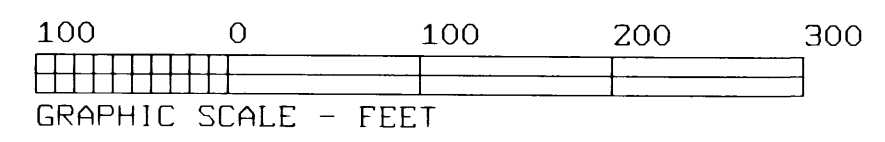
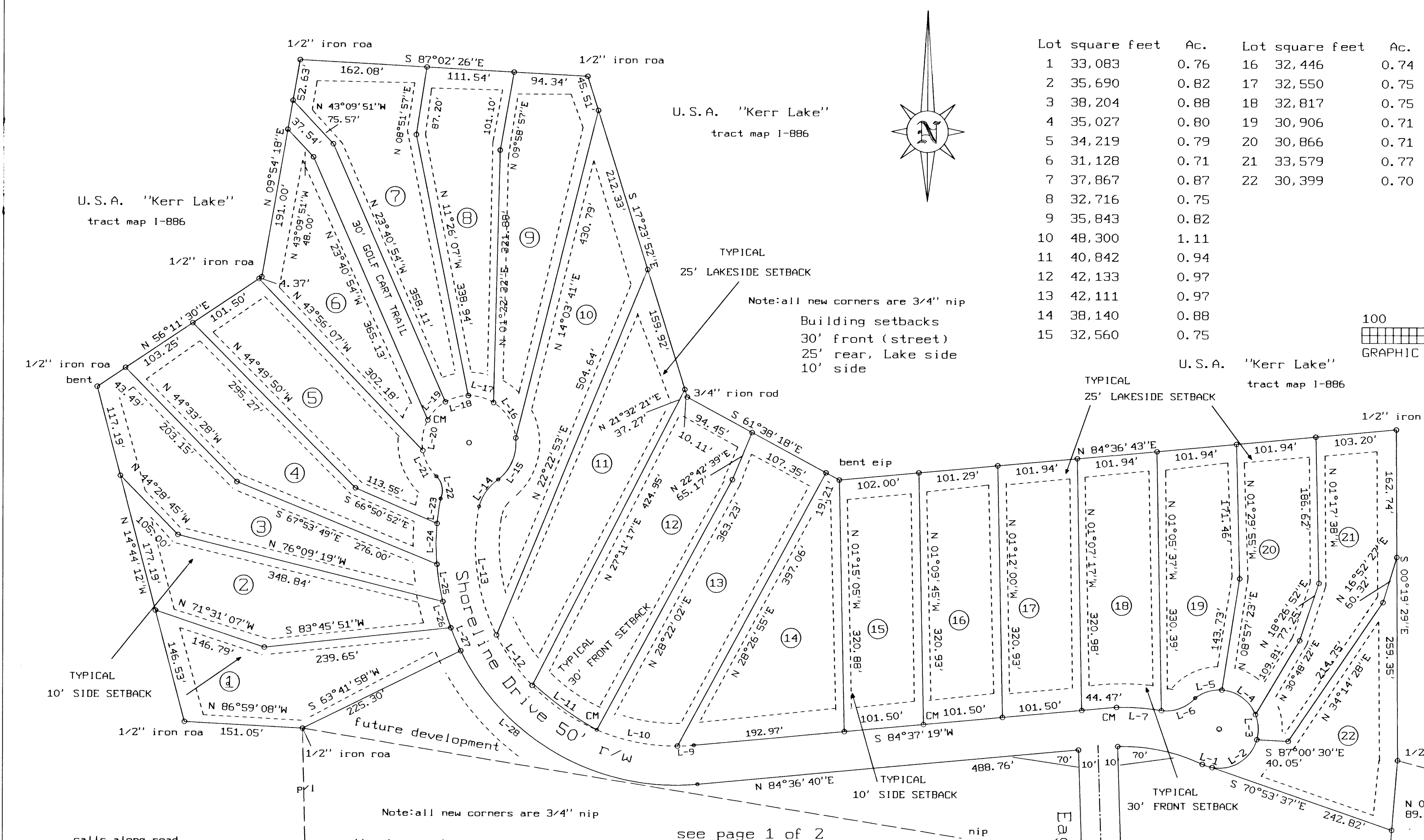


