

FILED in PERSON County, NC
on Feb 02 2006 at 02:18:50 PM
by: AMANDA W. GARRETT
REGISTER OF DEEDS
BOOK 573 PAGE 391

PROTECTIVE COVENANTS
AND
ROAD MAINTENANCE AGREEMENT
OF
FLAT RIVER RIDGE

NORTH CAROLINA
PERSON COUNTY

Prepared by: J. Linwood Cates, Esquire

KNOW ALL MEN BY THESE PRESENTS that PERRY & DAVIS DEVELOPERS, INC., owner, developer and declarant: hereby agree with all persons, firms and corporations who hereafter acquire a lot from the above referenced subdivision (Flat River Ridge) that the following protective covenants shall apply to all lots conveyed out of said subdivision and said restrictions shall run with the properties by whomever owned, which covenants are as follows:

ARTICLE I

The real property which is and shall be held, transferred, sold and conveyed subject to the protective covenants set forth in the Articles of this Declaration is located in the County of Person, State of North Carolina and is more particularly described as follows:

Lying and being in Flat River Township, Person County, North Carolina, and being all of what are shown and designated as Lot Nos. 1 through 34, as shown, delineated, and depicted, and being in accordance with, a plat of actual survey by Stewart-Proctor, PLLC, and entitled "FINAL PLAT OF FLAT RIVER RIDGE"; and for purposes of augmentation, insofar as furnishment of metes and bounds, courses and distances, is concerned, said plat is hereby incorporated and made an integral part of this document by express reference being thereto made, the same being duly recorded in the Person County Registry at Plat Cabinet 14, Hangers 224, 225, and 226.

No property other than that described above shall be deemed subject to the Declaration until specifically made subject hereto.

The Declarant may, from time to time, subject additional real property to the protective covenants and restrictions herein set forth by appropriate reference hereto.

The real property set forth above is subject to the covenants herein declared in order to insure the best and most appropriate use and development of each lot; to preserve, as far as feasible, the natural beauty of the property; to prevent the erection thereon of poorly designed or proportioned structures; and to encourage and promote the erection of well designed and well constructed homes for the maximum enjoyment and enhancement of the community.

The DECLARANT also reserves the right to amend or add to the restrictive covenants in order to further promote the aforestated goals of the Subdivision.

ARTICLE II

A building unit shall consist of each lot specifically enumerated and set forth on the above referenced map. The owners of said lots may revise boundary lines of said lots, except as hereinafter provided but, may not resubdivide the lots so as to increase the number of lots within the subdivision.

ARTICLE III

All lots shall be used for residential purposes exclusively and no part of said property shall be used for business, manufacturing or commercial purposes. No portion of any lot shall be used for street purposes without the written consent of the Declarant, their successors or assigns. No structure shall be erected or allowed to remain on any lot except one (1) single family dwelling of not more than two and one half (2 ½) stories in height (excluding any basement, which may be occupied by a single family together with an apartment to be occupied by a member of the same family or domestic servants). There may also be located upon said lot a private garage which may include quarters for servants or occupants of the main dwelling and for storage. The construction of dwellings and approved improvements shall be completed within twelve (12) months after construction has begun.

ARTICLE IV

No dwelling shall be permitted to be erected or remain on any lot with the ground floor area of the main structure exclusive of open porches and garages less than 2000 square feet of heated space. Declarant may grant variances for fifteen (15%) percent or less for deviations due to error or inadvertence.

ARTICLE V

All buildings on any lot shall be subject to the set county guidelines unless otherwise specified. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of any building, but this shall not be constructed to permit any portion of a building unit to encroach upon another building unit. The location of all buildings and structures on any lot must have the prior written approval of the Declarant, which shall have the authority to grant variances for inadvertent deviations of the fifteen (15%) percent or less in size.

ARTICLE VI

Easements are reserved for the installation of utilities and drainage facilities on, over and under the front ten (10) feet, the rear ten (10) feet of each lot and five (5) feet on each side lot line. Within these easements, no structure, planting, fence or other material shall be placed or permitted to remain which may damage or interfere with installations and maintenance of utilities and drainage facilities, or which may alter the direction of flow of drainage channels in said easements, or which may obstruct or impede the flow of water through said channels in said easements. Declarant further reserves an easement over the front twenty feet and rear twenty feet of each lot for landscaping purposes wherein the Declarant may, in its discretion, plant grass, shrubs or trees, regrade, contour or install rip-rapp for conservation purposes. The easement areas of each lot shall be maintained continuously by the lot owner, except for the improvements for which a public authority or utility may be responsible. These easements and rights expressly include the right to cut any trees, bushes or shrubbery and do necessary grading within that area.

ARTICLE VII

Materials approved for building are brick, concrete siding, stone or masonry stucco. Mobile homes, log homes, earthen or underground homes, shell homes, modular homes, pre-cut, pre-assembled and packaged homes or similar type buildings are expressly prohibited on any lot, except that Declarant, its successors or assigns, may in its complete discretion, approve a dwelling or appurtenant structure with some of its components being pre-cut or pre-assembled. The erection of accessory buildings and fences shall require the prior approval of the declarant. Accessory buildings shall have an exterior finish of the same material and color as the main dwelling. Periodic

repainting and re-staining with the existing color may be done without prior approval; however color changes must be submitted in the form of color samples to the Declarant for prior approval. Fence materials shall consist of wood or black wrought iron. Fences shall not exceed a height of six (6) feet. Wire, chain link, concrete or vinyl fences are not permitted. No structure of a temporary character, i.e.: house trailer, tent, basement, shack, garage, barn or other accessory building may be used at any time as a residence. No window air conditioning units shall be installed so as to be visible from any street or recreational area. In the event that any dwelling or approved structure is damaged or destroyed, by whatever source, any debris remaining shall be removed within 120 days and the structure shall be restored or repaired within 365 days. In the event of a total loss of the structure, owner may elect not to replace it; however, the site shall be cleared of all debris, graded level with the contour of the land and grassed or strawed.

