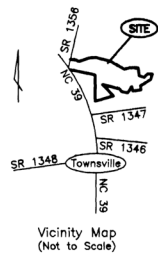


X-929A



VANCE COUNTY, N.C.

PLAT FOR RECORD

2010 APR 16 PM 12:15

CYNTHIA S. ABBOTT
REGISTER OF DEEDSCertificate of Approval Of Required
Improvements, Final Approval and or Recording

I hereby certify that all required improvements have been installed in an acceptable manner and according to Vance County specifications and standards in the Subdivision or that a security bond or irrevocable letter of credit has been posted with Vance County to insure installation thereof, and that the filing fees for this plat have been paid.

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Vance County, has been approved by the Vance County Planning Board and this map has been approved for recording in the Office of the Register of Deeds.

John A. Miller 4-14-2010
Subdivision Administrator Date

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon, which was conveyed to me (us) by deed recorded in the Vance County Register of Deeds in:
Book 1186 Page 629
and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building setback limits, and dedicate all roads, alleys, walks, parks, and other sites, and easements to public or private use as noted. Further, that the land shown hereon is within the Subdivision Regulation Jurisdiction of Vance County North Carolina.

Dodson Creek, A North Carolina LLC

Gilbert Allgood
Gilbert Allgood, Managing Partner

Site Notes:

- Reference North established by field survey from monumentation greater than 2000' from site. No USGS Monuments found within 2000' of site.
- The coordinate method was used to compute the area(s) shown.
- This survey was done without the benefit of a title report and does not necessarily indicate all encumbrances on the property.
- This plat is subject to all easements, agreements, and rights-of-way of record prior to date of this plat.
- Scott Road, NCSR 1353, has been abandoned by NCDOT. All new roadways shown are private streets.
- All lots shall be served by individual well and septic. Lots identified with the suffix "A" are to be used exclusively for septic disposal. No structures shall be constructed on septic designated lots.
- Limit of Zone AE, base flood elevation 320' per FEMA FIRM 3721106000 J dated 4-16-2007. Property does not lie within a designated flood area per this map.
- Minimum Building Setbacks - 20' from all property lines, except boundaries abutting Corps of Engineers Property shall have a 5' setback.
- All utilities shall be installed underground.
- Natural vegetation within 30 feet of existing drainage, natural creeks, rivers, natural springs or ponds shall be left intact and not altered except for necessary bank stabilization.
- No lots as shown on this plat may be further subdivided.
- Individual property owners should apply to the Army Corps of Engineers for personal dock permits.
- Iron pipes/pins set at all corners except as noted.

I, Joseph W. Kapherr Jr., certify that this map was prepared under my supervision from an actual field survey performed under my supervision, completed 4-09-10, and is based upon references shown hereon; that the boundaries not surveyed are clearly indicated as being taken from references shown hereon; that the ratio of precision, calculated by coordinate method, is 1 : 20,000+, that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 12th day of April, 2010.

Joseph W. Kapherr Jr.
Professional Land Surveyor
L-4541

I, Joseph W. Kapherr Jr., certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Joseph W. Kapherr Jr.
Professional Land Surveyor
L-4541



R = 1475.00'
L = 988.88'
CH = S 77°15'52" E
970.46'

R = 1525.00'
L = 981.83'
CH = N 76°30'08" W
964.96'

State of North Carolina
County of VanceI, *Bucha C Brooks*

Review Officer of Vance County, certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.

