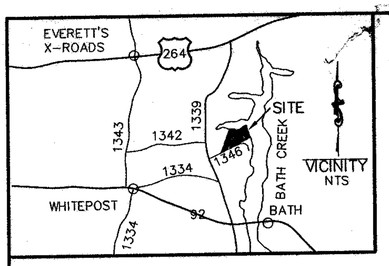


I HEREBY CERTIFY THAT THIS SUBDIVISION, ENTITLED, SABRE POINT, IS GENERALLY SUITABLE FOR THE USE OF INDIVIDUAL SEPTIC TANK SYSTEMS OR A SEWAGE DISPOSAL SYSTEM AND INDIVIDUAL WATER SUPPLIES. HOWEVER, THIS CERTIFICATION DOES NOT CONSTITUTE "BLANKET APPROVAL" OF ALL LOTS IN THE SUBDIVISION AND IS ISSUED SUBJECT TO THE APPROVAL OF EACH INDIVIDUAL LOT BY THE BEAUFORT COUNTY HEALTH DEPARTMENT AND THE ISSUANCE OF AN IMPROVEMENTS PERMIT FOR EACH LOT AS REQUIRED BY THE GENERAL STATUTES OF NORTH CAROLINA. ANY ARTIFICIAL DRAINAGE MEASURES INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION TO CONTROL WATER TABLE MUST BE PROPERLY MAINTAINED. LOTS MUST BE PROPERLY LANDSCAPED TO CONTROL SURFACE WATER IN ORDER TO DECREASE THE CHANCES OF SEPTIC TANK SYSTEM MALFUNCTIONS.

BEAUFORT COUNTY HEALTH DIRECTOR OR AUTHORIZED REPRESENTATIVE

DATE 9/17/04

*SEE NOTE

I (WE) HERBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 1189, PAGE 039, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION AS REQUIRED BY THIS ORDINANCE, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGE WAYS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF BEAUFORT COUNTY.

OWNER(S)

DATE 9/22/04

State of North Carolina
County of Beaufort

I, ERNIE PODBERSKY, a Review Officer of Beaufort County, certify to the best of my knowledge and belief the map/plat to which this certification is affixed meets the statutory requirements for recording.

Review Officer

Date: 10-15-04

I, R. S. JARVIS, REGISTERED LAND SURVEYOR, NO. L-1289 CERTIFY TO ONE OR MORE OF THE FOLLOWING:

A. 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.

B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS ON AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
3. THAT THE SURVEY IS A CONTROL SURVEY.

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	31°49'32"	S 86°23'35" E	275.00	152.75	150.80
C2	27°14'28"	S 82°22'05" E	225.00	106.98	105.97
C3	11°36'13"	S 78°12'35" W	225.00	45.57	45.49
C4	11°25'09"	N 78°07'03" E	275.00	54.81	54.72
C5	21°29'07"	S 85°25'49" E	275.00	103.12	102.52
C6	10°32'52"	S 69°24'50" E	275.00	50.63	50.55
C7	09°00'58"	N 59°37'55" W	275.00	43.27	43.23
C8	09°40'05"	S 50°17'24" E	275.00	46.40	46.35
C9	34°55'06"	S 62°54'54" E	50.00	30.47	30.00
C10	07°36'41"	N 84°10'48" W	50.00	6.64	6.64
C11	49°03'58"	N 63°27'10" W	50.00	42.82	41.52
C12	45°50'31"	N 15°59'55" W	50.00	40.00	38.95
C13	48°47'42"	S 31°19'11" W	50.00	42.58	41.31
C14	45°50'12"	N 78°38'09" E	50.00	40.00	38.94
C15	73°13'52"	N 41°49'49" W	50.00	63.91	59.64
C16	39°15'36"	N 24°50'41" W	50.00	34.26	33.59
C17	00°17'41"	S 44°37'19" E	225.00	1.16	1.16
C18	19°22'14"	N 54°27'17" W	225.00	76.07	75.71
C19	12°56'31"	S 70°36'40" E	225.00	50.82	50.72
C20	30°30'36"	S 87°39'46" W	225.00	119.81	118.40
C21	27°00'10"	S 85°54'33" W	275.00	129.60	128.41
C22	10°06'33"	N 75°32'05" W	275.00	48.52	48.46
C23	37°26'35"	N 89°12'06" W	225.00'	147.04'	144.44'

NUMBER	DIRECTION	DISTANCE
L1	N 20°03'23" W	29.95'
L2	N 42°30'50" E	38.52'
L2A	N 38°24'09" E	11.52'
L3	S 64°08'24" E	14.68'
L4	N 25°07'27" E	75.55'
L5	N 25°51'36" E	38.37'
L6	N 25°51'36" E	46.45'
L7	N 25°51'36" E	32.46'
L8	N 34°48'22" E	4.53'
L9	S 83°34'14" E	54.99'
L10	S 34°16'58" E	33.18'
L11	N 72°04'37" E	5.02'
L12	S 83°20'40" W	38.90'