ARTICLE VIII

Each owner shall keep his building site free of all tall grass, undergrowth, dead trees, trash and debris. All garbage, trash and other refuse shall be deposited temporarily in covered receptacles located at the rear of the dwelling. It shall be the duty of each owner to have his or her garbage removed on at least a weekly basis. No garbage shall be burned on any lot nor may any lot be used as a dumping area. Each lot shall have one driveway leading from the street which shall be paved with concrete or other material approved by declarant. Location of such driveway shall be approved in writing by the declarant and shall not be installed without having obtained a NCDOT permit. Such pavings shall be completed simultaneously with completion of the dwelling. During construction, builders shall keep the building site free of trash and debris and shall provide their employee and agents with portable toilet facilities. If, in the opinion of the Declarant, a lot is being maintained in violation of the above standards, Declarant or its designee may, at the expense of the owner, have such conditions corrected. During construction of driveways or other land disturbing activities undertaken or landscaping purposes on lot or street right-of-way in front of lot, the lot owner undertaking such activity shall be responsible for installing erosion control devices, if needed, to control water pollution from sedimentation and to prevent acceleration erosion and sedimentation of lakes and natural water courses. These devices shall be constructed and maintained in accordance with the then current county erosion and sediment control ordinances. No construction debris, including concrete washout, shall be placed on any street right of way. Street, right-of-way, ditches or slopes of street destroyed during construction activity shall be replaced by the lot owner responsible for such activity. No lot shall be cleared of naturally occurring trees or other vegetation without prior written approval of the Declarant.

ARTICLE IX

No noxious or offensive activities shall be conducted or permitted to be conducted upon any lot nor shall anything be done or be allowed to be done which may be or may become a nuisance or an annoyance to the neighborhood. No mobile homes or truck cargo trailer shall be placed or maintained upon any lot. Boats, recreational vehicles, business trucks, campers, motor homes and trailers may not be parked overnight on any lot. No junked, dismantled, abandoned, wrecked or inoperable motor vehicles, or parts thereof, shall be allowed to remain on the property. Only motorized vehicles duly licensed by the State of North Carolina to be operated on the public streets and highways shall be operated within the subdivision or maintained or kept on the lots or premises. No signs, except "For Sale" signs shall be erected upon any lot without the prior approval of the Developer.

ARTICLE X

No radio, television or other antennas may be erected on a lot or structure without the prior approval of the Declarant or its assigns. Satellite discs are permitted if they are a maximum 24 inches in diameter. No radio station or short-wave radio operation shall be permitted to operate upon any lot. No outdoor poles, clotheslines or similar equipment shall be erected. No mail receptacles shall be erected unless approved by the Declarant. Garden statuary or yard art such as lamps, lights, benches, fountains, arches or stone walls, must be consistent with the general scheme of the neighborhood and shall not be erected unless approved by the Declarant. Landscaping or a minor nature such as naturalizing an area of the yard or adding low growing shrubs and bedding flowers does not require the approval of the declarant provided they do not encroach upon the neighboring properties. Other types of landscaping that is structural, alters the contour of the land,

is adjacent to a property line or obstructs a neighbor's view will require the approval of the Declarant.

ARTICLE XI

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot with the following exceptions: a total of three dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes. The household pets must be kept and contained on owner's property by invisible fencing, structural fencing or on a leash. No dog pens are allowed. No person shall keep, permit or cause the keeping of animals otherwise permitted which habitually or frequently make sounds, cries or utterances as may disturb the quiet, comfort or repose of any person within the subdivision.

ARTICLE XII

Sewage disposal shall be by septic tank or by connection to a municipal or county approved sewage system, if such system is available. Septic tank installation plans shall be approved by a representative of the County Health Department or other authorized agency and the installation of a septic system shall conform to such agency approved plan.

ARTICLE XIII

In order to maintain the architectural beauty throughout the subdivision and to guard against the erection of poorly placed, designed or proportional structures, no building, structure or fence shall be erected, altered, or permitted to remain on any building unit until a plat plan showing the location of said building, structure or fence on the lot and then plans and specifications showing the type and exterior lines thereof have been submitted to and approved in writing by the Declarant. In the event the Declarant fails to approve or disapprove such design or location within thirty days after said plans and specifications have been submitted in writing, as herein required, such approval shall not be required and this covenant shall be deemed to have been fully complied with.

ARTICLE XIV

No fuel tanks or similar storage receptacles may be exposed to view and must be installed only within the main dwelling house, within another approved structure or buried underground in a safe and approved container.

ARTICLE XV

These covenants shall run with the land and remain binding upon all persons or entities claiming under them for a period of twenty-five (25) years from the date of recordation, after which time they shall be automatically extended for a successive period of ten (10) years unless the then owner of a majority of the lots shall execute and record a declaration of abandonment of said covenants.