Bucha C Brooks 4/14/2010
Vance County Review Officer Date

Dodson Creek, LLC
D.B. 1186-629
P.B. X-684
Vance Co. Tax Parcel
0312-01-005

01332

Sheet 1 of 5

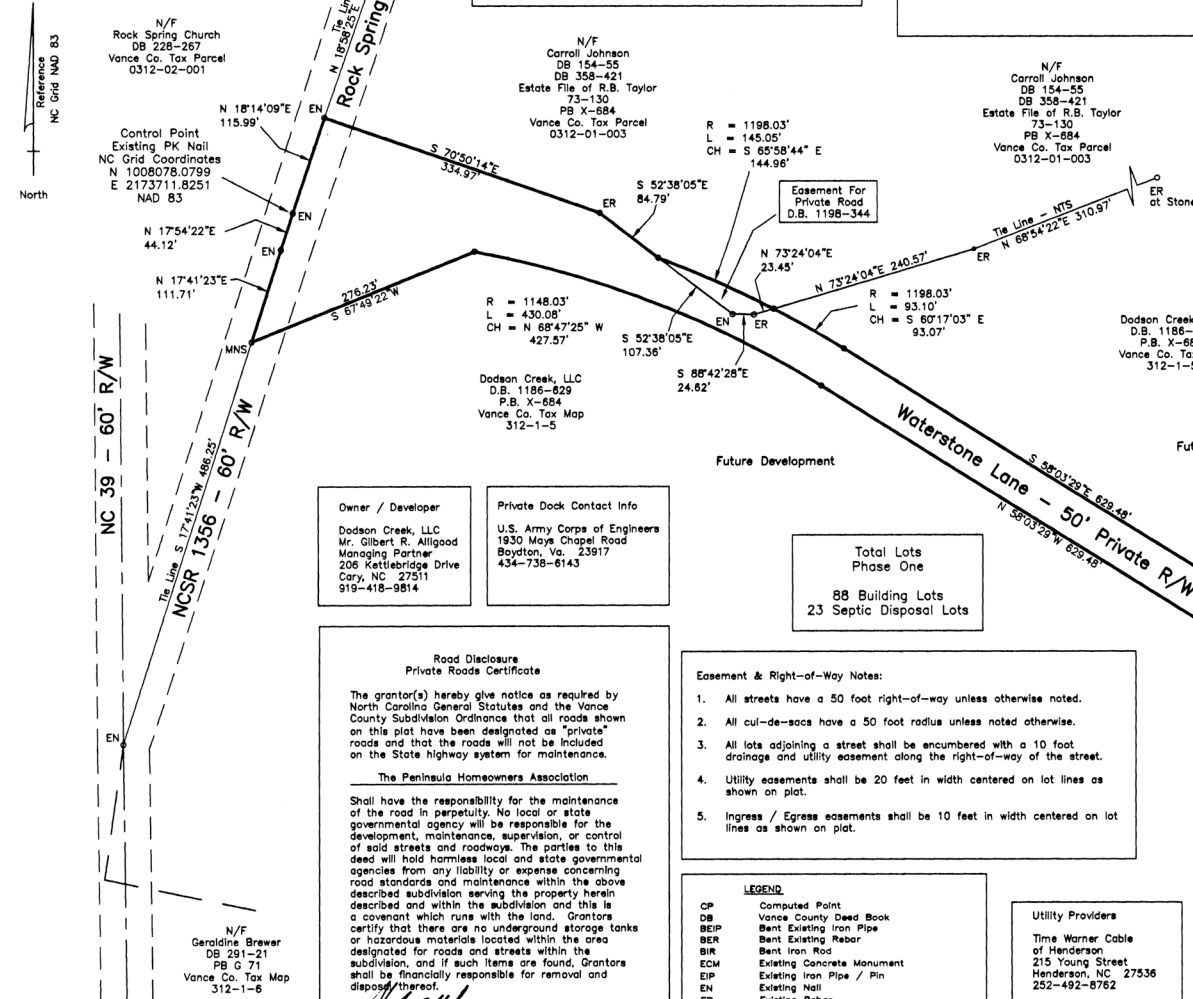
Kapherr & Reddick, P.C.
Professional Land Surveyors

105 West Lake Road
P.O. Box 99
Dreadmoor, North Carolina
919-528-1982

Final Plat of:
**The Peninsula at Kerr Lake
Phase One**

Townsville Township Vance County North Carolina
Date: 4-12-2010 Scale: 1" = 100' File No.: 080501

Reference Vance County Plat Book X-684



Owner / Developer

Dodson Creek, LLC
Mr. Gilbert R. Allgood
Managing Partner
208 Kettlebridge Drive
Cary, NC 27511
919-418-9814

Private Dock Contact Info

U.S. Army Corps of Engineers
1930 Mays Chapel Road
Boydton, Va. 23917
434-738-6143

Road Disclosure
Private Roads Certificate

The grantor(s) hereby give notice as required by North Carolina General Statutes and the Vance County Subdivision Ordinance that all roads shown on this plat have been designated as "private" roads and that the roads will not be included on the State highway system for maintenance.

