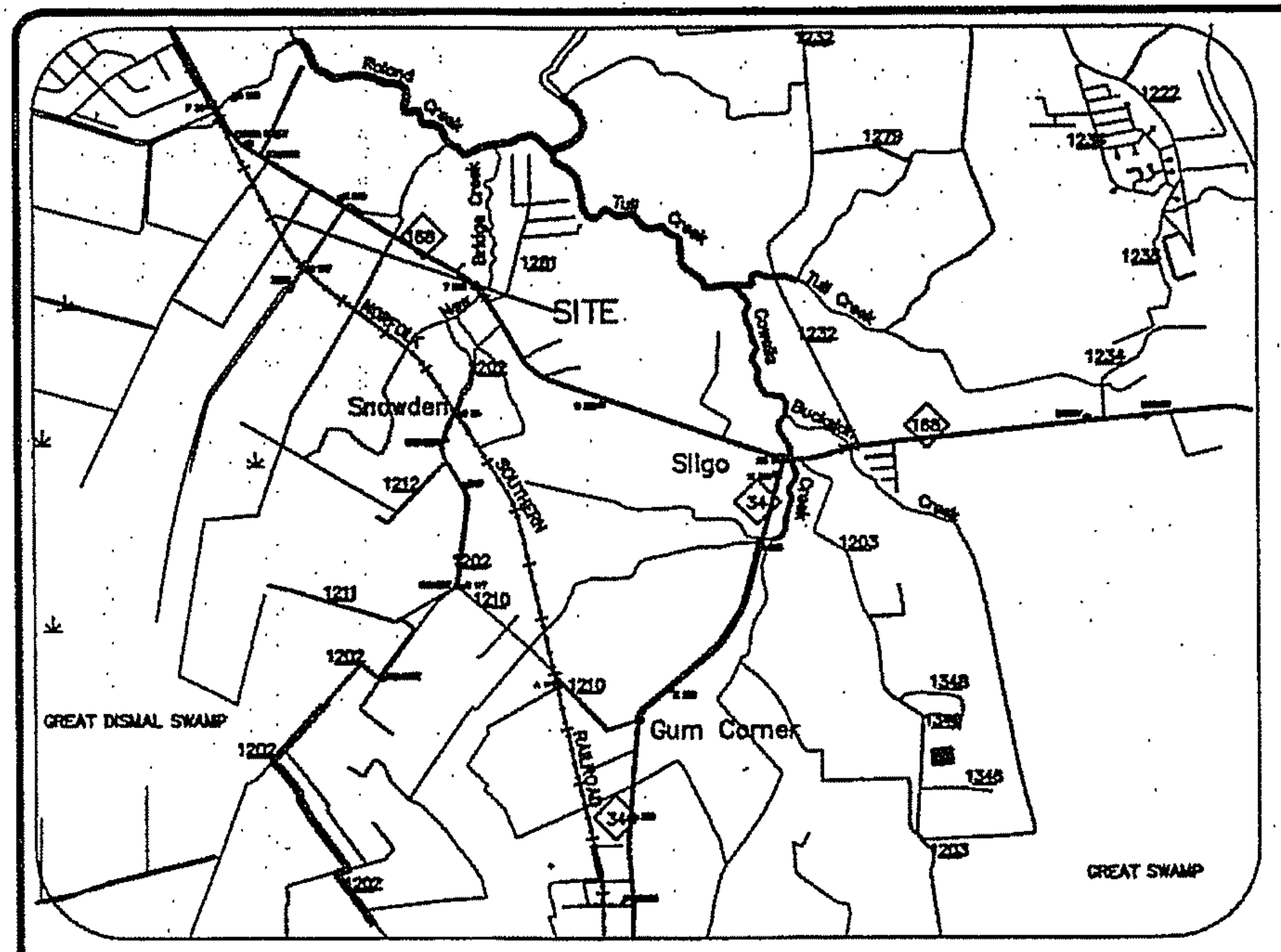
L-6

Filed for Reg
at 2:51:59 o'clock ~~A.M.~~/P.M.
~~Condo~~/Plat Cabinet L Page 6
Register of Deeds Asst/Deputy


SITE
Snowden
Sligo
Gum Corner
GREAT DISMAL SWAMP
GREAT SWAMP
1202
1203
1210
1212
1213
1222
1227
1229
1232
1233
1234
1345
1348
168
343

VICINITY MAP

N.T.S.

