page 1, of the Currituck County Registry, North Carolina; and

WHEREAS, Grantor is willing to grant a Conservation Easement on a portion of the Protected Property, thereby restricting and limiting the use of the Protected Property to the terms and conditions and for the purposes hereinafter set forth, and Grantee is willing to accept such easement.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, and restrictions hereinafter set forth, Grantor unconditionally and irrevocably hereby grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity, a Conservation Easement of the nature and character and to the extent hereinafter set forth, over a portion of the Protected Property, referred to hereafter as the Easement Area, for the benefit of the people of North Carolina, containing 6.97 acres and being all of the tract of land as identified as "Proposed Conservation Area #'s 1-5" as shown on a plat of survey entitled "The Villages at Ocean Hill, Phase 5 Conservation Easement Plat" dated 2/25/04 certified by Bissell Professional Group, and recorded in Plat Cabinet I, Slides 185-187, Currituck County Registry.

See Exhibit A attached hereto and made a part hereof.

The purposes of this Conservation Easement are to maintain, restore, enhance, and create wetlands and/or riparian resources in the Easement Area that contributes to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; to maintain permanently the Easement Area in its natural condition, consistent with these purposes; and to prevent any use of the Easement Area that will significantly impair or interfere with these purposes. To achieve these purposes, the following conditions and restrictions are set forth:

Official Document

EXHIBIT "A"

LEGAL DESCRIPTION**Conservation Easement #1**

Being a certain tract of land situated in the Poplar Branch Township, Currituck County, North Carolina containing 2.16 acres of land, more or less, and being further described as:

Beginning at an existing iron rebar located in the easterly line of the property standing, now or formerly, in the name of the United States of America Fish and Wildlife Service, as recorded in the Currituck County, North Carolina public registry in deed book 249 at page 209. Said property being formerly in the name of Currituck County and recorded at plat cabinet A, slide 135. Said point being located S 87 - 04 - 09 W, 435.30 feet from an existing concrete monument. Said concrete monument being the most northeasterly corner of the said property of the United States of America Fish and Wildlife Service and situated in the southerly line of the property standing, now or formerly, in the name of the State of North Carolina as recorded in deed book 195 at page 151. Said point also being the most northwesterly corner of the proposed phase five (5) of The Villages At Ocean Hill Subdivision (recordation pending).

Thence leaving said point of beginning and running through the said proposed phase five (5) of The Villages At Ocean Hill Subdivision (recordation pending) the following thirty six (36) courses and distances:

- | | |
|-----------------------|--------------------------------|
| 1) S 25 - 25 - 02 E, | 5.61 feet to a point, thence; |
| 2) S 76 - 20 - 39 E, | 61.97 feet to a point, thence; |
| 3) S 45 - 25 - 29 E, | 8.77 feet to a point, thence; |
| 4) S 06 - 46 - 50 W, | 38.26 feet to a point, thence; |
| 5) S 00 - 58 - 36 E, | 49.81 feet to a point, thence; |
| 6) S 72 - 34 - 11 E, | 43.12 feet to a point, thence; |
| 7) N 64 - 21 - 54 E, | 39.43 feet to a point, thence; |
| 8) S 45 - 52 - 57 E, | 15.17 feet to a point, thence; |
| 9) S 51 - 45 - 46 E, | 27.60 feet to a point, thence; |
| 10) S 84 - 44 - 22 E, | 21.35 feet to a point, thence; |
| 11) S 79 - 12 - 26 E, | 3.47 feet to a point, thence; |
| 12) S 01 - 26 - 56 E, | 20.30 feet to a point, thence; |
| 13) S 00 - 49 - 33 E, | 44.47 feet to a point, thence; |

- UNOFFICIAL DOCUMENT
- 14) S 41 – 01 – 01 W, 12.73 feet to a point, thence;
 - 15) N 47 – 11 – 43 W, 39.99 feet to a point, thence;
 - 16) S 13 – 27 – 17 W, 102.89 feet to a point, thence;
 - 17) S 10 – 41 – 24 E, 54.39 feet to a point, thence;
 - 18) S 25 – 03 – 35 W, 29.02 feet to a point, thence;
 - 19) S 25 – 20 – 44 W, 45.04 feet to a point, thence;
 - 20) S 82 – 01 – 36 E, 63.78 feet to a point, thence;
 - 21) S 53 – 07 – 04 E, 27.13 feet to a point, thence;
 - 22) S 77 – 05 – 46 E, 59.48 feet to a point, thence;
 - 23) S 08 – 44 – 51 E, 54.96 feet to a point, thence;
 - 24) S 08 – 53 – 52 E, 56.96 feet to a point, thence;
 - 25) S 09 – 00 – 01 E, 252.91 feet to a point, thence;
 - 26) S 86 – 58 – 04 W, 205.24 feet to a point, thence;
 - 27) N 14 – 02 – 18 W, 24.92 feet to a point, thence;
 - 28) N 33 – 40 – 39 E, 134.54 feet to a point, thence;
 - 29) N 02 – 26 – 38 W, 100.49 feet to a point situated in the said property of the United States of America Fish and Wildlife Service, thence running with the said property of the United States of America Fish and Wildlife service;
 - 30) N 34 – 52 – 28 W, 111.80 feet to a point, thence;
 - 31) N 25 – 00 – 32 W, 104.54 feet to a point, thence;
 - 32) N 19 – 37 – 07 W, 101.98 feet to a point, thence;
 - 33) N 08 – 23 – 43 E, 104.41 feet to a point, thence;
 - 34) N 08 – 18 – 54 W, 100.00 feet to an existing iron pipe found, thence;
 - 35) N 53 – 57 – 53 W, 44.32 feet to an existing iron pipe found, thence;
 - 36) N 01 – 18 – 12 E, 70.01 feet to the point and place of beginning.
- DOOR POINT
- Containing 2.16 acres of land, more or less as shown on a plat of survey entitled The Villages of Ocean Hill, Conservation Easement Plat, prepared by Bissell Professional Group, Michael W. Robinson, PLS, to which further reference is hereby made.

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LEGAL DESCRIPTIONConservation Easement # 2

Being a certain tract of land situated in the Poplar Branch Township, Currituck County, North Carolina containing 2.92 acres of land, more or less, and being further described as:

Beginning at a point situated within the boundaries of the proposed Phase Five (5), The Villages At Ocean Hill Subdivision (recordation pending). Said point being S 54 – 03 – 15 E, 534.02 feet from an existing concrete monument. Said concrete monument being the most northeasterly corner of the property of the United States of America Fish and Wildlife Service, as recorded in deed book 249 at page 209. Said point also being situated in the southerly line of the property standing, now or formerly, in the name of the State of North Carolina as recorded in deed book 195 at page 151. Said point also being located S 17 \ominus 14 – 24 E, 170.68 feet from the proposed centerline of intersection of the proposed Stallion Lane, a thirty (30) foot private right of way and the proposed Lost Lake Loop, a thirty (30) foot private right of way.

Thence leaving the said point of beginning and running through the proposed Phase Five (5), The Villages At Ocean Hill Subdivision (recordation pending) the following fifty one (51) courses and distances;

- | | |
|-----------------------|--------------------------------|
| 1) N 41 – 44 – 46 E, | 59.22 feet to a point, thence; |
| 2) N 55 – 51 – 01 E, | 50.38 feet to a point, thence; |
| 3) N 45 – 57 – 59 E, | 59.83 feet to a point, thence; |
| 4) N 77 – 38 – 54 W, | 15.44 feet to a point, thence; |
| 5) N 49 – 52 – 07 E, | 29.56 feet to a point, thence; |
| 6) S 11 – 14 – 26 E, | 26.11 feet to a point, thence; |
| 7) S 16 – 55 – 21 W, | 5.50 feet to a point, thence; |
| 8) S 44 – 58 – 54 W, | 18.76 feet to a point, thence; |
| 9) WEST | 19.27 feet to a point, thence; |
| 10) S 61 – 35 – 41 W, | 2.60 feet to a point, thence; |
| 11) S 12 – 07 – 25 E, | 50.07 feet to a point, thence; |
| 12) S 12 – 34 – 56 E, | 49.93 feet to a point, thence; |