The Peninsula Homeowners Association

Shall have the responsibility for the maintenance of the road in perpetuity. No local or state governmental agency will be responsible for the development, maintenance, supervision, or control of said streets and roadways. The parties to this deed will hold harmless local and state governmental agencies from any liability or expense concerning road standards and maintenance within the above described subdivision serving the property herein described and within the subdivision and this is a covenant which runs with the land. Grantors certify that there are no underground storage tanks or hazardous materials located within the area designated for roads and streets within the subdivision, and if such items are found, Grantors shall be financially responsible for removal and disposal thereof.

Gilbert R. Allgood 4-14-2010
Owner(s) Date

Easement & Right-of-Way Notes:

- All streets have a 50 foot right-of-way unless otherwise noted.
- All cul-de-sacs have a 50 foot radius unless noted otherwise.
- All lots adjoining a street shall be encumbered with a 10 foot drainage and utility easement along the right-of-way of the street.
- Utility easements shall be 20 feet in width centered on lot lines as shown on plat.
- Ingress / Egress easements shall be 10 feet in width centered on lot lines as shown on plat.

LEGEND

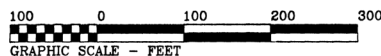
CP	Computed Point
DB	Vance County Deed Book
BEIP	Bent Existing Iron Pipe
BER	Bent Existing Rebar
BIR	Bent Iron Rod
ECM	Existing Concrete Monument
EIP	Existing Iron Pipe / Pin
EN	Existing Nail
ER	Existing Rebar
EMN	Existing Map Nail
PB	Vance County Plat Book
SIB	Solid Iron Bar
TB	Telephone Box
PP	Power Pole
OHE	Overhead Electric Line
MBL	Vance County Minimum Building Limit
NTS	Not to Scale
ADA	Lot designated for septic disposal only
40	Lot Requiring off site septic disposal

Utility Providers

Time Warner Cable
Bent Iron Rod
215 Young Street
Henderson, NC 27536
252-492-8762

Progress Energy
P.O. Box 1551
Raleigh, NC 27602
1-800-452-2777
www.progress-energy.com

Century Link (Embera)
2535 Hwy 70 SE
Hickory, NC 28602
1-866-304-6820
www.centurylink.com



X-929B

VANCE COUNTY, N. C.
FILED FOR RECORD

2010 APR 16 PM12:15

CYNTHIA S. ABBOTT
REGISTER OF DEEDS

Future Development
 Dodson Creek, LLC
 D.B. 1186-629
 P.B. X-684
 Vance Co. Tax Parcel
 0312-01-005

Carroll Johnson
DB 154-55, DB 358-421
Estate File of R.B. Taylor
73-130
P.B. X-684
Vance Co. Tax Parcel 0312-01-003

Solid Iron Bar

Tie Line - NTS

ER

United States of America
Kerr Lake Project
Tract Map K-1054

Vicinity Map
(Not to Scale)

5' setback
along Corps Boundary

See
Sheet 1

R = 1475.00'
L = 988.88'
CH = S 77°15'52" E
970.46'

R = 1525.00'
L = 981.83'
CH = N 76°30'08" W
964.96'

Future Development
 Dodson Creek, LLC
 D.B. 1186-629
 P.B. X-684
 Vance Co. Tax Parcel
 0312-01-005

Tie Line - NTS
To ER West Side NC 39
N 78°25'23"W
1967.74'

ER ————

Ex Nail at Base of Flat Bar

Tie 239.66'

N 88°55'58"W

N/F
Geraldine Brewer
DB 291-21
PB G 71
Vance Co. Tax Parcel
0312-01-006

Tie Line - NTS
S 00°31'29"E
1379.08'

Painted Stone
0.31' SW of Witness ER

N/F

Frederick Richardson
DB 785-252
PB N 50
Vance Co.
Tax Parcel
0312-01-007

I, Joseph W. Kaphar Jr., certify that this map was prepared under my supervision from an actual field survey performed under my supervision, completed 4-09-10, and is based upon references shown hereon; that the boundaries not shown are clearly indicated as being taken from references shown hereon; that the ratio of precision, calculated by coordinate method, is 1 : 20,000; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 12th day of April, 2010.