ARTICLE XVI

Enforcement of these covenants shall be by proceedings at law or in equity against any person of entity violating or attempting to violate any of said covenants.

ARTICLE XVII

Invalidation of any one of these covenants or any portion thereof by any court shall in no way affect the validity of the others which shall remain in full force and effect.

ARTICLE XVIII

Any and all authority delegated to the Declarant by these covenants shall be transferred to a Homeowners Association formed by the Declarant and homeowner's dues will be set and shall apply to all homeowners as monthly dues. All homeowners shall be subject to the bylaws of the

Homeowners Association. Such transfer shall take place when all lots have been conveyed by the developer, provided such association has been formed at that time. If no association has been formed at the time of the last conveyance by Declarant, the transfer shall take place upon the formation of such an association. In no event shall Declarant be responsible for enforcing these covenants after a period of twelve (12) months has elapsed since Developer's conveyance of the last lot. All areas subject to these covenants which are designated as "permanent open space" shall be deeded to the Homeowners Association at the time of its formation and the Homeowners Association shall be responsible for the maintenance of said "permanent open space" areas.

In addition, the subdivision roads serving in the property from the State Road have been constructed by the DECLARANT to North Carolina Department of Transportation specifications in order to make them eligible, once required residential density is attained, to be accepted for state maintenance. Therefore, DECLARANT hereby reserves the right to dedicate said roads for such maintenance.

Furthermore, the Declarant, for each lot owned within the properties; hereby covenants, and each owner of any lot owned within the properties, hereby covenants, and each owner of any lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as determined by the Declarant until the Homeowner's Association is formed, and once formed, according to the by laws of the Homeowner's Association.. The annual and special assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The assessments levied by the Declarant and Homeowner's Association shall be used exclusively to promote the health, safety, and welfare of the residents in the properties and for the improvement and maintenance of the roadway at least to the level of minimum standards set for NC DOT roads, for common area maintenance, and street light maintenance through Piedmont Electric Membership.

ARTICLE XIX

In the event of litigation to enforce the provisions of these covenants, the party or parties determined to be in violation of these covenants shall pay the reasonable attorney's fees of the Declarant and/or of the Homeowner's Association.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this the 2nd day of February, 2006.

PERRY & DAVIS DEVELOPERS, INC

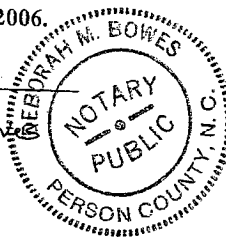
BY: Anthony Bryan Perry, Jr. (SEAL)
Anthony Bryan Perry, Jr., President

NORTH CAROLINA
PERSON COUNTY

I, Deborah M. Bowes, a Notary Public of the aforesaid State and County, do certify that Anthony Bryan Perry, Jr. personally came before me this day and acknowledged that he is President of PERRY & DAVIS DEVELOPERS, INC., a North Carolina Corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and notarial seal, this the 2nd day of February, 2006.

Deborah M. Bowes
Notary Public
Deborah M. Bowes



My Commission Expires: 04-12-2009

Document shows proof /acknowledgement before officer authorized to take proof /acknowledgement; acknowledgement includes officer's signature, commission expiration date, official seal, if required.

J. Hunter
Amanda W. Garrett, Person County Register of Deeds

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHG. BEG.	CHG. END
C1	250.00	36.31	87.47°	S02°02'28"W	34.87
C2	530.00	38.53	117.14°	S02°22'21"W	37.83
C3	530.00	103.85	117.14°	S02°22'21"W	103.78
C4	250.00	36.31	87.47°	S02°02'28"W	34.87
C5	330.00	82.25	108.11°	S02°22'21"W	81.89
C6	200.00	28.59	81.19°	S02°02'28"W	28.04
C7	250.00	36.31	87.47°	S02°02'28"W	34.87
C8	250.00	36.31	87.47°	S02°02'28"W	34.87
C9	400.00	145.49	118.68°	S02°22'21"W	145.26
C10	400.00	145.49	118.68°	S02°22'21"W	145.26
C11	250.00	36.31	87.47°	S02°02'28"W	34.87
C12	250.00	36.31	87.47°	S02°02'28"W	34.87
C13	250.00	36.31	87.47°	S02°02'28"W	34.87
C14	250.00	36.31	87.47°	S02°02'28"W	34.87
C15	250.00	36.31	87.47°	S02°02'28"W	34.87
C16	250.00	36.31	87.47°	S02°02'28"W	34.87
C17	250.00	36.31	87.47°	S02°02'28"W	34.87
C18	250.00	36.31	87.47°	S02°02'28"W	34.87
C19	250.00	36.31	87.47°	S02°02'28"W	34.87
C20	250.00	36.31	87.47°	S02°02'28"W	34.87
C21	250.00	36.31	87.47°	S02°02'28"W	34.87
C22	250.00	36.31	87.47°	S02°02'28"W	34.87
C23	250.00	36.31	87.47°	S02°02'28"W	34.87
C24	250.00	36.31	87.47°	S02°02'28"W	34.87
C25	250.00	36.31	87.47°	S02°02'28"W	34.87
C26	250.00	36.31	87.47°	S02°02'28"W	34.87
C27	250.00	36.31	87.47°	S02°02'28"W	34.87
C28	250.00	36.31	87.47°	S02°02'28"W	34.87
C29	250.00	36.31	87.47°	S02°02'28"W	34.87
C30	250.00	36.31	87.47°	S02°02'28"W	34.87
C31	250.00	36.31	87.47°	S02°02'28"W	34.87
C32	250.00	36.31	87.47°	S02°02'28"W	34.87
C33	250.00	36.31	87.47°	S02°02'28"W	34.87
C34	250.00	36.31	87.47°	S02°02'28"W	34.87
C35	250.00	36.31	87.47°	S02°02'28"W	34.87
C36	250.00	36.31	87.47°	S02°02'28"W	34.87
C37	250.00	36.31	87.47°	S02°02'28"W	34.87
C38	250.00	36.31	87.47°	S02°02'28"W	34.87
C39	250.00	36.31	87.47°	S02°02'28"W	34.87
C40	250.00	36.31	87.47°	S02°02'28"W	34.87
C41	250.00	36.31	87.47°	S02°02'28"W	34.87
C42	250.00	36.31	87.47°	S02°02'28"W	34.87
C43	250.00	36.31	87.47°	S02°02'28"W	34.87
C44	250.00	36.31	87.47°	S02°02'28"W	34.87
C45	250.00	36.31	87.47°	S02°02'28"W	34.87
C46	250.00	36.31	87.47°	S02°02'28"W	34.87
C47	250.00	36.31	87.47°	S02°02'28"W	34.87
C48	250.00	36.31	87.47°	S02°02'28"W	34.87
C49	250.00	36.31	87.47°	S02°02'28"W	34.87
C50	250.00	36.31	87.47°	S02°02'28"W	34.87