NOTES:

1. AREA DETERMINED BY COORDINATE METHOD.
2. IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED HEREON.
3. UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED BY THIS SURVEY, FURTHER EVALUATION
4. THIS PROPERTY LIES IN FLOOD ZONES SHADED X AND X AS SHOWN ON F.E.M.A. F.I.R.M. PANEL 370078 8040 J, EFFECTIVE 12/16/05. (SUBJECT TO CHANGE BY F.E.M.A.)
5. PROPERTY OWNER: WINDCHASER, LLC
   PO BOX 68
   NAGS HEAD, NC 27959
6. THE TIE TO THE CONTROL CORNER SHOWN ON P.C. K, SL. 48 IS N 39°33'46" E, 615.00' (GROUND DISTANCE).
7. AREAS SHOWN ARE EXCLUSIVE OF ROADWAY EASEMENTS AND RR EASEMENTS AND NON BUILDABLE AREAS AS SHOWN ON RECORD DOCUMENTS.
8. A 20' DRAINAGE AND UTILITY EASEMENT IS HEREBY DEDICATED ON PROPERTIES CURRENTLY OWNED BY WINDCHASER, L.L.C., ALONG THE EXISTING & NEWLY CREATED ACCESS EASEMENTS OF WINDCHASER WAY.
9. 35' DRAINAGE, UTILITY & ACCESS EASEMENTS ARE HEREBY DEDICATED ALONG ALL SIDE AND REAR PROPERTY LINES OF PROPERTIES CURRENTLY OWNED BY wINDCHASER, L.L.C..

AREA PRIOR TO RECOMBINATION

TRACT 1	546,378 SQ.FT.	12.54 AC.
TRACT 2	467,830 SQ.FT.	10.74 AC.
RESIDUAL PARCEL	1,626,990 SQ.FT.	37.35 AC.
RESIDUAL PARCEL	1,773,011 SQ.FT.	40.70 AC.
50' ACCESS EASEMENT	87,457 SQ.FT.	2.01 AC.
TOTAL	4,501,667 SQ.FT.	103.34 AC.

SUBDIVISION OF RECOMBINED AREAS

TRACT 4	445,649 SQ.FT.	10.23 AC.
TRACT 5	485,541 SQ.FT.	11.15 AC.
TRACT 6	499,507 SQ.FT.	11.47 AC.
TRACT 7	493,090 SQ.FT.	11.32 AC.
TRACT 8	485,215 SQ.FT.	11.14 AC.
TRACT 9	483,411 SQ.FT.	11.10 AC.
TRACT 10	452,917 SQ.FT.	10.40 AC.
TRACT 11	453,411 SQ.FT.	10.41 AC.
TRACT 12	702,870 SQ.FT.	16.14 AC.
TOTAL	4,501,667 SQ.FT.	103.34 AC.

RAILROAD SPUR ACCESS EASEMENTS

EASEMENT ON TRACT 4	42,325 SQ.FT.	0.97 AC.
EASEMENT ON RESIDUAL PARCEL	90,335 SQ.FT.	2.07 AC.
TOTAL	132,660 SQ.FT.	3.04 AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	267.00	80.90	17°21'41"	80.60	N 10°32'8" W
C2	258.00	118.99	26°25'33"	117.94	S 15°4'4" E
C3	483.00	137.02	16°15'13"	136.56	S 36°24'27" E
C4	52774.00	328.22	0°21'23"	328.22	S 28°25'13" E
C5	52708.00	288.01	0°18'47"	288.01	S 28°23'55" E
C6	62.50	24.54	22°30'1"	24.39	S 88°0'42" W
C7	62.50	114.90	105°19'43"	99.39	S 24°5'50" W
C8	62.50	123.71	113°24'41"	104.48	S 85°16'22" E
C9	62.50	78.11	71°36'13"	73.12	N 2°13'12" E