- UNOFFICIAL DOCUMENT
- 13) S 12 - 26 - 28 E,
 14) S 19 - 54 - 58 E,
 15) S 25 - 46 - 22 E,
 16) S 12 - 40 - 27 E,
 17) S 12 - 39 - 27 E,
 18) S 05 - 03 - 24 E,
 19) S 05 - 04 - 32 E,
 20) S 05 - 05 - 07 E,
 21) S 20 - 23 - 34 E,
 22) S 21 - 09 - 36 E,
 23) S 06 - 30 - 14 W,
 24) S 09 - 12 - 56 W,
 25) S 52 - 36 - 15 w,
 26) S 02 - 55 - 08 E,
 27) S 06 - 17 - 26 E,
 28) S 17 - 36 - 06 E,
 29) S 86 - 56 - 04 W,
 30) N 08 - 37 - 59 W,
 31) N 11 - 49 - 42 W,
 32) N 04 - 38 - 31 W,
 33) N 16 - 49 - 24 W,
 34) N 09 - 26 - 27 W,
 35) N 07 - 10 - 36 W,
 36) N 12 - 07 - 06 W,
 37) N 16 - 06 - 01 W,
 38) N 01 - 51 - 10 W,
 39) N 02 - 49 - 02 W,
 40) N 08 - 05 - 19 E,
 41) N 62 - 32 - 54 E,
 42) N 07 - 54 - 14 E,
 43) N 61 - 46 - 26 E,
 44) N 32 - 09 - 10 W,
 45) N 64 - 57 - 26 E,
 46) N 17 - 16 - 42 W,
 47) N 44 - 11 - 31 W,
 48) N 32 - 00 - 34 W,
 49) N 35 - 46 - 03 W,
 50) N 21 - 26 - 48 W,
 51) N 07 - 35 - 32 W,
 52) N 08 - 56 - 09 W,
- 107.51 feet to a point, thence;
 44.25 feet to a point, thence;
 65.99 feet to a point, thence;
 30.28 feet to a point, thence;
 34.23 feet to a point, thence;
 46.20 feet to a point, thence;
 80.02 feet to a point, thence;
 50.18 feet to a point, thence;
 133.41 feet to a point, thence;
 46.39 feet to a point, thence;
 107.16 feet to a point, thence;
 89.77 feet to a point, thence;
 95.39 feet to a point, thence;
 86.14 feet to a point, thence;
 81.08 feet to a point, thence;
 15.09 feet to a point, thence;
 30.17 feet to a point, thence;
 6.26 feet to a point, thence;
 55.16 feet to a point, thence;
 59.03 feet to a point, thence;
 56.44 feet to a point, thence;
 60.11 feet to a point, thence;
 75.81 feet to a point, thence;
 72.49 feet to a point, thence;
~~55.13~~ feet to a point, thence;
 71.46 feet to a point, thence;
~~65.79~~ feet to a point, thence;
 28.23 feet to a point, thence;
~~41.21~~ feet to a point, thence;
 36.37 feet to a point, thence;
~~29.90~~ feet to a point, thence;
 20.44 feet to a point, thence;
 22.60 feet to a point, thence;
 37.24 feet to a point, thence;
 53.23 feet to a point, thence;
 129.06 feet to a point, thence;
 32.35 feet to a point, thence;
 13.37 feet to a point, thence;
 127.23 feet to a point, thence;
 14.53 feet to the point and place of beginning.

Containing 2.92 acres of land, more or less as shown on a plat of survey entitled The Villages of Ocean Hill, Conservation Easement Plat, prepared by Bissell Professional Group, Michael W. Robinson, PLS, to which further reference is hereby made.

LEGAL DESCRIPTION

Conservation Easement # 3

Being a certain tract of land situated in the Poplar Branch Township, Currituck County, North Carolina containing 1.35 acres of land, more or less, and being further described as:

Beginning at an existing concrete monument, said monument being the most northeasterly corner of the property of the United States of America Fish and Wildlife Service, as recorded in deed book 249 at page 209. Said point also being situated in the southerly line of the property standing, now or formerly, in the name of the State of North Carolina as recorded in deed book 195 at page 151. Said point also being located N 69 - 08 - 48 W, 406.60 feet from the proposed centerline of intersection of the proposed Stallion Lane, a thirty (30) foot private right of way and the proposed Lost Lake Loop, a thirty (30) foot private right of way. Said point also being the most northwesterly corner of the proposed Phase Five (5), The Villages At Ocean Hill Subdivision (recordation pending).

Thence leaving the said point of beginning and running and binding with the said southerly line of the said property standing, now or formerly, in the name of the State of North Carolina as recorded in deed book 195 at page 151; N 87 - 04 - 11 E, 33.29 feet to a point. Thence leaving the said southerly line of the said property standing, now or formerly, in the name of the State of North Carolina, and running through the proposed Phase Five (5), The Villages At Ocean Hill Subdivision (recordation pending) the following thirty six (36) courses and distances;

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- 1) S 05 - 54 - 41 W,
 2) S 05 - 39 - 30 W,
 3) S 48 - 49 - 25 E,
 4) S 59 - 19 - 51 E,
 5) S 35 - 11 - 36 E,
 6) S 38 - 59 - 36 E,
~~7) S 12 - 03 - 36 E,~~
 8) S 67 - 32 - 38 E,
 9) N 07 - 28 - 32 W,
 10) S 36 - 03 - 00 E,
 11) S 12 <44 - 45 E,
 12) S 57 - 35 - 58 W,
 13) S 27 - 18 - 29 W,
 14) N 55 - 58 <23 E,
 15) N 00 - 10 - 02 W,
 16) N 80 - 07 - 45 E,
 17) S 73 - 15 - 51 E,
 18) N 80 - 26 - 11 E,
 19) S 35 - 54 - 29 E,
 20) S 08 - 55 - 51 E,
 21) S 08 - 58 - 42 E,
 22) S 09 - 07 - 12 E,
 23) S 08 - 15 - 34 E,
 24) S 03 - 52 - 48 E,
 25) N 39 - 39 - 13 W,
 26) S 79 - 48 - 35 W,
 27) N 11 - 13 - 55 W,
 28) N 75 - 05 - 55 W,
 29) N 26 - 39 - 40 W.
 30) N 18 - 59 - 45 W,
 31) N 36 - 14 - 54 W,
 32) N 21 - 24 - 24 W,
 33) S 54 - 14 - 37 W,
 34) S 57 - 56 - 45 W,
 35) S 66 - 11 - 02 W,
 36) S 12 - 07 - 58 W,
 68.66 feet to a point, thence;
 59.95 feet to a point, thence;
 63.84 feet to a point, thence;
 18.32 feet to a point, thence;
 43.30 feet to a point, thence;
 66.12 feet to a point, thence;
 71.91 feet to a point, thence;
 44.70 feet to a point, thence;
 39.04 feet to a point, thence;
 49.28 feet to a point, thence;
 5.55 feet to a point, thence;
 11.12 feet to a point, thence;
 42.06 feet to a point, thence;
 62.42 feet to a point, thence;
 55.12 feet to a point, thence;
 23.03 feet to a point, thence;
 54.42 feet to a point, thence;
 35.48 feet to a point, thence;
 34.56 feet to a point, thence;
~~FF~~ 95.07 feet to a point, thence;
~~FF~~ 70.89 feet to a point, thence;
~~39.06~~ feet to a point, thence;
~~43.01~~ feet to a point, thence;
~~55.82~~ feet to a point, thence;
 24.12 feet to a point, thence;
~~20.86~~ feet to a point, thence;
~~71.99~~ feet to a point, thence;
~~22.30~~ feet to a point, thence;
~~24.89~~ feet to a point, thence;
 29.26 feet to a point, thence;
~~24.45~~ feet to a point, thence;
 17.37 feet to a point, thence;
 23.42 feet to a point, thence;
 36.22 feet to a point, thence;
 42.94 feet to a point, thence;
 18.96 feet to a point located in the easterly
 boundary line of the property standing, now or formerly in the name of the
 United States of America Fish and Wildlife Service, as recorded in deed
 book 249 at page 209.

Thence running and binding with the lines of the United States of America Fish and Wildlife Service the following thirteen (13) courses and distances;

- 1) N 63 - 19 - 03 W, 25.95 feet to a point, thence;
- 2) N 04 - 50 - 57 W, 64.03 feet to a point, thence;
- 3) N 14 - 17 - 10 W, 57.31 feet to an existing iron rod found, thence;
- 4) N 41 - 12 - 52 W, 50.03 feet to a point, thence;
- 5) N 34 - 29 - 04 W, 50.63 feet to an existing iron rod found, thence;
- 6) N 21 - 43 - 24 W, 53.85 feet to a point, thence;
- 7) N 12 - 32 - 49 W, 20.53 feet to a point, thence;
- 8) N 12 - 33 - 10 W, 37.78 feet to a point, thence;
- 9) N 23 - 43 - 07 W, 53.14 feet to an existing iron pipe found, thence;
- 10) S 82 - 48 - 29 W, 84.40 feet to an existing iron rod found, thence;
- 11) N 09 - 20 - 08 E, 61.42 feet to a point, thence;
- 12) N 05 - 54 - 06 E, 69.01 feet to a point, thence;
- 13) N 04 - 13 - 40 E, 52.99 feet to the point and place of beginning.

Containing 1.35 acres of land, more or less as shown on a plat of survey entitled The Villages of Ocean Hill, Conservation Easement Plat, prepared by Bissell Professional Group, Michael W. Robinson, PLS, to which further reference is hereby made.