SHORE LINE	
POINT A TO POINT B	
DIRECTION	DISTANCE
S 16°51'54" E	16.57'
S 51°01'02" W	36.64'
S 31°52'39" E	16.78'
S 00°40'37" W	13.42'
S 22°43'29" W	3.32'
POINT B TO POINT C	
S 22°43'29" W	13.78'
S 19°08'22" E	43.09'
S 39°52'31" E	46.91'
S 65°49'03" E	7.21'
POINT C TO POINT D	
S 65°49'03" E	24.99'
S 69°36'00" E	31.14'
S 15°31'42" E	55.41'
POINT D TO POINT E	
S 15°31'42" E	9.89'
S 08°58'27" E	35.80'
S 16°51'58" E	65.54'
POINT E TO POINT F	
S 16°51'58" E	18.78'
S 51°20'54" E	46.31'
S 66°23'41" E	41.70'
POINT F TO POINT G	
S 66°23'41" E	9.39'
S 81°53'21" E	64.53'
N 89°11'22" E	40.94'
S 35°46'23" E	27.17'
POINT G TO POINT H	
N 87°16'54" E	42.32'
S 62°09'24" E	27.28'
S 71°34'20" E	36.79'
S 21°00'01" E	21.27'
S 56°42'18" E	20.76'
S 46°32'41" E	17.03'
S 19°57'20" W	30.57'
S 21°07'06" W	39.12'
S 39°04'44" W	35.04'
POINT H TO POINT I	
S 15°28'48" W	21.68'
S 56°12'08" W	37.99'
S 38°25'36" W	29.87'
S 13°32'04" W	36.05'
S 32°24'55" W	00.46'
POINT I TO POINT J	
S 32°24'55" W	21.07'
S 10°13'30" W	30.07'
S 42°18'43" W	65.63'
POINT J TO POINT K	
S 17°38'35" W	88.41'
S 22°00'58" W	14.00'
POINT K TO POINT L	
S 22°00'58" W	49.74'

I HEREBY CERTIFY THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED "SABRE POINT", OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $120,500.00 HAS BEEN POSTED WITH BEAUFORT COUNTY TO ENDURE THE INSTALLATION THEREOF.

COUNTY MANAGER

DATE Sept 17, 2004

I HERBY CERTIFY THAT THE SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE BEAUFORT COUNTY SUBDIVISION REGULATIONS.

CHAIRMAN, BEAUFORT COUNTY PLANNING BOARD

DATE Oct 11, 2004

NORTH CAROLINA
BEAUFORT COUNTY

This Map/Plat was presented for registration and recorded in this office in Plat Cabinet G, Slide 43-7.
This 15th day of Oct 2004 at 11:31A m.

Jennifer Leggett Whitehurst By Barbara Taylor
Register of Deeds ~~Asst~~/Deputy

NOTE:
1. LOT 3 IS PROVIDED WITH A WASTEWATER DISPOSAL EASEMENT FOR THE PRIMARY AND REPAIR AREAS ON THE COMMON AREA LOCATED BETWEEN LOTS 1 AND 19.
2. LOT 9 IS PROVIDED WITH A WASTEWATER DISPOSAL AREA EASEMENT FOR THE REPAIR AREA ON LOT 14.
3. THESE AREAS ARE PROVIDED BY AN EASEMENT TO THE OWNERS OF LOTS 3 AND 9 AND WILL TERMINATE AT SUCH TIME AN ALTERNATIVE AND APPROVED WASTEWATER COLLECTION OR TREATMENT SYSTEM IS MADE AVAILABLE TO THE SUBDIVISION.