Professional Land Surveyor
No. 4541

I, Joseph W. Kapherr Jr., certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Professional Land Surveyor
1-3341

100 0 100 200 300
GRAPHIC SCALE - FEET

Kapherr & Reddick, P.C.
Professional Land Surveyors
105 West Lake Road
P.O. Box 99
Creedmoor, North Carolina
919-528-1962

Final Plat of:
The Peninsula at Kerr Lake
Phase One

Townsville Township Vance County North Carolina
Date: 4-12-2010 Scale: 1" = 100' File No.: 080501
Reference Vance County Plat Book X-684

X-929B

X-929C

VANCE COUNTY, N.C.
PLAT FOR 2010

2010 APR 16 PM12:15

CYNTHIA S. ABBOTT
REGISTER OF DEEDS

United States of America
Kerr Lake Project
Tract Map K-1054

20' Drainage
Easement
Centered on
Property Line

5' setback
along Corps Boundary
see note B

Ex Nail at
Bent ER



United States of America
Kerr Lake Project
Tract Map K-1054

20' Drainage
Easement
Centered on
Property Line

See Sheet 5

See Sheet 5

01334

Sheet 3 of 5

See Sheet 4

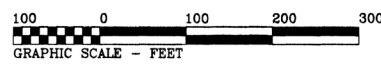
See Sheet 4

I, Joseph W. Kapherr Jr., certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Joseph W. Kapherr Jr.
Professional Land Surveyor
L-4541

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Joseph W. Kapherr Jr.
Professional Land Surveyor
L-4541