LEGAL DESCRIPTION

Conservation Easement # 4

Being a certain tract of land situated in the Poplar Branch Township, Currituck County, North Carolina containing 0.12 acres of land, more or less, and being further described as:

Beginning at a point situated within the boundaries of the proposed Phase Five (5), The Villages At Ocean Hill Subdivision (recordation pending). Said point being S 79 - 59 - 33 W, 795.98 feet from an existing concrete monument. Said concrete monument being the most northeasterly corner of the property of the United States of America Fish and Wildlife Service, as recorded in deed book 249 at page 209. Said point also being situated in the

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southerly line of the property standing, now or formerly, in the name of the State of North Carolina as recorded in deed book 195 at page 151. Said point also being located N 89 - 05 - 23 E, 403.96 feet from the proposed centerline of intersection of the proposed Stallion Lane, a thirty (30) foot private right of way and the proposed Lost Lake Loop, a thirty (30) foot private right of way. Said point also being located N 62 - 52 - 48 W, 201.62 feet from the centerline intersection of the proposed Lost Lake Loop, a thirty (30) foot private right of way and Lakeside Drive, a thirty (30) foot private right of way.

Thence leaving the said point of beginning and running through the proposed Phase Five (5), The Villages At Ocean Hill Subdivision (recordation pending) the following fourteen (14) courses and distances;

- 1) S 32 - 39 - 21 W, 58.80 feet to a point, thence;
- 2) S 48 - 47 - 57 E, 42.41 feet to a point, thence;
- 3) S 00 - 20 - 30 E, 8.31 feet to a point, thence;
- 4) N 61 - 53 - 45 W, 16.41 feet to a point, thence;
- 5) N 55 - 32 - 05 W, 45.28 feet to a point, thence;
- 6) N 75 - 33 - 03 W, 25.42 feet to a point, thence;
- 7) S 06 - 44 - 31 W, 71.63 feet to a point, thence;
- 8) N 70 - 26 - 42 W, 9.50 feet to a point, thence;
- 9) N 11 - 38 - 26 W, 35.38 feet to a point, thence;
- 10) S 74 - 15 - 25 E, 16.02 feet to a point, thence;
- 11) N 15 - 42 - 14 E, 28.05 feet to a point, thence;
- 12) N 59 - 35 - 58 E, 40.62 feet to a point, thence;
- 13) N 89 - 27 - 12 E, 46.81 feet to a point, thence;
- 14) S 58 - 49 - 26 E, 4.86 feet to the point and place of beginning.

Containing 0.12 acres of land, more or less as shown on a plat of survey entitled The Villages of Ocean Hill, Conservation Easement Plat, prepared by Bissell Professional Group, Michael W. Robinson, PLS, to which further reference is hereby made.

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LEGAL DESCRIPTIONConservation Easement # 5

Being a certain tract of land situated in the Poplar Branch Township, Currituck County, North Carolina containing 0.42 acres of land, more or less, and being further described as:

Beginning at a point situated in the southerly boundary line of the property standing, now or formerly, in the name of the State of North Carolina as recorded in deed book 195 at page 151. Said point being located N 87 - 04 - 11 E, 456.29 feet from an existing concrete monument situated at the most northeasterly corner of the property standing, now or formerly in the name of the United States of America Fish and Wildlife Service, as recorded in deed book 249 at page 209. Said point also being located N 24 - 15 - 22 E, 184.34 feet from the proposed centerline of intersection of the proposed Stallion Lane, a thirty (30) foot private right of way and the proposed Lost Lake Loop, a thirty (30) foot private right of way. Said point also being located N 63 - 27 - 31 W, 567.43 feet from the centerline intersection of the proposed Lost Lake Loop, a thirty (30) foot private right of way and Lakeside Drive, a thirty (30) foot private right of way.

Thence leaving said point of beginning and running and binding with the southerly boundary line of the said property of the State of North Carolina; N 87 - 04 - 11 E, 226.90 feet to a point, thence running through the proposed Phase Five (5), The Villages At Ocean Hill Subdivision (recordation pending) the following ten (10) courses and distances;

- | | |
|-----------------------|---|
| 1) S 01 - 41 - 06 E, | 44.28 feet to a point, thence; |
| 2) S 04 - 45 - 11 E, | 26.28 feet to a point, thence; |
| 3) S 30 - 56 - 15 W, | 41.24 feet to a point, thence; |
| 4) S 37 - 32 - 43 W, | 38.20 feet to a point, thence; |
| 5) N 87 - 28 - 34 W, | 41.03 feet to a point, thence; |
| 6) N 64 - 16 - 00 W, | 34.14 feet to a point, thence; |
| 7) N 28 - 56 - 08 W, | 49.95 feet to a point, thence; |
| 8) N 37 - 17 - 08 W, | 51.99 feet to a point, thence; |
| 9) N 74 - 03 - 40 W, | 22.76 feet to a point, thence; |
| 10) N 65 - 31 - 39 W, | 39.90 feet to the point and place of beginning. |

Containing 0.42 acres of land, more or less as shown on a plat of survey entitled The Villages of Ocean Hill, Conservation Easement Plat, prepared by Bissell Professional Group, Michael W. Robinson, PLS, to which further reference is hereby made.

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I. DURATION OF EASEMENT

This Conservation Easement shall be perpetual. It is an easement in gross, runs with the land, and is enforceable by Grantee against Grantor, their personal representatives, heirs, successors, and assigns, lessees, agents and licensees.

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II. RESERVED USES AND RESTRICTED ACTIVITIES**

The Easement Area shall be restricted from any development or usage that would impair or interfere with the purposes of this Conservation Easement. Unless expressly reserved as a compatible use herein, any activity in or use of, the Easement Area by the Grantor is prohibited as inconsistent with the purposes of this Conservation Easement. Any rights not expressly reserved hereunder by the Grantor have been acquired by the Grantee. The following specific uses are prohibited, restricted, or reserved as indicated:

A. Recreational Uses. Grantor expressly reserves the right to undeveloped recreational uses, including hunting and fishing, and access to the Easement Area for the purposes thereof. Usage of motorized vehicles in the Easement Area is prohibited.

B. Educational Uses. The Grantor reserves the right to undeveloped educational uses and the right of access to the Easement Area for such purposes including organized educational activities such as site visits, studies, and observations.

C. Vegetative Cutting. Cutting, removal, mowing, harming, or destruction of any vegetation in the Easement Area is prohibited.

D. Industrial Use. Industrial activities in the Easement Area are prohibited.

E. Residential Use. Residential use of the Easement Area is prohibited.

F. Commercial Use. Commercial activities in the Easement Area are prohibited.

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G. **Agricultural Use.** Agricultural use of the Easement Area including use for cropland, waste lagoons, or pastureland is prohibited.

H. **New Construction.** There shall be no building, facility, mobile home, or other structure constructed or placed in the Easement Area. Fencing, elevated walkways, piers, boardwalks and gazebos may be granted exemption if description of proposed structure is submitted to EEP (formerly NCEEP) prior to construction.

I. **Signs.** No signs shall be permitted in the Easement Area except interpretive signs describing restoration activities and the conservation values of the Easement Area, signs identifying the owner of the Protected Property and the holder of the Conservation Easement, and signs giving directions or prescribing rules and regulations for the use of the Easement Area.

J. **Dumping.** Dumping of soil, trash, ashes, garbage, waste, abandoned vehicles, appliance or machinery, or other material in the Easement Area is prohibited.

K. **Grading, Mineral Use, Excavation, dredging.** There shall be no grading, filling, excavation, dredging, mining or drilling; no removal of topsoil, sand, gravel, rock, peat, minerals or other materials.

L. **Water Quality and Drainage patterns.** There shall be no diking, draining, dredging, channeling, filling, leveling, pumping, impounding or related activities, or altering or tampering with water control structures or devices, or disruption or alteration of the restored, enhanced, or created drainage patterns. In addition, diverting or causing or permitting the diversion of surface or underground water into, within or out of the easement area by any means, removal of wetlands, polluting or discharging into waters, springs, seeps, or wetlands, or use of pesticide or biocides is prohibited.

M. **Subdivision.** Subdivision, partitioning, or dividing the Easement Area is prohibited.

N. **Development Rights.** No development rights which have been encumbered or extinguished by this Conservation Easement

shall be transferred pursuant to a transferable development rights scheme or cluster development arrangement or otherwise.

The Grantee, and authorized representatives of the Grantee, shall have the right to enter the Easement Area and shall have the right of reasonable ingress and egress to the Easement Area over the Protected Property, at all reasonable times to undertake any activities to restore, manage, maintain, enhance, and monitor the wetland and riparian resources of the Easement Area. These activities include planting of trees, shrubs and herbaceous vegetation, installation of monitoring wells, utilization of heavy equipment to grade, fill, and prepare the soil, modification of the hydrology of the site and installation of natural and manmade materials as needed to direct instream, above ground, and subterranean water flow. In addition, the Grantee, and authorized representatives of the Grantee, shall have the right to enter the Easement Area and shall have the right of reasonable ingress and egress to the Easement Area over the Protected Property, at all reasonable times for the purpose of inspecting said property to determine if the Grantor is complying with the terms, conditions, restrictions, and purposes of this Conservation Easement. The easement rights granted herein do not include public access rights.

The Grantor may request permission to vary from the above restrictions for good cause shown, provided that any such request is consistent with the purposes of this Conservation Easement. The Grantor shall not vary from the above restrictions without first obtaining written approval from the Ecosystem Enhancement Program, whose mailing address is 1619 Mail Services Center, Raleigh, NC 27699-1619.