NOISE: NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:

- WETLANDS
- UNDERGROUND UTILITIES
- UNDERGROUND STORAGE FACILITIES
- CONTIGUOUS OR BUREAU GROUNDS

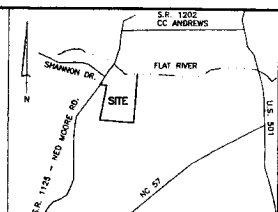
THIS PROPERTY IS LOCATED IN A FEMA 100 YEAR FLOOD HAZARD AREA. REFERENCE: FEMA COMMUNITY PANEL NO. 3720081100 J.

CENTERLINE OF FLAT RIVER IS PROPERTY LINE.

N/E DANIEL D. BROSHMAN
PLAT CABINET 15, PG. 298
D.B. 313, PG. 687

NOTES

- AREA BY COORDINATE CALCULATION.
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
- ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES, UNLESS NOTED OTHERWISE.
- THIS PLAT IS A CORRECT REPRODUCTION OF THE LAMP PLAT AND HAS BEEN PREPARED IN CONFORMANCE WITH NORTH CAROLINA STANDARDS, CASE-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
- EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER 10' AT REAR AND 5' ON EACH SIDE LINE OF EACH LOT.
- IRON PIPES SET AT ALL NEW LOT CORNERS.
- LOTS TO BE SERVED BY INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
- DRAINAGE EASEMENTS TO FOLLOW NATURAL LOW AREA OR CONSTRUCTED DITCHES UNLESS NOTED OTHERWISE.
- NO CRD OR CONTROL MONUMENT FOUND WITHIN 2000' OF PROPERTY.
- DRAINAGE EASEMENTS FOR CROSS PIPES ARE CENTERED WITH THE PIPE.



SITE DATA

- ZONED: 4360 SF. LOTS
- P.U. # = 091103-11-2009
- TOTAL TRACT SIZE = 68.28 ACS.
- DENSITY ALLOWED: 1 UNIT PER ACRE
- NO. LOTS = 34
- DENSITY ACTUAL = 34 / 68.28 = 2.00 UNITS / ACRE
- MINIMUM LOT SIZE = 4360 SF.
- AVERAGE LOT SIZE = 1.89 ACS.
- AREA OF STREET = 6.22 ACS.
- LENGTH FEET OF STREET = 4,286 LF.
- OPEN SPACE = 7.85 ACS.
- X OPEN SPACE = 11.0 X

REFERENCES

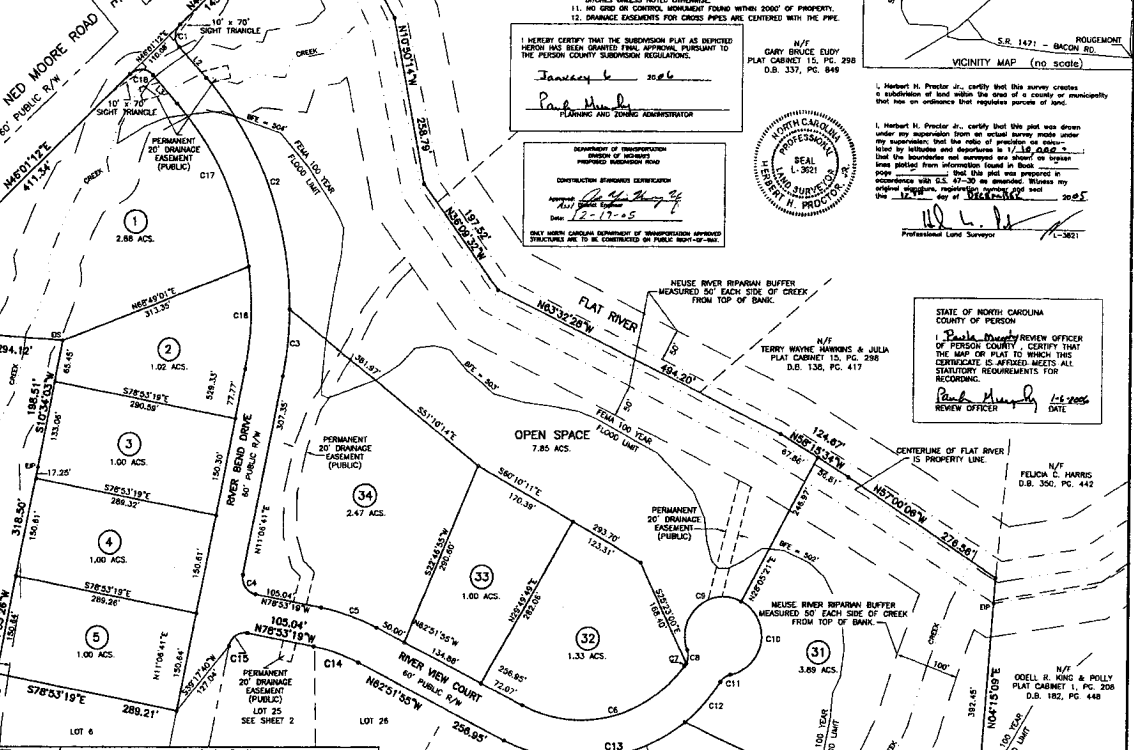
1. P.C. 8, PG. 22-3
2. ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
3. PERSON COUNTY G.I.S. MAPS