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

LINE TABLE

LINE	LENGTH	BEARING
L1	22.83	S 58°45'44" E
L2	49.71	N 31°35'37" E
L3	85.21	S 20°11'13" W
L4	117.98	S 20°11'13" W
L5	26.72	S 28°17'6" E
L6	79.83	N 20°34'6" W
L8	104.26	N 61°42'54" E
L11	17.28	S 30°17'13" W
L12	45.64	S 41°5'42" W
L13	56.65	N 31°46'19" E
L14	38.90	N 60°5'19" W

━━━━━━	= PROPERTY LINE
— — — —	= ROADWAY EASEMENTS
—·—·—·—	= RAILROAD ACCESS EASEMENTS
- - - - -	= DRAINAGE & UTILITY EASEMENTS
— - — - —	= EXISTING RAILROAD R/W
—— —— ——	= ADJACENT PROPERTY LINES
▬ ‖ ▬ ‖ ▬	= MATCH LINE

LEGEND

ECM	⊡	= EXISTING CONCRETE MONUMENT
SIR	◉	= SET IRON ROD
EIR	○	= EXISTING IRON ROD
EIP	○	= EXISTING IRON PIPE
CP	○	= COMPUTED POINT
EOP		= EDGE OF PAVEMENT
℄		= CENTERLINE
P.C.		= PLAT CABINET
D.B.		= DEED BOOK
SL		= SLIDE
SQ.FT.		= SQUARE FEET

STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK
REVIEW OFFICER

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

2-19-09
DATE

REVIEW OFFICER

SURVEYORS CERTIFICATE

I, Michael D. Barr, certify that this plat was drawn under my supervision from an actual survey made under my supervision from D.B. P.C. H, SL. 71; that the ratio of precision as calculated by latitudes and departures is 1:10,000 +, that the boundaries not actually surveyed are shown as broken lines plotted from information found in recorded references, and that this plat was prepared in accordance with G.S. 47-30, as amended.

This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exemption to the definition of a subdivision.

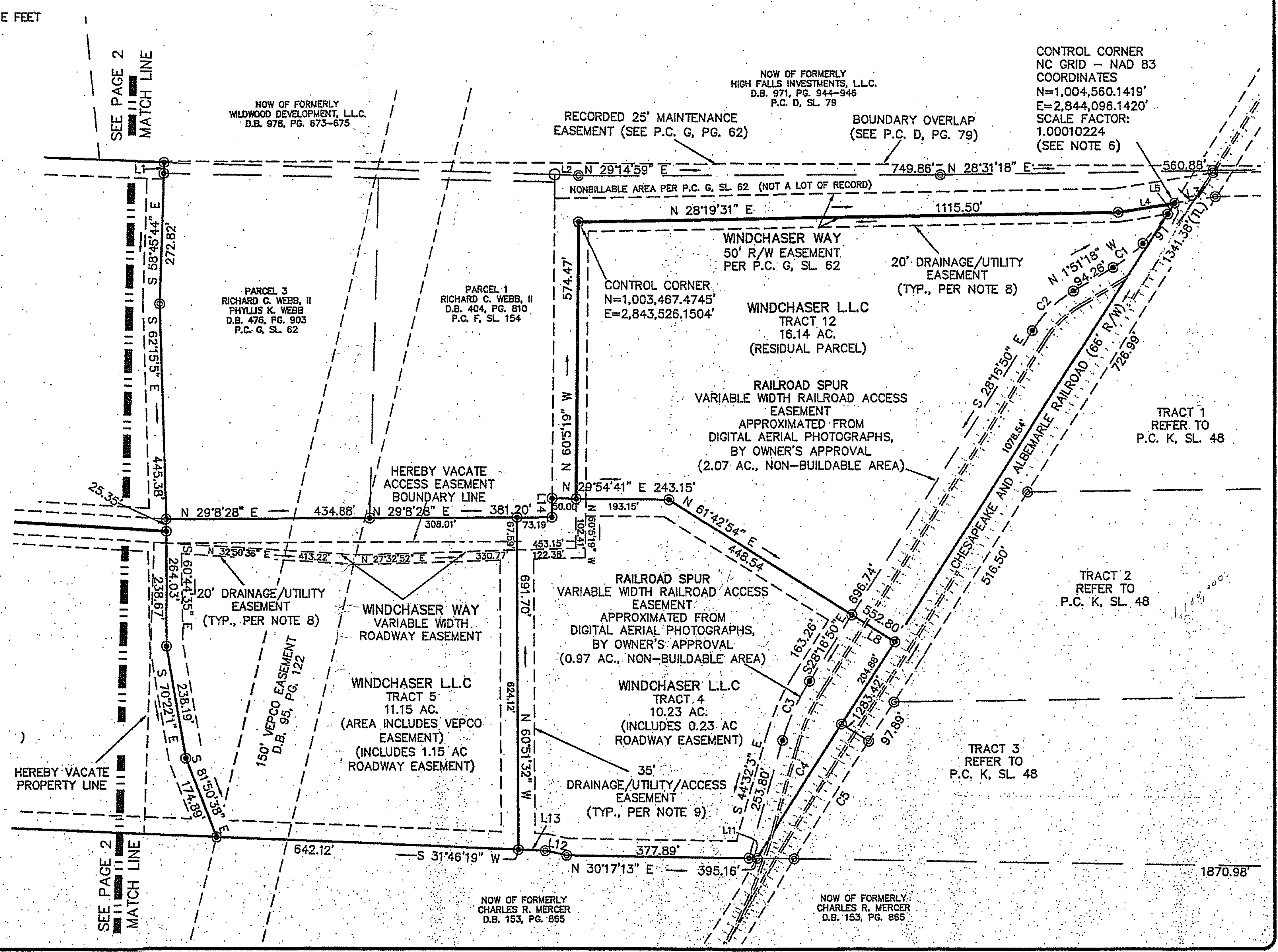
Witness my hand and seal this 19 day of February 2009