III. ENFORCEMENT AND REMEDIES

- A. In the event that the Grantee determines that the Grantor has violated or is threatening to violate any of these terms, conditions or restrictions, the Grantee may institute a suit to enjoin such violation and if necessary, to require the restoration of the Easement Area to its prior condition at the expense of the Grantor.
- B. No failure on the part of Grantee to enforce any covenant or provision hereof shall discharge or invalidate such covenant or any other covenant,

Official Document

condition, or provision hereof or affect the right of Grantee to enforce the same in the event of a subsequent breach or default.

IV. MISCELLANEOUS

A. This Conservation Easement shall be construed to promote the purposes of N.C. Gen. Stat. § 143-214.8 et seq., the Ecosystem Enhancement Program.

B. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Conservation Easement.. If any provision is found to be invalid, the remainder of the provisions of the Conservation Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

C. Any notices shall be sent by registered or certified mail, return receipt requested to the parties at their addresses shown above or to other address(es) as either party establishes in writing upon notification to the other.

D. Grantor shall notify Grantee in writing of the name and address and any party to whom the Protected Property or any part thereof is to be transferred at or prior to the time said transfer is made. Grantor further agrees to make any subsequent lease, deed, or other legal instrument by which any interest in the Protected Property is conveyed subject to the Conservation Easement herein created.

V. QUIET ENJOYMENT

Grantor reserves all rights accruing from ownership of the Protected Property, including the right to engage in or permit or invite others to engage in only those uses of the Easement Area that are expressly reserved herein, not prohibited or restricted herein, and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the Grantor expressly reserves to the Grantor, and the Grantor's invitees and licensees, the right of access to the Easement Area, and the right of quiet enjoyment of the Easement Area.

TO HAVE AND TO HOLD the said rights and easements
perpetually unto Grantee for the aforesaid purposes.

AND Grantor covenants that Grantor is seized of said
premises in fee and has the right to convey the permanent
easement herein granted that the same are free from encumbrances
and that Grantor will warrant and defend title to the same
against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand
and seal, the day and year first above written.

Unofficial Document

Unofficial Document

Unofficial Document

6/5 DEFENSE, LLC

By: Nils D. Ladenburg (SEAL)
 Nils D. Ladenburg,
 Managing Member

STATE OF NORTH CAROLINA
 COUNTY OF PASQUOTANK

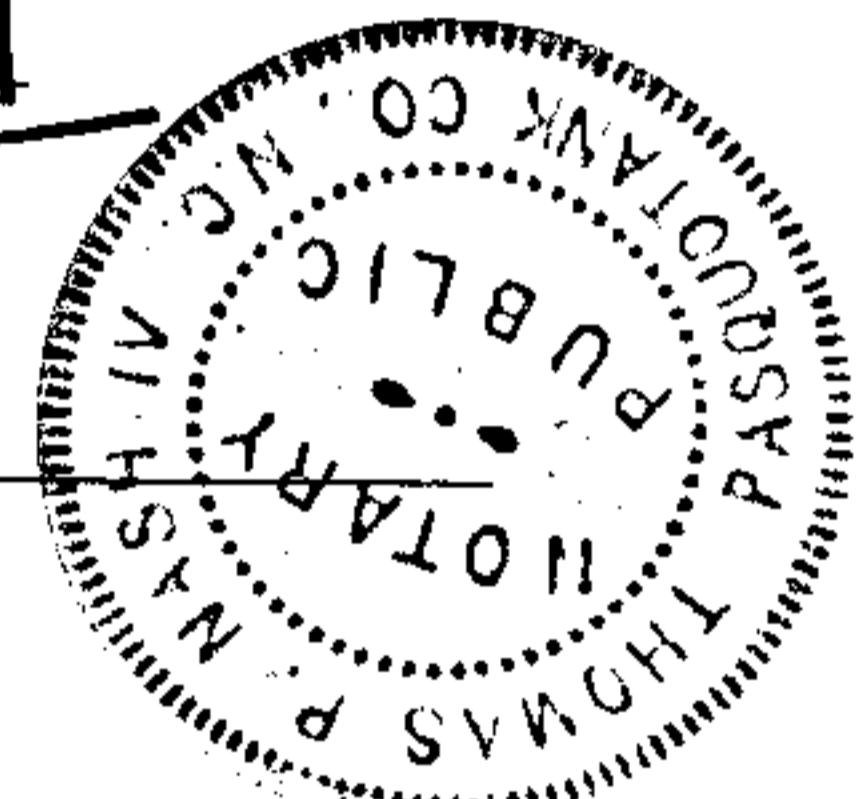
I, Thomas P. Nash, Notary Public for the said County and State, do hereby certify that Nils D. Ladenburg, Managing Member 6/5 Defense, LLC, a limited liability company, personally appeared before me this day and acknowledge the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 29th day of June, 2005.

My commission expires:

8/7/07

Thomas P. Nash
 Notary Public



NORTH CAROLINA

COUNTY

The foregoing or annexed certificate(s) of _____, Notary(ies) Public of _____, is/are certified to be correct. This instrument was presented for registration this day and duly recorded in the office of _____.

The foregoing Certificate(s) of Thomas P. Nash, IV, Notary of Pasquotank Co, NC

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Charlene Y. Dowdy
 Currituck County Register of Deeds

Emily H. Costello
 By: Deputy/Assistant Register of Deeds

UNOFFICIAL
DOCUMENT

THE VILLAGES AT Ocean Hill, P.U.D.

PHASE 5 -FINAL PLAT

JUNE 2005

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE STREETS ON THIS PLAT ARE WITHIN CURRITUCK COUNTY, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED AND THAT THE P.U.D. SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CURRITUCK COUNTY PLANNING BOARD AND SIGNED BY THE CHAIRMAN, BOARD OF COMMISSIONERS, SUBJECT TO ITS BEING RECORDED IN THE CURRITUCK COUNTY REGISTRY WITHIN NINETY (90) DAYS OF THE DATE BELOW.

6/21/05

D. Hank D. Martin
Chairman, Board of Commissioners

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS EXEMPTS 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. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A 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.

6/22/05

Nils Ladenburg
OWNER

NOTARY CERTIFICATE

Cheryl A. Eggar, A NOTARY PUBLIC OF CURRITUCK COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT Nils Ladenburg PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF JUNE, 2005

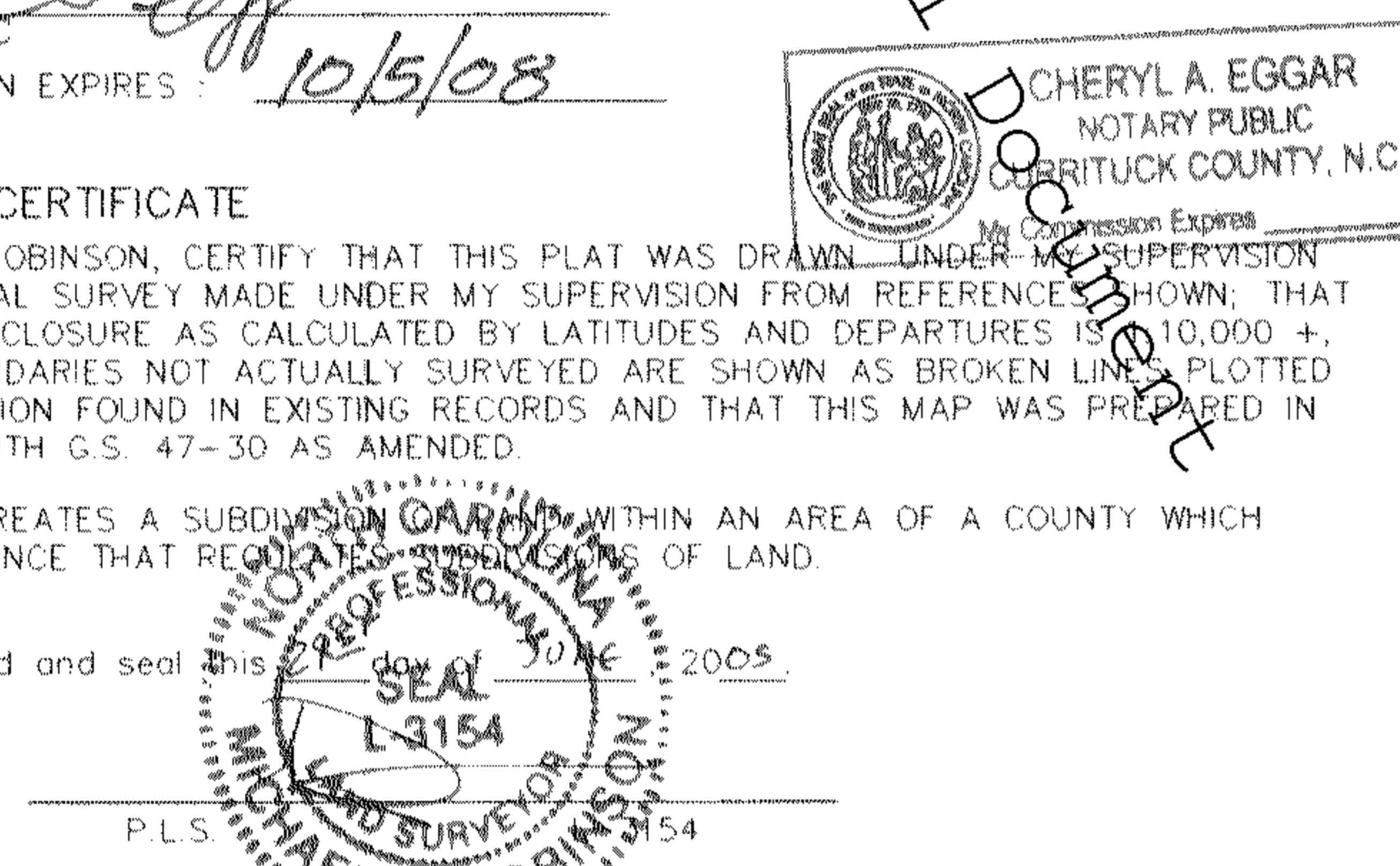
Cheryl A. Eggar
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/5/08

SURVEYORS CERTIFICATE

I, MICHAEL W. ROBINSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM REFERENCES SHOWN THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 10,000+, THAT THE BOUNDARIES NOT ACTUALLY SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN EXISTING RECORDS AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

Witness my hand and seal this 22 JUNE 2005.