LEGEND

- EP = EXISTING IRON PIPE
- ES = EXISTING IRON STAKE
- EPK = EXISTING P.K. MARK
- EDK = EXISTING P.K. MARK
- PK = P.K. MARK SET
- O = IRON PIPE SET
- CP = COMPASS POINT (NOT FOUND OR SET)
- DUW = EXISTING R/W MONUMENT
- U = UTILITY POLE
- UW = OVERHEAD UTILITY LINE
- N/E = NOW OR FORMERLY
- N/W = NORTH-OF-WEST
- C = CENTERLINE
- ME = BASE FLOOD ELEVATION

LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°31'17"	24.05
L2	N41°46'17"W	63.83
L3	N41°46'17"W	59.39
L4	S01°38'03"W	21.44



I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS DEPICTED HEREON HAS BEEN DRAWN FROM APPROXIMATE INFORMATION TO THE PERSON COUNTY SUBDIVISION REGULATIONS.

January 6, 2016

Paul M. Hanger
PLANNING AND ZONING ADMINISTRATOR

DEPARTMENT OF TRANSPORTATION
OFFICE OF HIGHWAYS
APPROVED SUBDIVISION ROAD

CONSTRUCTION APPROVED CERTIFICATION

Approved: *[Signature]*
Date: 12-17-15

THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVES STRUCTURES TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

N/E GARY BRUCE EDDY
PLAT CABINET 15, PG. 298
D.B. 337, PG. 849

STATE OF NORTH CAROLINA
COUNTY OF PERSON

I, *[Signature]*, REVIEW OFFICER OF PERSON COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATE IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Paul M. Hanger
REVIEW OFFICER

N/E ARTHUR M. BYRD
DB. 166, PG. 878

NEUSE RIVER RIPARIAN BUFFER MEASURED 50' EACH SIDE OF CREEK FROM TOP OF BANK.

N/E TERRY WAYNE HARRIS & JULIA
PLAT CABINET 15, PG. 288
D.B. 130, PG. 417

N/E FELICIA S. HARRIS
D.B. 350, PG. 442

N/E ODELL R. KING & POLLY
PLAT CABINET 1, PG. 208
D.B. 182, PG. 448

N/E MARCO S. OAKLEY
PLAT CABINET 24, PG. 238
D.B. 187, PG. 18

STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
319 CHAMPAGNE ROAD SUITE 106
RALEIGH, NC 27603
TEL 919 779-1855 FAX 919 779-1861