P.L.S. L-1756

SEAL L-1756 MICHAEL D. BARR

REFERENCES:

P.C. K, SL. 48
P.C. H, SL. 71
P.C. G, SL. 62
P.C. F, SL. 154
P.C. D, SL. 79
D.B. 130, PG. 588
D.B. 971, PG. 94
D.B. 404, PG. 810
D.B. 476, PG. 903
D.B. 978. PG. 673
D.B. 966, PG. 941
D.B. 153, PG. 865
D.B. 459, PG. 162
D.B. 237, PG. 329


P.C. K, SL. 48
SEE PAGE 2 MATCH LINE
NOW OF FORMERLY WILDWOOD DEVELOPMENT, L.L.C. D.B. 978, PG. 673-675
NOW OF FORMERLY HIGH FALLS INVESTMENTS, L.L.C. D.B. 971, PG. 944-946 P.C. D, SL. 79
RECORDED 25' MAINTENANCE EASEMENT (SEE P.C. G, PG. 62)
BOUNDARY OVERLAP (SEE P.C. D, PG. 79)
CONTROL CORNER NC GRID - NAD 83 COORDINATES N=1,004,560.1419' E=2,844,096.1420' SCALE FACTOR: 1.00010224 (SEE NOTE 6)
L1
L2
N 29°14'59" E
749.86'
N 28°31'18" E
560.88'
NONBILLABLE AREA PER P.C. G, SL. 62 (NOT A LOT OF RECORD)
N 28°19'31" E
1115.50'
L3
L4
L5
WINDCHASER WAY 50' R/W EASEMENT PER P.C. G, SL. 62
20' DRAINAGE/UTILITY EASEMENT (TYP., PER NOTE 8)
CONTROL CORNER N=1,003,467.4745' E=2,843,526.1504'
WINDCHASER L.L.C TRACT 12 16.14 AC. (RESIDUAL PARCEL)
N 1°51'18" W
94.26'
C1
C2
91'
1341.38'(TL)
S 28°15'50" E
CHESAPEAKE AND ALBEMARLE RAILROAD (66' R/W)
726.99'
1078.54'
TRACT 1 REFER TO P.C. K, SL. 48
RAILROAD SPUR VARIABLE WIDTH RAILROAD ACCESS EASEMENT APPROXIMATED FROM DIGITAL AERIAL PHOTOGRAPHS, BY OWNER'S APPROVAL (2.07 AC., NON-BUILDABLE AREA)
574.47'
N 60°5'19" W
PARCEL 3 RICHARD C. WEBB, II PHYLLIS K. WEBB D.B. 476, PG. 903 P.C. G, SL. 62
PARCEL 1 RICHARD C. WEBB, II D.B. 404, PG. 810 P.C. F, SL. 154
S 58°45'44" E
272.82'
S 62°15'5" E
445.38'
25.35'
N 29°8'28" E
434.88'
N 29°8'28" E
381.20'
308.01'
HEREBY VACATE ACCESS EASEMENT BOUNDARY LINE
L14
50.00'
73.19'
N 29°54'41" E 243.15'
193.15'
N 60°5'19" W
102.41'
N 61°42'54" E
448.54
696.74'
552.80'
L8
516.50'
TRACT 2 REFER TO P.C. K, SL. 48
S 60°44'35" E
264.03'
238.67'
N 32°50'36" E
413.22'
N 27°32'52" E
330.77'
67.59'
453.15'
122.38'
20' DRAINAGE/UTILITY EASEMENT (TYP., PER NOTE 8)
WINDCHASER WAY VARIABLE WIDTH ROADWAY EASEMENT
150' VEPCO EASEMENT D.B. 95, PG. 122
WINDCHASER L.L.C TRACT 5 11.15 AC. (AREA INCLUDES VEPCO EASEMENT) (INCLUDES 1.15 AC ROADWAY EASEMENT)
691.70'
624.12'
N 60°51'32" W
RAILROAD SPUR VARIABLE WIDTH RAILROAD ACCESS EASEMENT APPROXIMATED FROM DIGITAL AERIAL PHOTOGRAPHS, BY OWNER'S APPROVAL (0.97 AC., NON-BUILDABLE AREA)
WINDCHASER L.L.C TRACT 4 10.23 AC. (INCLUDES 0.23 AC ROADWAY EASEMENT)
163.26'
S28°16'50"E
C3
C4
C5
204.88'
1283.42'
97.89'
S 44°32'3" E
253.80'
35' DRAINAGE/UTILITY/ACCESS EASEMENT (TYP., PER NOTE 9)
TRACT 3 REFER TO P.C. K, SL. 48
S 70°22'1" E
238.19'
S 81°50'38" E
174.89'
HEREBY VACATE PROPERTY LINE
642.12'
S 31°46'19" W
L13
L12
L11
377.89'
N 30°17'13" E
395.16'
1870.98'
NOW OF FORMERLY CHARLES R. MERCER D.B. 153, PG. 865
NOW OF FORMERLY CHARLES R. MERCER D.B. 153, PG. 865

Bissell Professional Group
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL

Engineers, Planners, Surveyors and Environmental Specialists

PROJECT:

WINDCHASER, LLC

RESIDUAL PARCEL, TRACTS 1 & 2
P.C. K, SL. 48

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

10 ACRE EXEMPT SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	02/18/09	REVISE ROADWAY EASEMENT	MDB

DATE: 02-09-09	SCALE: 1"=200'
DESIGNED: BPG,Inc.	CHECKED: MDB
DRAWN: GDM	APPROVED: BPG

SHEET: 1 OF 2

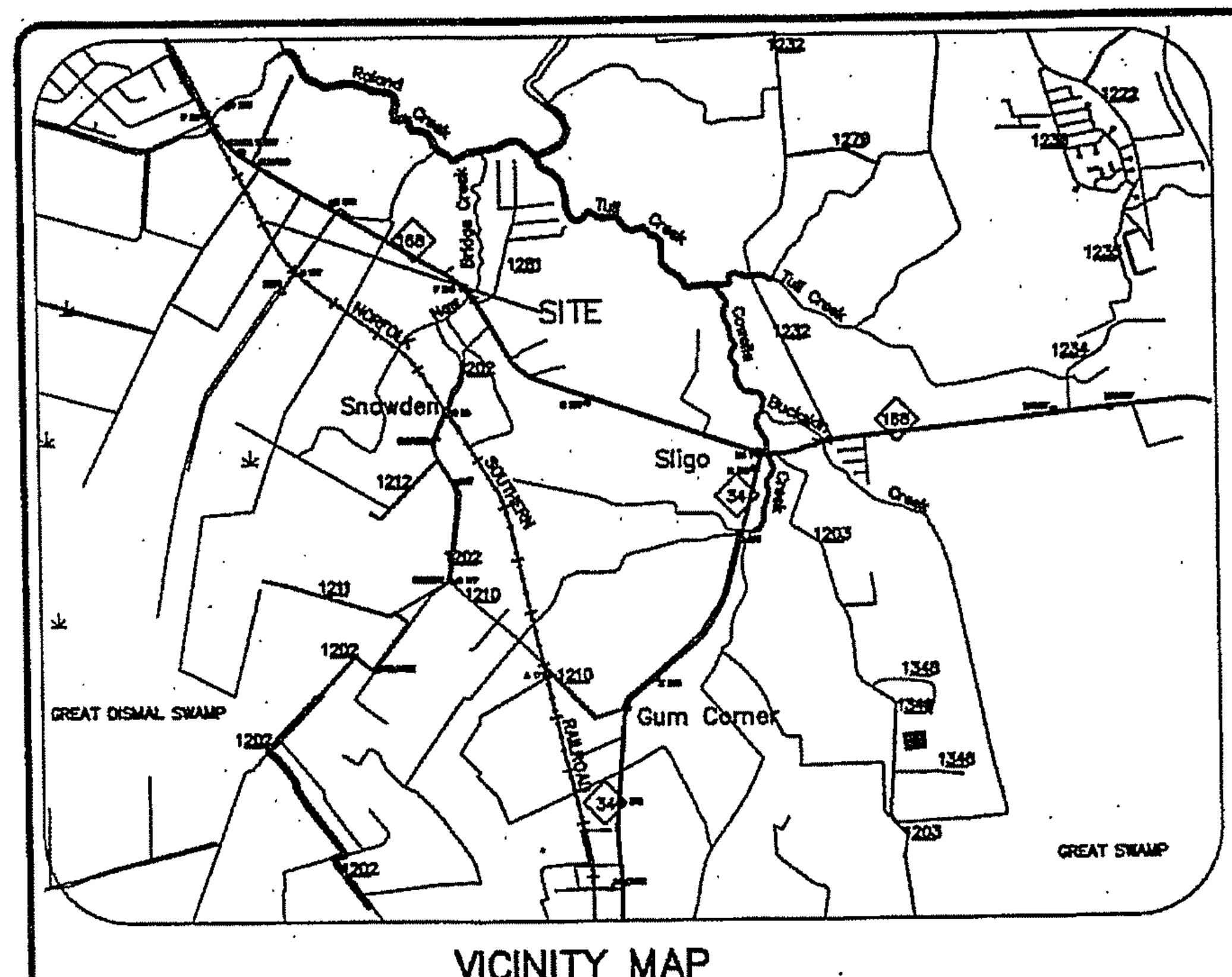
CAD FILE: 386200B1-RC3

PROJECT NO.: 3862

L-7

Filed for registration on February 19, 2009
at 2:51:59 o'clock ~~A.M.~~/P.M.
~~Condo~~/Plat Cabinet L Page 7
Charlie Y Brady Angelia K Siddle
Register of Deeds Asst./Deputy

Z:\3862 Windchaser\exempt subdivision\386200B1-RC3.dwg, recombo (2), 2/19/2009 10:29:40 AM, KIP 6000 2008.pc3, Arch C (18 x 24 inches), 1:1



SITE
Snowden
Sligo
Gum Corner
GREAT DISMAL SWAMP
GREAT SWAMP

VICINITY MAP
N.T.S.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
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LEGEND