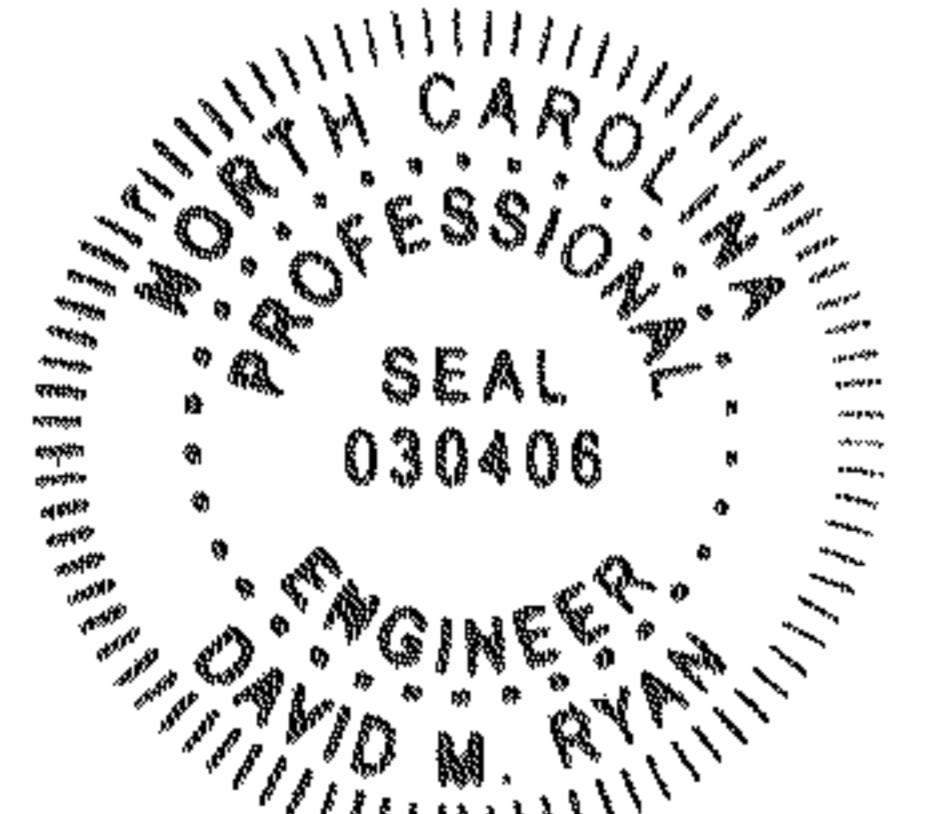


ENGINEER CERTIFICATE FOR PRIVATE STREETS

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 THAT THEY HAVE BEEN COMPLETED IN ACCORDANCE WITH AT LEAST THE MINIMUM CONSTRUCTION SPECIFICATIONS AND STANDARDS OF NC DEPARTMENT OF TRANSPORTATION

JUNE 21, 2005

DAVID M. RYAN
LICENCED ENGINEER



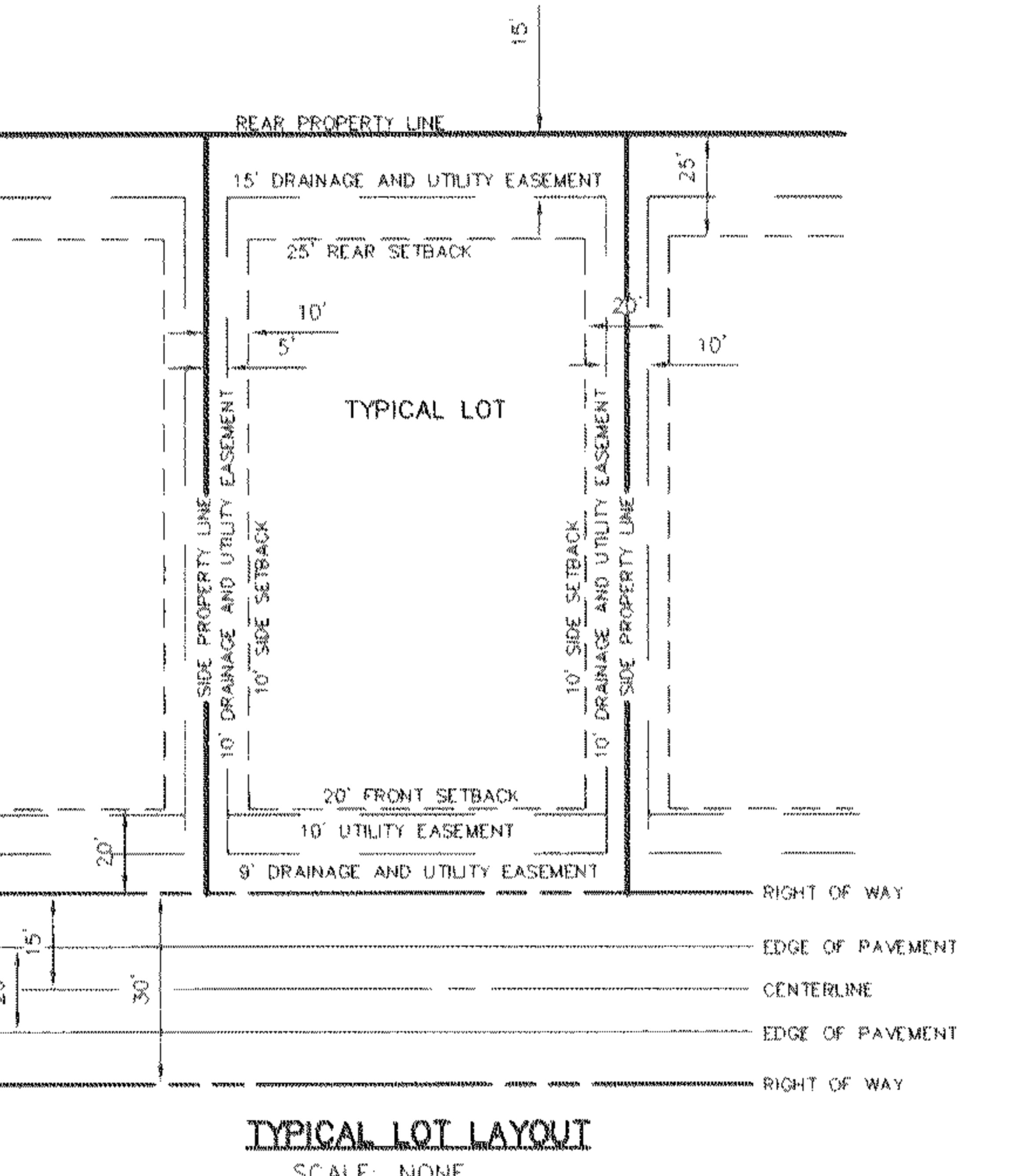
"Open space, ponds, reserve utility "green areas" & drainage facilities required to be provided by the developer in accordance with this Ordinance shall not be dedicated to the public except upon written acceptance by the County, but shall remain under the ownership and control of the developer (or his successor) or a Homeowners Association or similar organization that satisfies the criteria established in the Currituck County Unified Ordinance".

CLAIMED WATER NOTICE

A 9' DESIGNATED EASEMENT IS RESERVED ALONG ALL PROPERTY LINES THAT ABUT A STREET RIGHT OF WAY FOR THE PURPOSE OF CLAIMED WATER IRRIGATION, INCLUDING OPERATION, REPAIR AND MAINTENANCE OF UTILITY SYSTEMS.