FINAL PLAT
FLAT RIVER RIDGE
LOTS 1 THRU 5 AND LOTS 31 THRU 34

PLAT CAB. 14, NUMBER 224

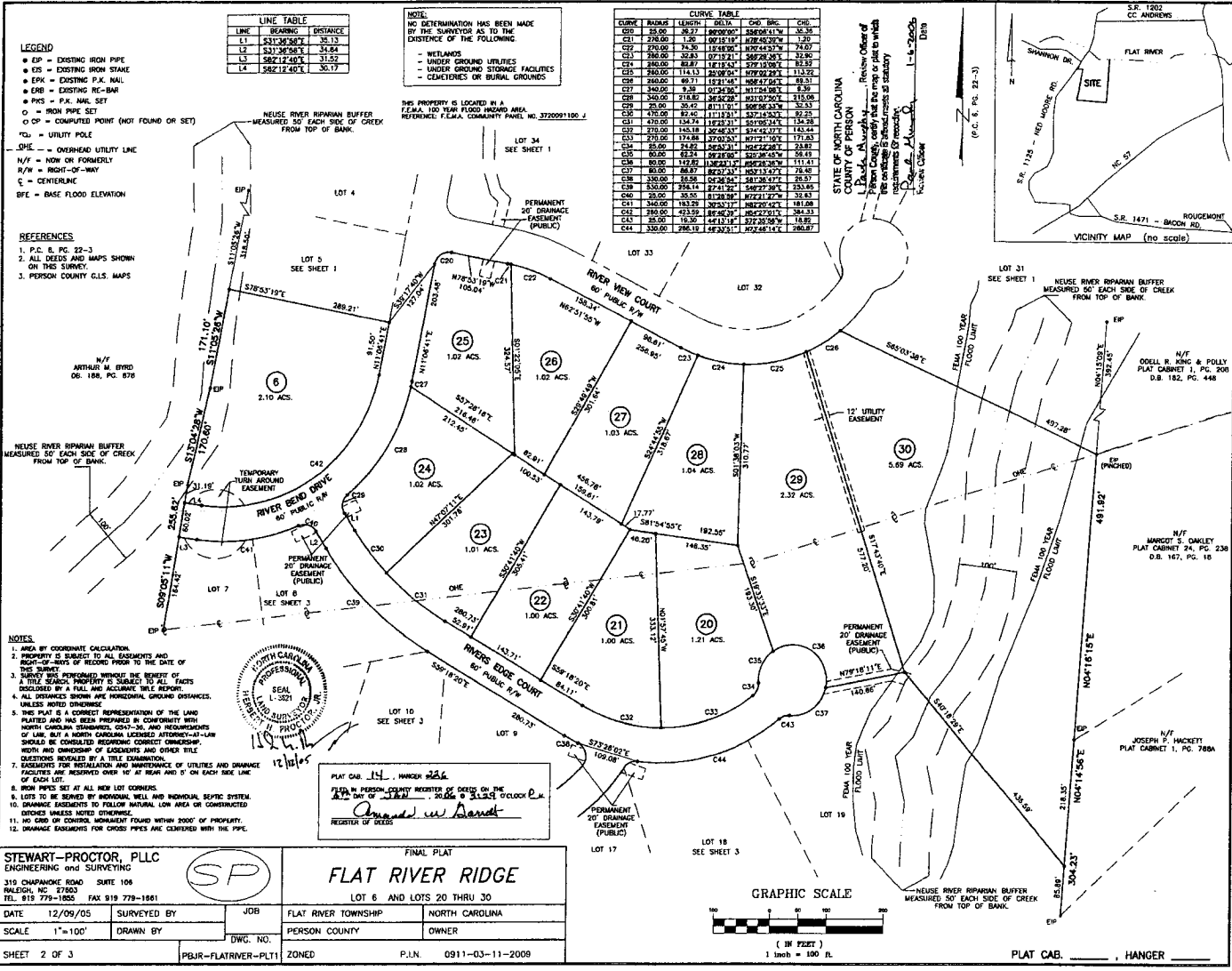
FILED IN PERSON COUNTY REGISTER OF DEEDS ON THE 16TH DAY OF JANUARY, 2016 AT 10:00 O'CLOCK P.M.

[Signature]
REGISTER OF DEEDS

PLAT CAB. _____, HANGER

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft



LINE TABLE

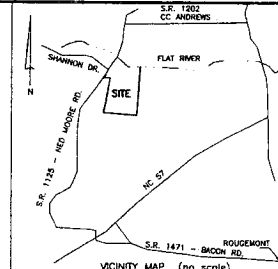
LINE	BEARING	DISTANCE
L1	S31°30'58"E	35.13
L2	S31°19'05"E	34.64
L3	S82°12'40"E	31.52
L4	S82°12'40"E	30.17

NOTE:
 NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:
 - METEORS
 - UNDERGROUND UTILITIES
 - UNDERGROUND STORAGE FACILITIES
 - CELESTIAL OR SURFACE FOUNDATIONS

CURVE TABLE

CURVE	CHORD	LENGTH	CHORD BEARING	CHORD BEARING	CHORD BEARING
C00	85.00	36.37	S00°00'00"	S86°08'11"W	36.35
C01	278.00	1.36	S00°15'00"	S76°45'20"W	1.36
C02	276.00	74.30	S00°15'00"	S76°45'20"W	74.07
C03	280.00	30.83	S07°19'21"	S89°28'20"E	30.80
C04	280.00	69.71	S18°19'51"	S77°13'00"E	69.59
C05	284.00	114.13	S20°08'54"	N79°02'29"E	113.22
C06	289.00	69.71	S18°19'51"	S77°13'00"E	69.59
C07	280.00	9.38	S07°19'21"	N79°02'29"E	9.39
C08	240.00	216.82	S08°28'28"	N01°07'20"E	216.08
C09	25.00	30.42	S11°11'21"	S00°06'30"E	30.33
C10	475.00	87.40	S11°11'21"	S07°15'20"E	87.25
C11	475.00	184.74	S11°11'21"	S07°15'20"E	184.28
C12	375.00	145.18	S07°15'20"	S74°44'47"E	143.44
C13	375.00	174.88	S07°15'20"	S74°44'47"E	173.03
C14	85.00	24.82	S08°28'28"	N01°07'20"E	24.82
C15	85.00	83.24	S08°28'28"	S07°28'40"W	83.19
C16	85.00	112.72	S08°28'28"	S07°28'40"W	111.41
C17	85.00	86.87	S07°28'40"	N03°13'47"E	78.40
C18	335.00	74.30	S07°28'40"	S01°24'17"E	73.57
C19	335.00	354.14	S07°28'40"	S01°24'17"E	353.85
C20	85.00	35.55	S08°28'28"	S07°28'40"W	35.57
C21	340.00	193.29	S08°28'28"	S07°28'40"W	191.08
C22	280.00	473.59	S08°28'28"	S07°28'40"W	384.53
C23	85.00	19.30	S44°13'17"	S72°30'50"W	19.30
C24	335.00	286.19	S44°13'17"	N02°48'14"E	280.87

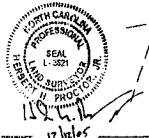
THIS PROPERTY IS LOCATED IN A FEMA 100 YEAR FLOOD HAZARD AREA. REFERENCE: FEMA COMMUNITY PANEL NO. 3720091180.