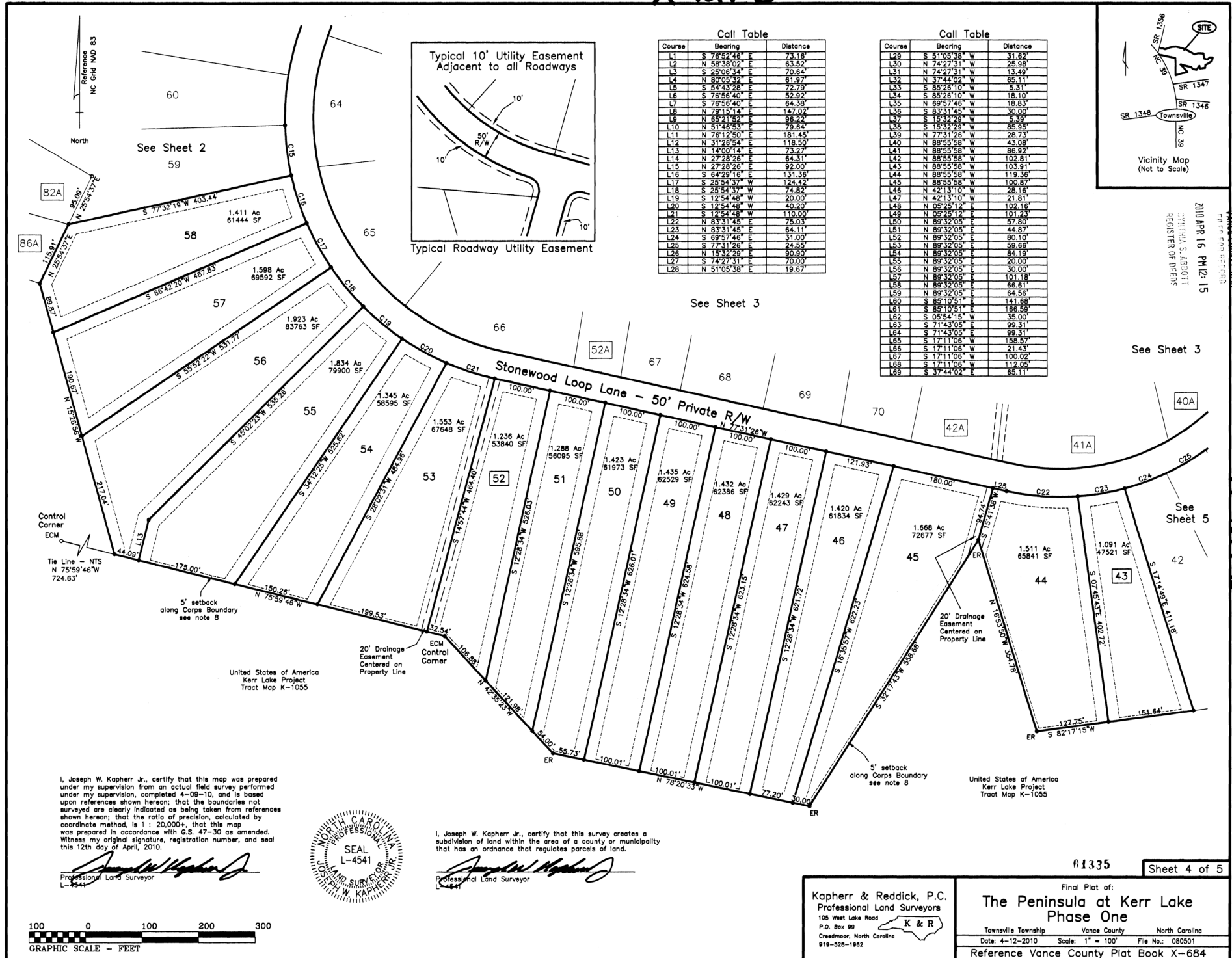


Kapherr & Reddick, P.C.
Professional Land Surveyors
105 West Lake Road
P.O. Box 99
Credmoor, North Carolina
919-528-1982

Final Plat of:
**The Peninsula at Kerr Lake
Phase One**

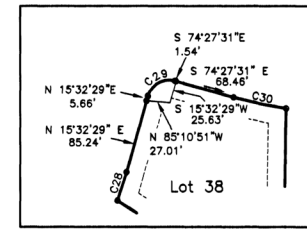
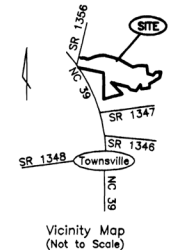
Townville Township Vance County North Carolina
Date: 4-12-2010 Scale: 1" = 100' File No.: 080501
Reference Vance County Plat Book X-684