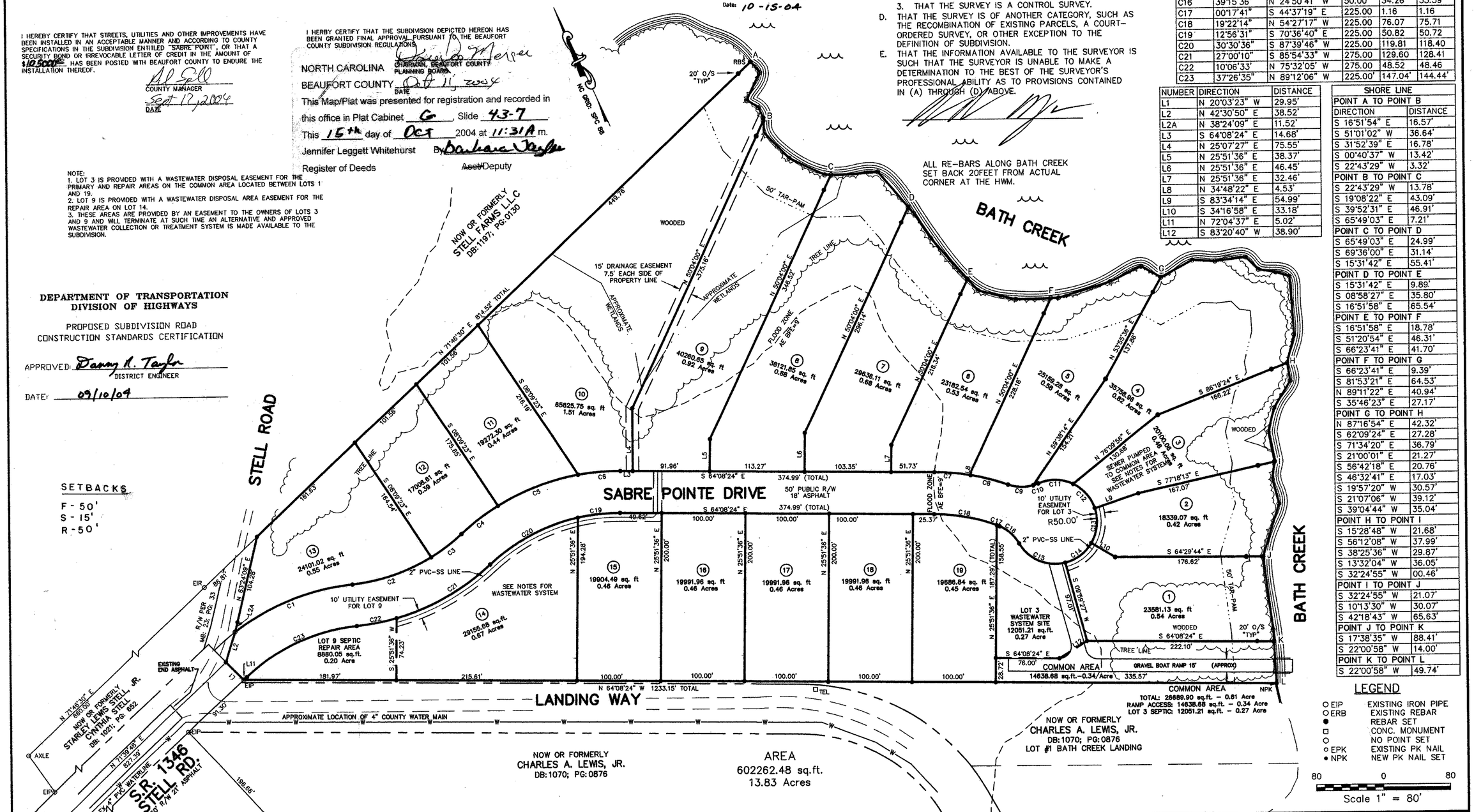
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: Danny R. Taylor
DISTRICT ENGINEER

DATE: 09/10/04

SETBACKS
F - 50'
S - 15'
R - 50'



LEGEND

○ EIP	EXISTING IRON PIPE
○ ERB	EXISTING REBAR
●	REBAR SET
□	CONC. MONUMENT
○	NO POINT SET
○ EPK	EXISTING PK NAIL
● NPK	NEW PK NAIL SET

80 0 80
Scale 1" = 80'

CERTIFICATE

I, R.S. JARVIS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in DB: 1382; PG: 894, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in N/A, N/A; that the ratio of precision as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 3rd day of August, AD, 2004.

Surveyor L-1289 Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-1289 LAND SURVEYOR RALPH S. JARVIS

FURLOUGH-JENKINS, L.L.C.
P.O. BOX 818, WASHINGTON
NORTH CAROLINA, 27889

ISSUE DATE: 02/25/04
DRAWN BY: SAB
CHK'D. BY: RSJ
JOB NO. 03263
SCALE: 1" = 80'
SURVEYED BY: SAB
REVISIONS:
SHEET 1 OF 1

REVISIONS
03/01/04 REVISIONS PER PLANNING BOARD

FINAL PLAT OF:
SABRE POINTE
DEVELOPED BY
FURLOUGH-JENKINS, L.L.C.
BATH TOWNSHIP
BEAUFORT COUNTY, NORTH CAROLINA

ENGINEERS PLANNERS SURVEYORS
JARVIS ASSOCIATES, P.A.
130 E. SECOND STREET
WASHINGTON, NORTH CAROLINA 27889
(252) 974-7794

PC-G S-43-7