ECM	⊡	= EXISTING CONCRETE MONUMENT
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EIR	○	= EXISTING IRON ROD
EIP	○	= EXISTING IRON PIPE
CP	○	= COMPUTED POINT
EOP		= EDGE OF PAVEMENT
℄		= CENTERLINE
P.C.		= PLAT CABINET
D.B.		= DEED BOOK
SL		= SLIDE
SQ.FT.		= SQUARE FEET

———————	= PROPERTY LINE
— — — — —	= ROADWAY EASEMENTS
—·—·—·—·—	= RAILROAD ACCESS EASEMENTS
— — — — —	= DRAINAGE & UTILITY EASEMENTS
— — — — —	= EXISTING RAILROAD R/W
—— —— ——	= ADJACENT PROPERTY LINES
▬ ‖ ▬ ‖ ▬	= MATCH LINE

LINE TABLE		
LINE	LENGTH	BEARING
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L3	85.21	S 20°11'13" W
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L12	45.64	S 41°5'42" W
L13	56.65	N 31°46'19" E
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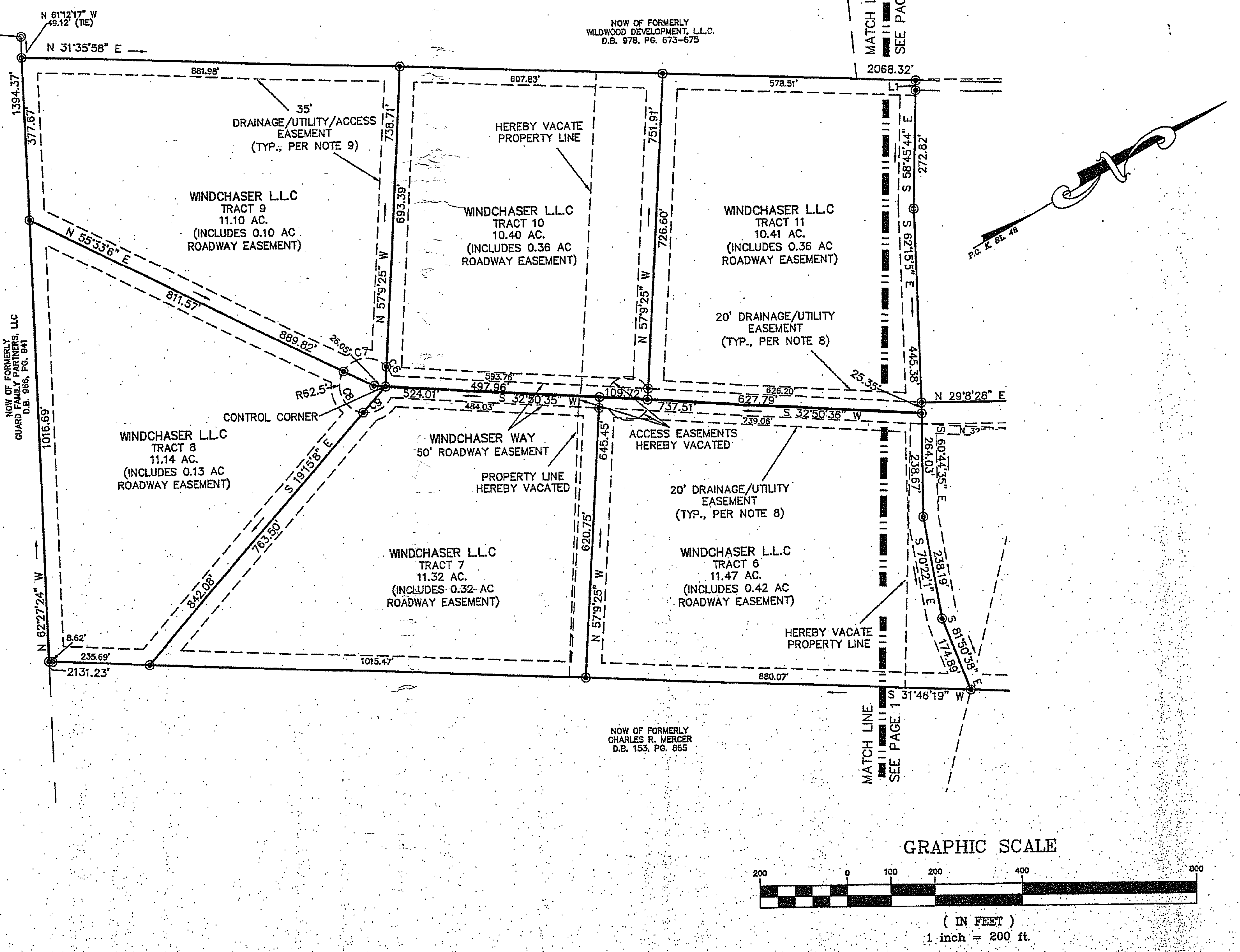