X-929 D

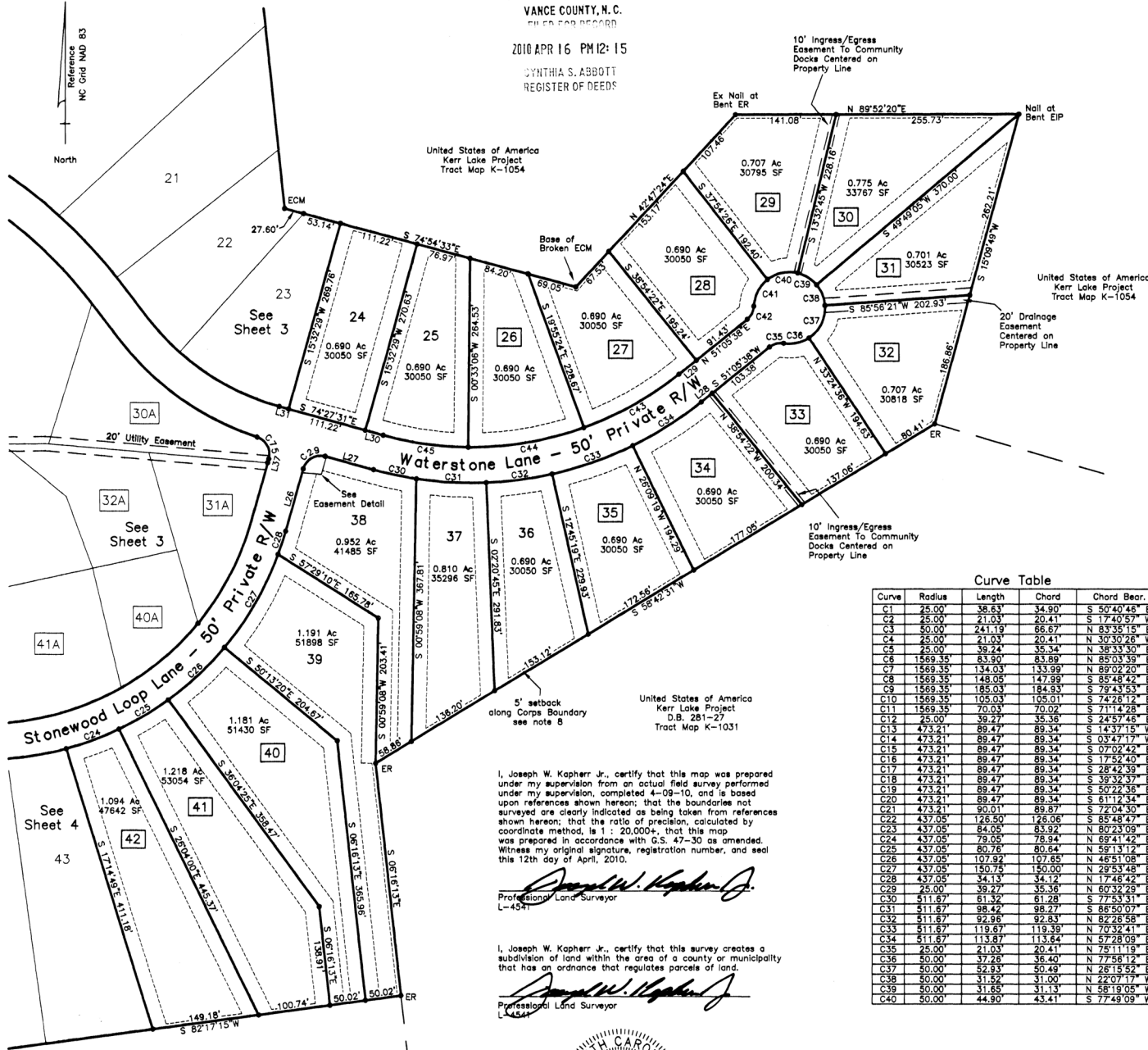


X-929 E

VANCE COUNTY, N.C.
FM 58.028 RECORD
2010 APR 16 PM 12:15
CYNTHIA S. ABBOTT
REGISTER OF DEEDS



Detail - NTS
Utility Easement Lot 38

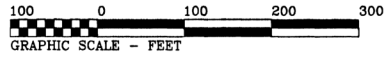


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Joseph W. Kapherr Jr.
Professional Land Surveyor
L-4541

I, Joseph W. Kapherr Jr., certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Joseph W. Kapherr Jr.
Professional Land Surveyor
L-4541



Curve Table				
Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	38.63'	34.90'	S 50°40'46" E
C2	25.00'	21.03'	20.41'	S 17°40'57" W
C3	50.00'	24.119'	66.87'	N 83°55'15" E
C4	25.00'	21.03'	20.41'	N 30°30'28" W
C5	25.00'	39.24'	35.34'	N 38°33'30" E
C6	1569.35'	83.90'	83.89'	N 85°03'39" E
C7	1569.35'	134.03'	133.99'	N 89°02'20" E
C8	1569.35'	148.05'	147.99'	S 85°48'42" E
C9	1569.35'	185.03'	184.93'	S 79°43'53" E
C10	1569.35'	105.03'	105.01'	S 74°26'12" E
C11	1569.35'	70.03'	70.02'	S 71°14'28" E
C12	25.00'	39.24'	35.36'	S 24°57'48" E
C13	473.21'	89.47'	89.34'	S 14°37'15" W
C14	473.21'	89.47'	89.34'	S 03°47'17" W
C15	473.21'	89.47'	89.34'	S 07°02'42" E
C16	473.21'	89.47'	89.34'	S 17°52'40" E
C17	473.21'	89.47'	89.34'	S 28°42'39" E
C18	473.21'	89.47'	89.34'	S 39°32'37" E
C19	473.21'	89.47'	89.34'	S 50°22'36" E
C20	473.21'	89.47'	89.34'	S 61°12'34" E
C21	473.21'	90.01'	89.87'	S 72°04'30" E
C22	437.05'	126.50'	126.06'	S 85°48'47" E
C23	437.05'	84.05'	83.82'	N 80°23'09" E
C24	437.05'	79.05'	78.84'	N 69°41'42" E
C25	437.05'	80.76'	80.64'	N 59°13'12" E
C26	437.05'	107.92'	107.65'	N 46°51'08" E
C27	437.05'	150.75'	150.00'	N 29°53'48" E
C28	437.05'	34.12'	34.12'	N 17°48'42" E
C29	25.00'	39.27'	35.36'	N 60°32'29" E
C30	511.67'	61.32'	61.28'	S 77°53'31" E
C31	511.67'	98.42'	98.27'	S 85°50'07" E
C32	511.67'	92.96'	92.83'	N 62°26'56" E
C33	511.67'	119.67'	119.39'	N 67°15'52" E
C34	511.67'	113.87'	113.64'	N 67°28'09" E
C35	25.00'	21.03'	20.41'	N 75°11'19" E
C36	50.00'	37.28'	36.40'	N 77°58'12" E
C37	50.00'	52.93'	50.49'	N 76°15'52" E
C38	50.00'	31.52'	31.00'	N 22°07'17" W
C39	50.00'	31.65'	31.13'	N 58°19'05" W
C40	50.00'	44.90'	43.41'	S 77°49'09" W