- LEGEND**
- EP - EXISTING IRON PIPE
 - ES - EXISTING IRON STAKE
 - EPK - EXISTING P.K. NAIL
 - ERB - EXISTING RE-BAR
 - PMS - P.K. NAIL SET
 - - IRON PIPE SET
 - CP - COMPUTED POINT (NOT FOUND OR SET)
 - U - UTILITY POLE
 - OHE - OVERHEAD UTILITY LINE
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT-OF-WAY
 - C - CENTERLINE
 - BFE - BASE FLOOD ELEVATION

- REFERENCES**
- P.C. 8, P.C. 22-3
 - ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
 - PERSON COUNTY C.L.S. MAPS

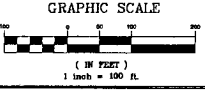
- NOTES**
- AREA BY COORDINATE CALCULATION.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
 - SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
 - THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMANCE WITH NORTH CAROLINA STATUTES, GS 47-36, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED SURVEYOR-IN-CHIEF SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, HEIR AND SUCCESSORSHIP OF EASEMENTS AND OTHER TITLE MATTERS REVEALED BY A TITLE EXAMINATION.
 - EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER 10' AT REAR AND 5' ON EACH SIDE LINE OF EACH LOT.
 - IRON PIPES SET AT ALL NEW LOT CORNERS.
 - LOTS TO BE SERVED BY INDIVIDUAL WELL AND INDIVIDUAL SEPTIC SYSTEM.
 - DRAINAGE EASEMENTS TO FOLLOW NATURAL LOW AREA OR CONSTRUCTED DITCHES UNLESS NOTED OTHERWISE.
 - NO CURB OR CONCRETE MOUNTMENT FOUND WITHIN 2000' OF PROPERTY.
 - DRAINAGE EASEMENTS FOR CROSS PIPES ARE CEMETERED WITH THE P.P.C.



PLAT FOR 14 HANGER 226
 FILED IN PERSON COUNTY RECORDER OF DEEDS ON THE
17 DAY OF APRIL, 2006 @ 3:23 O'CLOCK P.M.
Chandra W. Hanger
 RECORDER OF DEEDS

STEWART-PROCTOR, PLLC
 ENGINEERING and SURVEYING
 319 CHAMPAGNE ROAD SUITE 106
 RALEIGH, NC 27603
 TEL. 919 779-1855 FAX 919 779-1881

FINAL PLAT
FLAT RIVER RIDGE
 LOT 6 AND LOTS 20 THRU 30
 FLAT RIVER TOWNSHIP NORTH CAROLINA
 PERSON COUNTY OWNER
 ZONED P.I.N. 0911-03-11-2009



LEGEND

- EP = EXISTING IRON PIPE
- ES = EXISTING IRON STAKE
- EPK = EXISTING P.K. NAIL
- ERB = EXISTING RE-BAR
- EPS = P.K. NAIL SET
- IP = IRON PIPE SET
- CP = COMPUTED POINT (NOT FOUND OR SET)
- UP = UTILITY POLE
- OLH = OVERHEAD UTILITY LINE
- N/F = NOW OR FORMERLY
- N/W = RIGHT-OF-WAY
- CL = CENTERLINE
- BFE = BASE FLOOD ELEVATION

- REFERENCES**
1. P.C. 8, PG. 22-3
 2. ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
 3. PERSON COUNTY C.I.S. MAPS

LINE	BEARING	DISTANCE
L1	S87°12'42"E	31.50'
L2	S31°38'58"E	34.84'
L3	S22°22'00"W	6.49'

NOTE

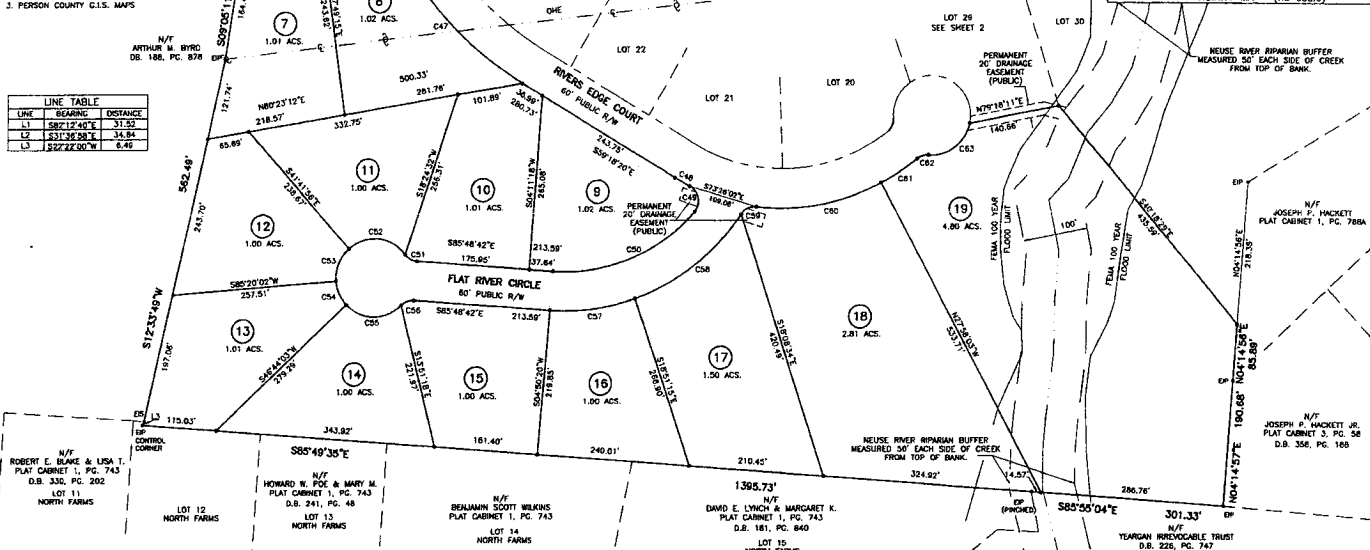
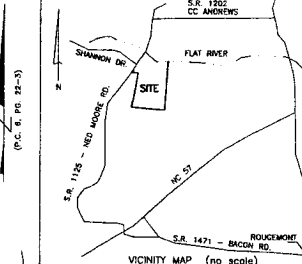
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:

- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS

THIS PROPERTY IS LOCATED IN A P.L.M.A. 100 YEAR FLOOD HAZARD AREA. REFERENCE P.L.M.A. COMMUNITY PANEL NO. 3726001100.3

NOTES

1. AREA BY GEOMETRIC CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
5. THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMANCE WITH NORTH CAROLINA STATUTES, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, RIGHTS AND OBLIGATIONS OF EASEMENTS AND OTHER TITLE MATTERS INVOLVED BY A TITLE EXAMINATION.
6. CALCULATIONS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE PROVIDED OVER 10' AT EACH END OF EACH SIDE LINE OF EACH LOT.
7. LOTS TO BE SURVEYED BY INDIVIDUAL WELL AND INDIVIDUAL SEPTIC SYSTEM.
8. DRAINAGE EASEMENTS TO FOLLOW NATURAL LOW AREA OR CONSTRUCTED DITCHES UNLESS NOTED OTHERWISE.
9. NO GRID OR CONTROL MARKING FOUND WITHIN 2000' OF PROPERTY.
10. DRAINAGE EASEMENTS FOR CROSS PIPES ARE CENTERED WITH THE PIP.



ROBERT E. BLAKE & LISA T. PLAT CABINET 1, PG. 743 D.B. 330, PG. 202 LOT 11 NORTH FARMS

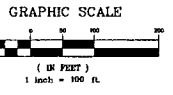
HOWARD W. POE & MARY M. PLAT CABINET 1, PG. 743 D.B. 241, PG. 48 LOT 13 NORTH FARMS

BENJAMIN SCOTT WILKINS PLAT CABINET 1, PG. 743 LOT 14 NORTH FARMS

DAVID E. LYNCH & MARGARET K. PLAT CABINET 1, PG. 743 D.B. 181, PG. 840 LOT 15 NORTH FARMS

STATE OF NORTH CAROLINA
COUNTY OF PERSON
I, Paul M. Hanger, Registrar of Deeds, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

Paul M. Hanger 1-6-2006
Registrar of Deeds



CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHD.
C44	340.00	89.03	15°41'17"	N78°24'21"E	98.88
C45	340.00	84.27	14°12'01"	N74°00'03"E	84.05
C46	25.00	35.55	81°28'59"	N72°12'27"W	32.83
C17	500.00	126.14	22°41'22"	S42°21'30"E	253.85
C48	330.00	28.58	04°36'54"	S41°18'47"E	28.57
C49	25.00	45.91	102°12'39"	N11°05'54"W	39.72
C50	275.00	246.58	52°53'17"	N87°44'22"E	246.52
C51	25.00	21.88	49°40'47"	S82°58'18"E	21.00
C52	60.00	100.08	39°24'01"	N43°24'30"W	88.87
C53	60.00	55.47	59°48'52"	S11°44'01"W	53.51
C54	60.00	40.42	39°35'39"	S43°37'38"E	39.86
C55	60.00	26.56	22°12'41"	S89°27'43"E	26.48
C56	25.00	21.88	49°40'47"	S82°58'18"E	21.00
C57	330.00	136.09	23°37'40"	N82°22'48"E	135.12
C58	330.00	214.36	37°13'02"	N81°52'07"E	210.61
C59	25.00	27.80	48°42'32"	S82°11'53"W	24.30
C60	330.00	201.70	35°31'13"	N78°33'43"E	198.58
C61	330.00	66.40	11°32'39"	S86°19'37"E	66.30
C62	25.00	12.30	44°15'16"	S72°36'47"E	12.22
C63	60.00	86.87	18°27'33"	N43°12'47"E	79.44

STEWART-PROCTOR, PLLC
ENGINEERING AND SURVEYING
319 CHAPMAN ROAD SUITE 106
RALEIGH, NC 27603
TEL 919 779-1850 FAX 919 779-1861

DATE 12/08/05 SURVEYED BY JOB
SCALE 1"=100' DRAWN BY DWG. NO.
SHEET 3 OF 3 PBUR-FLATRIVER-PLT2

FINAL PLAT
FLAT RIVER RIDGE
LOTS 7 THRU 19
FLAT RIVER TOWNSHIP NORTH CAROLINA
PERSON COUNTY OWNER

P.I.N. 0911-03-11-2009