NOTES:

1. PROJECT NAME: VILLAGES @ OCEAN HILL, PHASE 5 . P.U.D.
CURRITUCK COUNTY, NORTH CAROLINA
2. OWNER/DEVELOPER: 6/5 DEFENSE, LLC
C/O MR. NILS LADENBURG
4629 N. CROATAN HWY.
KITTY HAWK, NC 27949
3. THIS PROPERTY IS IDENTIFIED ON THE CURRITUCK COUNTY TAX MAP #114.
THE P.I.N. NUMBER IS 0114-000-003J-0000, DEED REFERENCE D.B. 546, PG 241
4. THIS PROPERTY LIES ENTIRELY IN FLOOD HAZARD ZONE A6 (ELEV 6) AS SHOWN ON THE F.E.M.A. F.I.P.M. COMMUNITY PANEL #370078 0214 E INDEX DATED JULY 3, 1995. SUBJECT TO CHANGE BY F.E.M.A.
5. THE USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY ARTICLE 16 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
6. TOTAL AREA IN PHASE 5 DEVELOPMENT: 15.35 AC.
AREA BREAKDOWN OF PHASE 5 DEVELOPMENT:
("404" JURISDICTIONAL WETLAND AREA: 7.91 AC.
("404" WETLAND CONSERVATION AREA: 6.89 AC.)
CRYSTAL LAKE AREA: 0.39 AC.
UPLAND AREA: 6.73 AC.
PROPOSED LOT AREA: 7.55 AC.
PROPOSED R/W AREA: 1.15 AC.
PROPOSED OPEN SPACE AREA: 6.00 AC.
% OF OPEN SPACE: 39.09%
PROPOSED # OF LOTS: 26
MINIMUM LOT AREA = 8,398 S.F.
MAXIMUM LOT AREA = 28,134 S.F.
NET ACREAGE: 10.05 AC (TOTAL AC - WETLAND AC - LAKE AC)
DENSITY PER NET ACREAGE FOR PHASE 5: 3.69 UNITS/AC)
7. "404" JURISDICTIONAL WETLANDS EXIST UPON THE SUBJECT PROPERTY AS AS CERTIFIED BY WILLIAM T. WALKER, A.C.O.E., 5-23-02
8. AREA DETERMINED BY COORDINATE METHOD.
9. IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED HEREON.

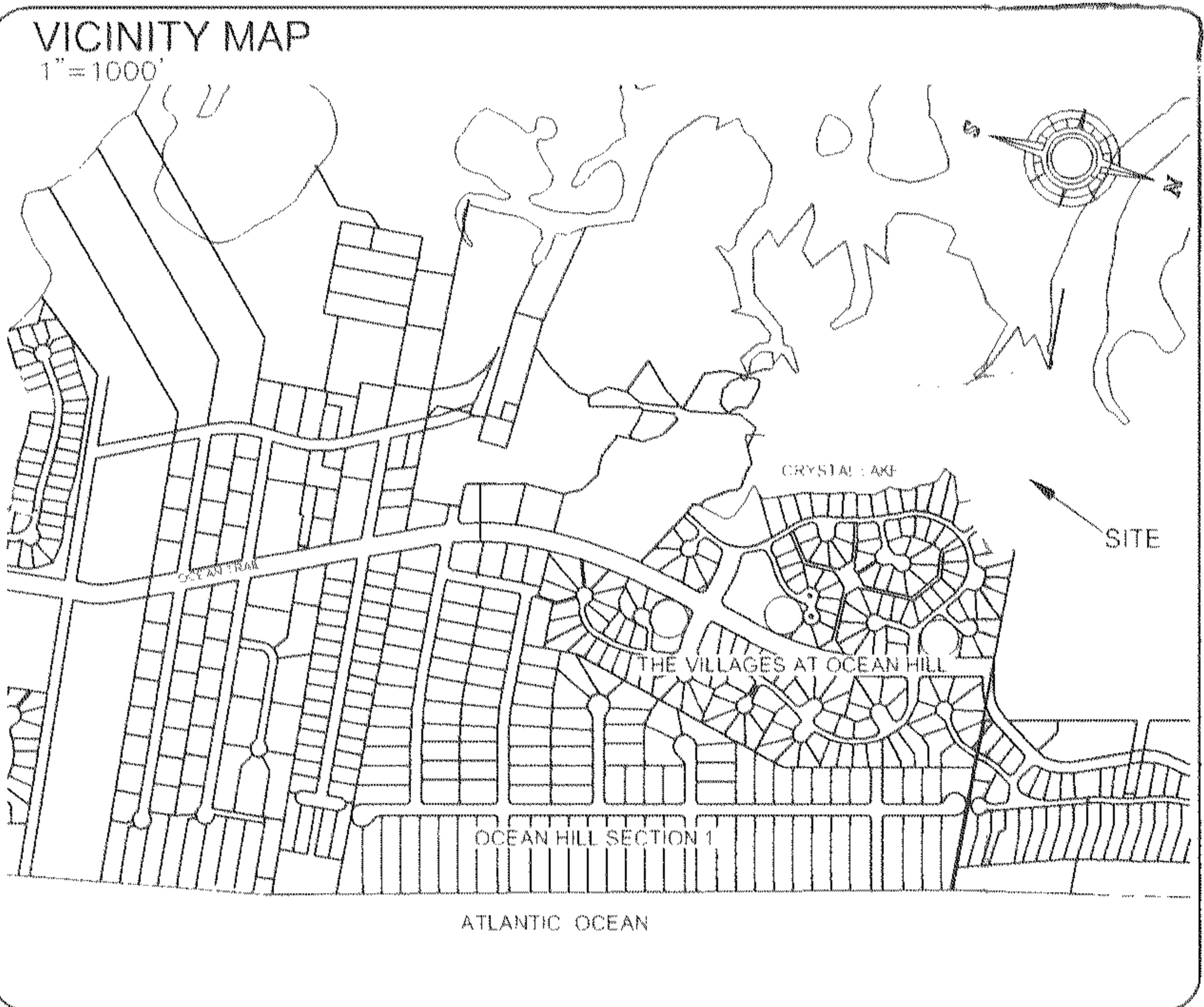


TYPICAL LOT LAYOUT

SCALE: NONE

The developer shall accept maintenance responsibility for the roadway improvements in conjunction with the stormwater management collection system until at which time a property owner's association has been established and will assume responsibility of the roadway & drainage system as denoted on the Villages @ Ocean Hill Phase 5 Roadway, Drainage and Utility Infrastructure Improvements Construction Drawings. This responsibility will also include the roadway drainage swales that will be maintained initially by the developer until transferred to a property owner's association.

NO MORE THAN 30% OF ANY LOT, UNLESS OTHERWISE NOTED IN THE ADJOINING TABLE, SHALL BE COVERED BY IMPERVIOUS STRUCTURES, 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 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.



Bissell Professional Group
1077 Hatteras Highway
P.O. Box 1068
Kitty Hawk, North Carolina
(229) 261-3266
FAX (252) 261-1765

Engineers, Planners, Surveyors
and Environmental Specialists

BISSELL

PROJECT NO.	THE VILLAGES AT OCEAN HILL	
	PHASE 5	
	FINAL PLAT	
FILED FOR RECORDING ON	JUNE 21, 2005	
AT 3:50:42 p.m.	PAGE 192	
PLAT CHANNEL	CURRITUCK COUNTY, NORTH CAROLINA	
CHURCHILL & DALE	REGISTER OF DEEDS	

REVISIONS	NO.	DATE	DESCRIPTION	BY

DATE: 6/15/05 SCALE: N/A

DESIGNED	CHECKED
BPG	MWR
DRAWN	APPROVED
DMR	MSB

SHEET: 1 OF 6

CAD FILE: 1968-PH5-F1

PROJECT NO: 1968

ENGINEER CERTIFICATION OF STORMWATER IMPROVEMENTS

IN THE SUBDIVISION ENTITLED VILLAGES @ OCEAN HILL, PH. 5, THE STORMWATER DRAINAGE IMPROVEMENTS, (PRIMARY DRAINAGE OUTLET SWALES, ROADWAY SWALES, LAKE INLET/OUTLET SWALES) HAVE BEEN INSTALLED (1) ACCORDING TO PLANS & SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP, AND APPROVED BY THE CURRITUCK COUNTY PLANNING BOARD. AN ADDITIONAL REVIEW & APPROVAL OF THE INSTALLED PROPERTY LINE SWALES MUST BE CONDUCTED SEPARATELY BY BISSELL PROFESSIONAL GROUP UPON COMPLETION OF THE ASSOCIATIVE RESIDENTIAL DEVELOPMENT FOR COMPLIANCE. CURRITUCK COUNTY ASSUMES NO RESPONSIBILITY FOR THE DESIGN, MAINTENANCE OR THE GUARANTEED PERFORMANCE OF THE STORM WATER DRAINAGE IMPROVEMENTS AND THEIR EFFECTS.