Curve Table				
Curve	Radius	Length	Chord	Chord Bear.
C41	50.00'	42.93'	41.62'	S 27°29'54" W
C42	25.00'	21.03'	20.41'	S 26°59'56" W
C43	461.67'	152.98'	152.78'	S 60°35'07" W
C44	461.67'	164.98'	164.11'	S 80°18'51" W
C45	461.67'	120.78'	120.44'	N 81°57'12" W
C46	349.87'	160.08'	158.68'	N 61°21'05" W
C47	349.87'	84.18'	84.09'	N 42°59'20" W
C48	707.02'	73.87'	73.84'	N 38°07'21" W
C49	707.02'	118.81'	118.67'	N 43°09'43" W
C50	707.02'	73.00'	72.97'	N 50°56'03" W
C51	707.02'	74.00'	73.97'	N 56°53'27" W
C52	707.02'	80.00'	79.96'	N 63°07'51" W
C53	707.02'	81.00'	80.95'	N 69°39'15" W
C54	707.02'	99.01'	98.92'	N 76°56'52" W
C55	707.02'	94.00'	93.93'	N 84°46'08" W
C56	707.02'	73.87'	73.84'	S 88°29'46" W
C57	385.00'	156.72'	155.52'	S 82°15'48" W
C58	1619.35'	28.46'	28.46'	N 70°27'58" W
C59	1619.35'	102.02'	102.00'	N 72°51'48" W
C60	1619.35'	102.02'	102.00'	N 76°33'39" W
C61	1619.35'	160.35'	160.25'	N 81°12'07" W
C62	1619.35'	252.84'	252.84'	N 86°30'56" W
C63	1619.35'	98.29'	98.27'	S 85°16'05" W
C64	25.00'	39.27'	35.36'	N 60°32'29" W
C65	415.00'	9.31'	9.31'	S 70°36'19" E
C66	415.00'	120.60'	120.18'	S 79°34'24" E
C67	415.00'	48.28'	48.25'	N 88°46'08" E
C68	657.02'	17.29'	17.29'	N 86°11'12" E
C69	657.02'	140.27'	140.00'	S 86°56'24" E
C70	657.02'	120.17'	120.00'	S 75°35'03" E
C71	657.02'	100.10'	100.00'	S 65°58'48" E
C72	657.02'	130.65'	130.65'	S 55°54'34" E
C73	657.02'	142.98'	142.71'	S 43°58'08" E
C74	399.87'	238.12'	234.61'	S 54°47'37" E
C75	25.00'	38.13'	34.54'	S 28°09'21" E
C76	387.05'	161.31'	160.15'	S 27°28'52" E
C77	387.05'	141.55'	140.76'	S 49°53'31" E
C78	387.05'	284.40'	278.05'	S 81°25'32" E
C79	423.21'	189.38'	187.80'	N 64°42'16" W
C80	423.21'	295.28'	289.33'	N 31°53'49" W
C81	423.21'	49.99'	49.98'	N 08°31'30" W
C82	423.21'	185.98'	184.49'	N 07°26'53" E

01336

Sheet 5 of 5

Kapherr & Reddick, P.C.
Professional Land Surveyors
105 West Lake Road
P.O. Box 99
Credmoor, North Carolina
919-526-1982

Final Plat of:
**The Peninsula at Kerr Lake
Phase One**

Townsville Township Vance County North Carolina
Date: 4-12-2010 Scale: 1" = 100' File No.: 080501
Reference Vance County Plat Book X-684