



- Inground Pool and Pavilion
- Recreation Area
- Waterfront Home Sites
- Private Docks
- Private Gated Community
- Custom Builder Team
- Community Dock
- Boat Storage
- Recreation Area
- Paved Roads and Street Lights
- County Water

Lakefront Homes Starting in the \$800,000's



Marketed By:

Wallace Peiffer, Broker

(919) 302-1215 Text/Call

Wallace@ThePremierAdvantage.com

The **WallacePeiffer** Group
Selling homes. One key at a time



Scan For



More Information!



INSTRUMENT 01912
PLAT BOOK/PAGE 00395 / 0019

North is relative to P.B. 393/20

THE THE PLAT OF KERR LAKE SUBDIVISION WILL BE SERVED BY THE FOLLOWING (CHECK 2 OF 4): CENTRAL WATER SYSTEM; INDIVIDUAL WATER WELLS; AND/OR INDIVIDUAL SEPTIC TANKS; THESE IMPROVEMENTS ARE INSTALLED; THESE IMPROVEMENTS ARE PROPOSED TO BE INSTALLED

OWNER(S) / DEVELOPER(S) DATE
Cliff Rogers 8-6-25

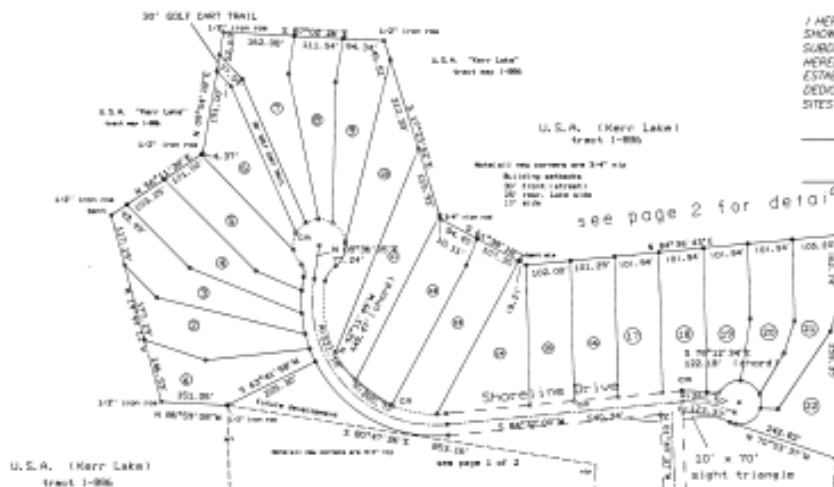


I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WARREN COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

Mark A. Bloomer 8/19/25
PLANNING BOARD REPRESENTATIVE DATE



U.S.A. (Kerr Lake)
tract 1-086



I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WARREN COUNTY AND THAT I (WE) HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

Cliff Rogers 8-6-25
OWNER(S) DATE

CERTIFICATION OF APPROVAL OF DESIGN B INSTALLATION OF UTILITIES AND OTHER REQUIRED IMPROVEMENTS.
I certify that all utilities and other required improvements have been installed in an acceptable manner and according to Warren County specifications and standards in The Pointe Subdivision.

Dated: Cliff Rogers (owner) Kerr Spoin LLC (A) P.B. 393/20 D.B. 1139 Pg. 388

(c) L. Eugene Bobbitt, II, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

[Signature]

REVIEW OFFICER'S CERTIFICATION

STATE OF NORTH CAROLINA, COUNTY OF WARREN
I, Mark Bloomer, REVIEW OFFICER FOR WARREN County
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Mark A. Bloomer 8/19/25
REVIEW OFFICER DATE

L. EUGENE BOBBITT, II, P.L.S., L-2894, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, RECORDED IN DEED BOOK see, PAGE ref., ETC.; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK see, PAGE ref.; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 87-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 31 DAY OF December, A.D., 2024

[Signature]
C. EUGENE BOBBITT, II, P.L.S.

LICENSE NUMBER - L-2664



NOTES:

- ONLY THE NOTES MARKED WITH AN (X) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN.
- (x) 1.) TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A STATE GRID STATION.
- (x) 2.) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.
- (x) 3.) THERE IS A NEW 1/2" IRON PIPE ON ALL PROPERTY CORNERS THAT ARE NOT LABELED, UNLESS OTHERWISE NOTED, SEE SYMBOL LEGEND.
- (x) 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- (x) 5.) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT.
- (x) 6.) SUBJECT PROPERTY SHOWN IS LOCATED WITHIN 2000 FEET OF A STATE GRID STATION, BUT DUE TO THE LACK OF DESCRIPTIVE, AND PHYSICAL EVIDENCE, GRID STATION(S) COULD NOT BE LOCATED.
- (x) 7.) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, IN U.S. FEET.

SITE DATA

(B) P.B. 393/20
D.B. 1139 Pg. 388 parcel A2D-36
tax PIN 200677669
part of tax parcel A2D 36
zoning RL
30' front B.S.L.
25' rear, Lakeside B.S.L.
10' side B.S.L.
all streets have a 50' r/w
flood zone 'X'
map # 3721200000J
panel 2000J dated 04-16-2007
3370' +/- of new street
all streets are private

Kerr Spoin LLC
(C) P.B. 393/20
D.B. 1139 Pg. 388

Legend

ep (ex) existing pipe or rod	rip new iron pipe
epk existing pk nail	ripk new pk nail
ers existing railroad spike	rrs railroad spike
r/w right of way	PP Power Pole
cp computed point	cl center line
p/l property line	ml water line
mh manhole	exh exist con man
-X- existing fence	mxh mastery hol
wh water meter	-E- electric service
eops exist, common pick spindle	LP Light Pole
-S- sewer line	FM fire hydrant
B.S.L. Building Setback Line	
CH Concrete control monument	

Not to scale
typical 10' x 70' sight triangle
road



revised 05-25-2025

BOBBITT SURVEYING, P.A.
CERTIFICATE No. - C-595

P.O. BOX 952/443 DABNEY DRIVE, HENDERSON, N.C., 27536
252-438-5162

Final plat & subdivision of

The Pointe at Kerr Lake

Nutbush Township

Warren County, North Carolina

Scale 1" = 200 feet December 31, 2024

Plat File 24 W 29 L