DAVID M. RYAN
REGISTERED CIVIL ENGINEER
NO 030406
SEAL
REGISTRATION NUMBER
JUNE 21, 2005
DATE

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

Cheryl A. Eggar, REVIEW OFFICER OF CURRITUCK COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Cheryl A. Eggar
REVIEW OFFICER
DATE: 6/15/05

LOT #	MAXIMUM ALLOWABLE COVERAGE
233	3,050 S.F.
234	3,155 S.F.
235	2,757 S.F.
236	2,500 S.F.
237	2,500 S.F.
238	2,500 S.F.
239	2,500 S.F.
240	2,858 S.F.
241	2,718 S.F.
242	3,089 S.F.
243	3,549 S.F.
244	3,147 S.F.
245	2,500 S.F.
246	2,500 S.F.
247	2,927 S.F.
248	2,930 S.F.
249	2,895 S.F.
250	2,809 S.F.
251	2,500 S.F.
252	2,500 S.F.
253	2,467 S.F.
254	2,616 S.F.
255	2,500 S.F.
256	2,500 S.F.
257	2,761 S.F.
259	2,500 S.F.
OPEN SPACE	2,500 S.F. (total for all parcels)

IMPERVIOUS COVERAGE TABLE REFERENCES LOW-DENSITY STORMWATER PERMIT NO. SW7021026 ISSUED BY NCDENR DIVISION OF WATER QUALITY

PROPERTY OF
STATE OF NORTH CAROLINA
D.B. 195 PG. 151
D.B. 195 PG. 155

3' TALL, 8" X 8" GRANITE MONUMENT
24" CARVED IN SOUTH FACE
24" CARVED IN NORTH FACE

10' ACCESS AND UTILITY EASEMENT
CENTERED OVER PROPERTY LINE

PROPERTY OF
STATE OF NORTH CAROLINA
D.B. 195 PG. 151
D.B. 195 PG. 155

8" X 8" GRANITE MONUMENT
CARVED IN SOUTH FACE
CARVED IN NORTH FACE

Unofficial Document

File for registration on **June 28, 2005**
at 2:50 PM at P.C. D.S.L. #183, **Angela L. Siddle**,
Plat Surveyor, **Currituck County, North Carolina**,
Certified Deputy, **Register of Deeds**

UNOFFICIAL
Document

UNITED STATES OF AMERICA
FISH & WILDLIFE SERVICE
D.B. 241 PG. 323
FORMERLY
THE COUNTY OF CURRITUCK
P.C. A.S.L. 135

UNOFFICIAL
Document

MONUMENTATION NOTES
ALL CORNERS STAKED WITH IRON REBAR UNLESS NOTED
ROADWAY CENTERLINE CONTROL POINTS STAKED WITH PK NAILS
o EIR DENOTES EXISTING IRON REBAR
o EIP DENOTES EXISTING IRON PIPE

ACOE JURISDICTIONAL
WETLANDS LINE (SEE NOTE)

OPEN SPACE B
AREA = 35,928 SQ. FT.
0.82 ACRES
UPLANDS 3,339 SQ.FT.
0.08 ACRES

OPEN SPACE E
AREA = 33,973 SQ. FT.
0.78 ACRES
UPLANDS 3,339 SQ.FT.
0.08 ACRES

OPEN SPACE F
AREA = 6,077 SQ. FT.
0.14 ACRES
UPLANDS 3,391 SQ.FT.
0.09 ACRES

OPEN SPACE G
AREA = 107,294 SQ. FT.
2.52 ACRES
UPLANDS 9,295 SQ.FT.
0.21 ACRES

OPEN SPACE H
AREA = 92,244 SQ. FT.
2.14 ACRES
UPLANDS 9,295 SQ.FT.
0.21 ACRES

OPEN SPACE I
AREA = 53,084 SQ. FT.
1.17 ACRES
UPLANDS 3,891 SQ.FT.
0.09 ACRES

OPEN SPACE J
AREA = 28,844 SQ. FT.
0.62 ACRES
UPLANDS 3,891 SQ.FT.
0.09 ACRES

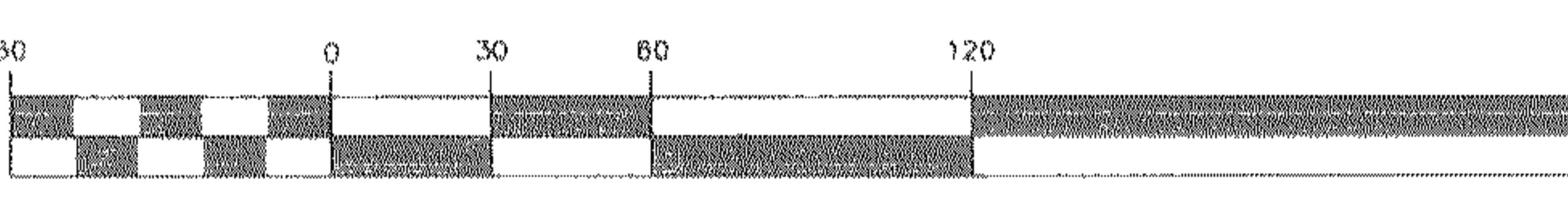
OPEN SPACE K
AREA = 14,351 SQ. FT.
0.33 ACRES
UPLANDS 3,891 SQ.FT.
0.09 ACRES

OPEN SPACE L
AREA = 14,351 SQ. FT.
0.33 ACRES
UPLANDS 3,891 SQ.FT.
0.09 ACRES

OPEN SPACE M
AREA = 14,351 SQ. FT.
0.33 ACRES
UPLANDS 3,891 SQ.FT.
0.09 ACRES

THE NORTH DATUM FOR THIS PLAT IS REFERENCED TO P.C. D.S.L. #80
THE PROJECT HAS BEEN TIED TO NC GRID AS SHOWN, BUT HAS NOT BEEN
ROTATED TO A NC GRID NORTH DATUM (TO MAINTAIN BEARING CONSISTENCY
WITHIN THE VILLAGES AT OCEAN HILL)

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

REVISIONS	NO.	DATE	DESCRIPTION	BY

2

of

6

CAD FILE:

1968-PH5-F2

PROJECT NO:

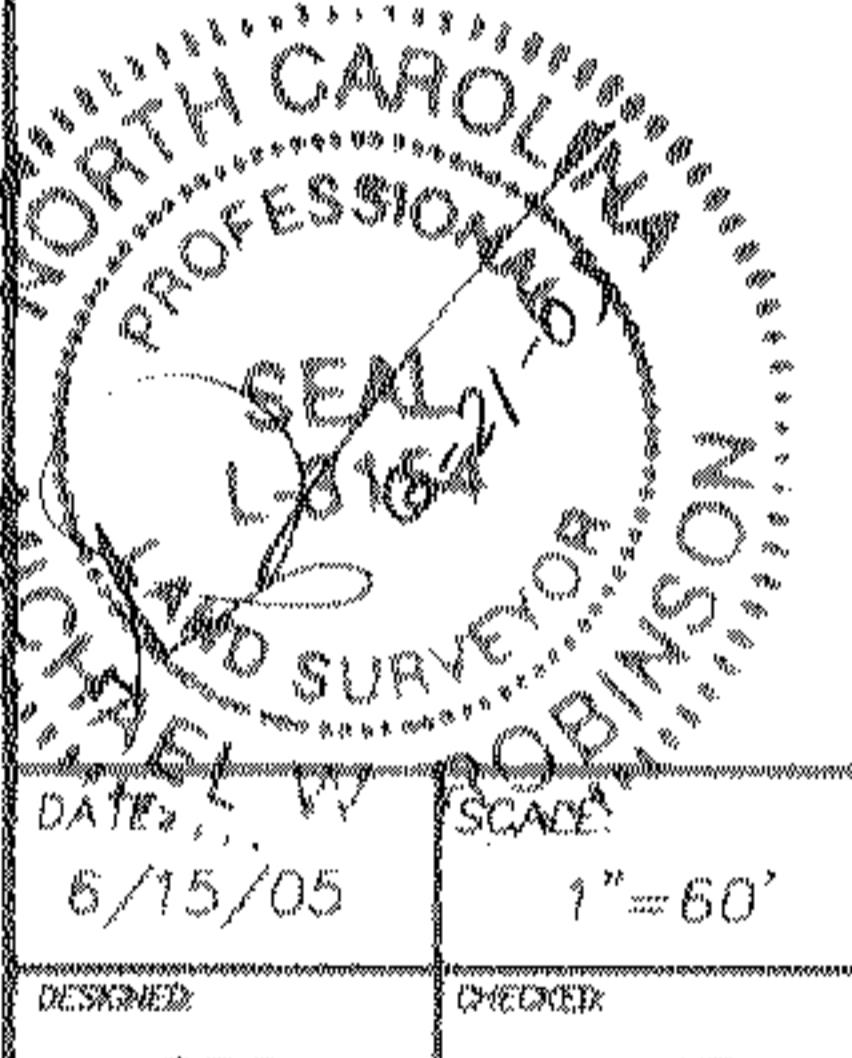
1968

Bissell Professional Group
447 North Roanoke Highway
P.O. Box 3865
Kitty Hawk, North Carolina 27949
(222) 261-3385
(222) 261-1760

Engineers, Planners, Surveyors
and Environmental Specialists

BISSELL

THE VILLAGES AT OCEAN HILL
PHASE 5
FINAL PLAT
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



SCALES
1"=60'
DESIGNED BY: M.W.R.
DRAWN BY: M.W.R.
APPROVED BY: M.W.R.