N 61°12'17" W
49.12' (TIE)
N 31°35'58" E
1394.37'
377.67'
881.98'
607.83'
578.51'
2068.32'
NOW OF FORMERLY
WILDWOOD DEVELOPMENT, L.L.C.
D.B. 978, PG. 673-675
MATCH LINE
SEE PAGE 1
35'
DRAINAGE/UTILITY/ACCESS
EASEMENT
(TYP., PER NOTE 9)
738.71'
693.39'
HEREBY VACATE
PROPERTY LINE
751.91'
726.60'
N 57°9'25" W
WINDCHASER L.L.C
TRACT 9
11.10 AC.
(INCLUDES 0.10 AC
ROADWAY EASEMENT)
WINDCHASER L.L.C
TRACT 10
10.40 AC.
(INCLUDES 0.36 AC
ROADWAY EASEMENT)
WINDCHASER L.L.C
TRACT 11
10.41 AC.
(INCLUDES 0.36 AC
ROADWAY EASEMENT)
S 58°45'44" E
272.82'
S 62°15'5" E
445.38'
20' DRAINAGE/UTILITY
EASEMENT
(TYP., PER NOTE 8)
25.35'
N 29°8'28" E
N 55°33'6" E
811.57'
889.82'
26.95'
C7
C6
R62.5'
C8
C9
CONTROL CORNER
524.01
593.76'
497.96'
484.03'
S 32°50'35" W
109.52'
737.51'
627.79'
626.20'
239.08'
S 32°50'36" W
NOW OF FORMERLY
GUARD FAMILY PARTNERS, LLC
D.B. 966, PG. 941
WINDCHASER L.L.C
TRACT 8
11.14 AC.
(INCLUDES 0.13 AC
ROADWAY EASEMENT)
WINDCHASER WAY
50' ROADWAY EASEMENT
PROPERTY LINE
HEREBY VACATED
ACCESS EASEMENTS
HEREBY VACATED
645.45'
20' DRAINAGE/UTILITY
EASEMENT
(TYP., PER NOTE 8)
S 60°44'35" E
264.03'
238.67'
S 70°22'1" E
238.19'
1016.69'
N 62°27'24" W
S 19°15'8" E
763.50'
842.08'
WINDCHASER L.L.C
TRACT 7
11.32 AC.
(INCLUDES 0.32 AC
ROADWAY EASEMENT)
620.75'
N 57°9'25" W
WINDCHASER L.L.C
TRACT 6
11.47 AC.
(INCLUDES 0.42 AC
ROADWAY EASEMENT)
HEREBY VACATE
PROPERTY LINE
S 81°50'38" E
174.89'
8.62'
235.69'
2131.23'
1015.47'
880.07'
S 31°46'19" W
NOW OF FORMERLY
CHARLES R. MERCER
D.B. 153, PG. 865
MATCH LINE
SEE PAGE 1
P.C. K, SL. 48
GRAPHIC SCALE
200
0
100
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(IN FEET)
1 inch = 200 ft.

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PROJECT:
WINDCHASER, LLC
RESIDUAL PARCEL, TRACTS 1 & 2
P.C. K, SL. 48
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
10 ACRE EXEMPT SUBDIVISION PLAT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
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DATE: 02-09-09	SCALE: 1"=200'
DESIGNED: BPG,Inc.	CHECKED: MDB
DRAWN: GDM	APPROVED: BPG
SHEET: 2 OF 2	
CAD FILE: 386200B1-RC3	
PROJECT NO: 3862	