SHEET:

2

of

6

CAD FILE:

1968-PH5-F2

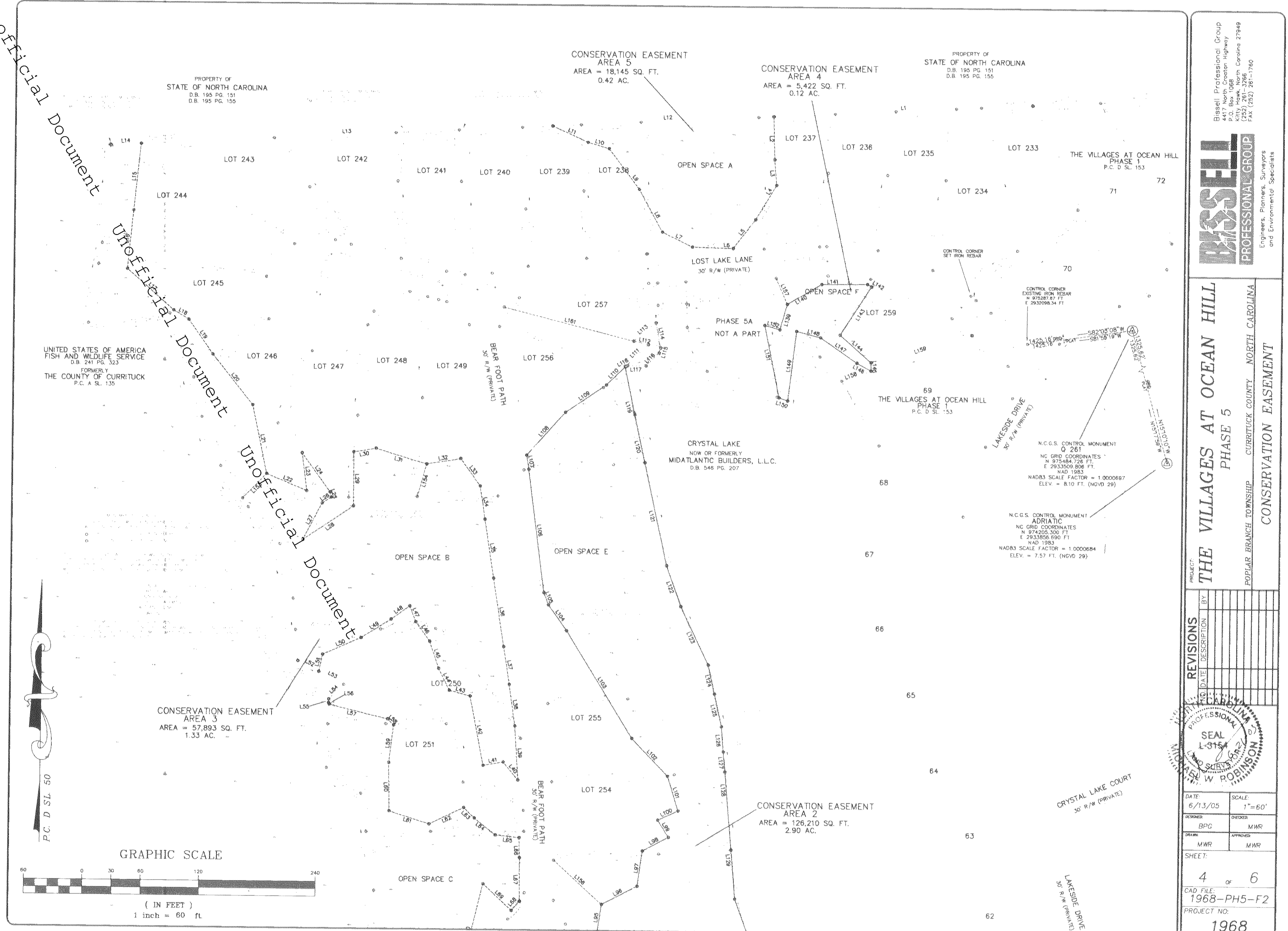
PROJECT NO:

1968

I-183

Unofficial Document

at 3:50:42 AM June 28, 2005
 Plan Call No. I Page 85
 Charles T. Amalia Ladd
 Register of Deeds
 Attn: Deputy



THE VILLAGES AT OCEAN HILL PHASE 5

CURRITUCK COUNTY NORTH CAROLINA

CONSERVATION EASEMENT

REVISIONS


PROJECT	REVISION	DATE	DESCRIPTION	BY
THE VILLAGES AT OCEAN HILL PHASE 5	1	6/13/05		
	2			
	3			

PROFESSIONAL GROUP
SEAL
L-3154
S. W. ROBINSON, D.P.

DATE: 6/13/05	SCALE: 1"=60'
DESIGNED: BPG	CHECKED: MWR
DRAWN: MWR	APPROVED: MWR
SHEET: 4 of 6	
CAD FILE: 1968-PH5-F2	
PROJECT NO: 1968	

Unofficial Document

CONSERVATION EASEMENT
 AREA 3
 AREA = 57,893 SQ. FT.
 1.33 AC.

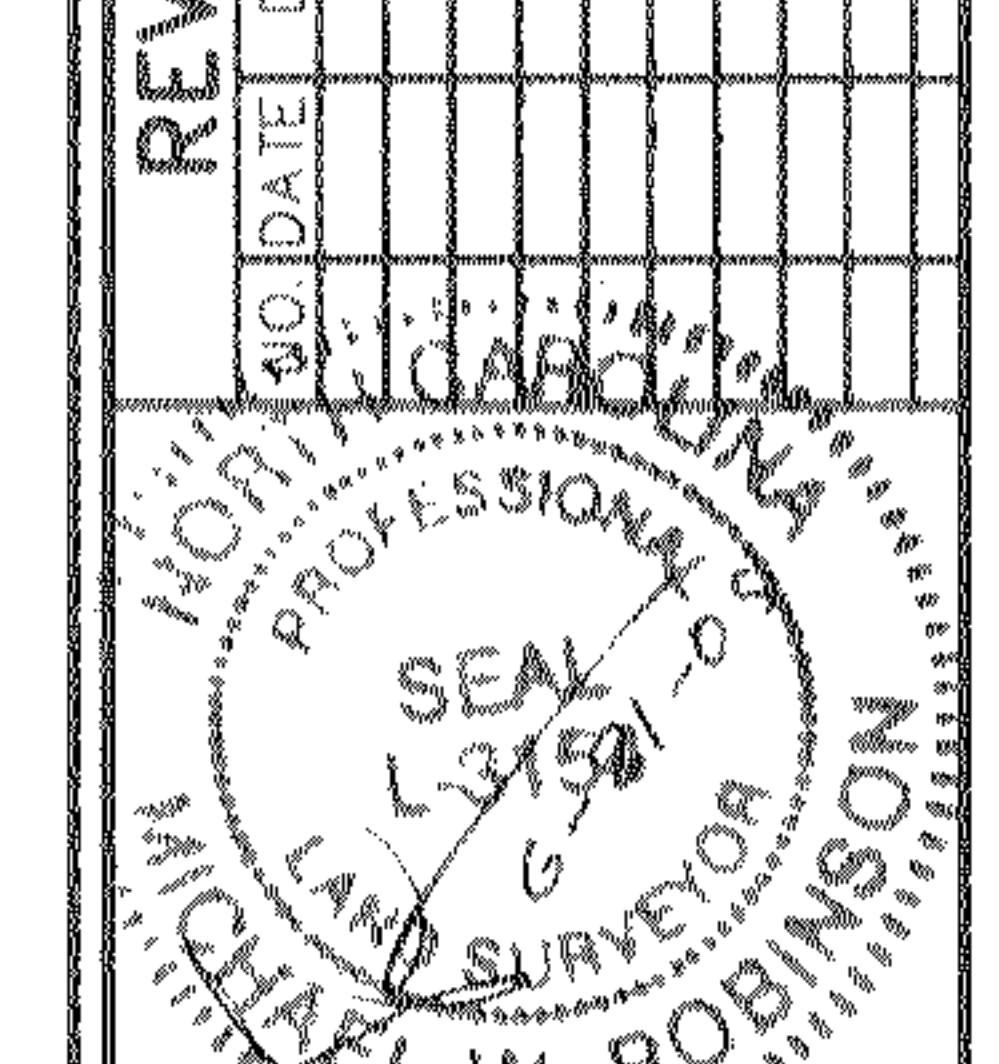


I-186

Bissell Professional Group
 4412 North Carolina Highway
 P.O. Box 1068
 Kitty Hawk, North Carolina 27949
 (252) 261-3766
 FAX (252) 261-1760

BISSELL
PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

PROJECT:	
REVISIONS	THE VILLAGES AT OCEAN HILL
DATE:	PHASE 5
DESCRIPTION:	CURRITUCK COUNTY, NORTH CAROLINA
BY:	POPLAR BRANCH TOWNSHIP
PROFESSIONAL SURVEYORS	CONSERVATION EASEMENT



DATE: 6/15/05	SCALE: 1"=60'
DESIGNED: BPG	CHECKED: MWR
DRAWN: MWR	APPROVED: MWR

SHEET:
 5 of 6

CAD FILE:
 1968-PH5-F2

PROJECT NO:

1968