North is relative to P.C. 393/20

Lot	square feet	Ac.	Lot	square feet	Ac.
1	33,083	0.76	16	32,446	0.74
2	35,690	0.82	17	32,550	0.75
3	38,204	0.88	18	32,817	0.75
4	35,027	0.80	19	30,906	0.71
5	34,219	0.79	20	30,866	0.71
6	31,128	0.71	21	33,579	0.77
7	37,867	0.87	22	30,399	0.70
8	32,716	0.75			
9	35,843	0.82			
10	48,300	1.11			
11	40,842	0.94			
12	42,133	0.97			
13	42,111	0.97			
14	38,140	0.88			
15	32,560	0.75			



- Legend**
- eip (eir) existing pipe or rod
 - epk existing pk nail
 - errs existing railroad spike
 - r/w right of way
 - cp computed point
 - p/l property line
 - mh manhole
 - X- existing fence
 - wm water meter
 - ecps exist. cotton pick spindle
 - S- sewer line
 - CM concrete control monument
 - B.S.L. Building Setback Line
 - nip new iron pipe
 - npk new pk nail
 - rrs railroad spike
 - PP Power Pole
 - c/l center line
 - w- water line
 - ecm exist con mon
 - msn masonry nail
 - E- electric service
 - LP Light Pole
 - FH fire hydrant



RAD.:	25.00'	TAN.:	17.66'
LEN.:	30.75'	DELTA:	70°28'02"
L-22 S 10°55'31"E 28.85'			
COURSE BEARING DISTANCE			
RAD.:	305.70'	TAN.:	15.99'
LEN.:	31.96'	DELTA:	5°59'25"
L-23 S 07°59'57"W 31.95'			
RAD.:	305.70'	TAN.:	26.09'
LEN.:	52.06'	DELTA:	9°45'29"
L-24 S 00°07'30"W 52.00'			
RAD.:	305.70'	TAN.:	24.05'
LEN.:	48.00'	DELTA:	8°59'45"
L-25 S 09°15'06"E 47.95'			
RAD.:	305.70'	TAN.:	17.53'
LEN.:	35.02'	DELTA:	6°33'49"
L-26 S 17°01'53"E 35.00'			
RAD.:	305.69'	TAN.:	15.99'
LEN.:	31.94'	DELTA:	5°59'15"
L-27 S 23°19'29"E 31.93'			
RAD.:	305.70'	TAN.:	210.44'
LEN.:	368.61'	DELTA:	69°05'14"
L-28 S 60°50'35"E 346.68'			

COURSE	BEARING	DISTANCE
L-15	N 26°57' 13"E	65.49'
RAD. : 60.00'	TAN. : 29.60'	
LEN. : 54.99'	DELTA: 52°30' 45"	
L-16	N 32°22' 52"W	53.09'
RAD. : 60.00'	TAN. : 17.47'	
LEN. : 33.99'	DELTA: 32°27' 44"	
L-17	N 74°52' 07"W	33.54'
RAD. : 60.00'	TAN. : 15.65'	
LEN. : 30.62'	DELTA: 29°14' 35"	
L-18	S 74°16' 44"W	30.29'
RAD. : 60.00'	TAN. : 16.81'	
LEN. : 32.79'	DELTA: 31°18' 27"	
L-19	S 44°00' 13"W	32.38'
RAD. : 60.00'	TAN. : 20.80'	
LEN. : 40.05'	DELTA: 38°14' 40"	
L-20	S 09°13' 39"W	39.31'
RAD. : 60.00'	TAN. : 19.65'	
LEN. : 37.98'	DELTA: 36°15' 51"	
L-21	S 28°01' 37"E	37.35'

calls along road

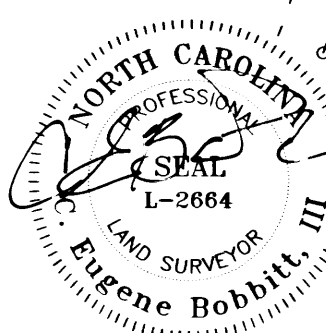
COURSE	BEARING	DISTANCE
RAD.: 255.70'	TAN.: 10.50'	
LEN.: 20.98'	DELTA: 4°42'04"	
L-9	S 86°57' 45"W	20.97'
RAD.: 255.70'	TAN.: 53.68'	
LEN.: 105.82'	DELTA: 23°42' 41"	
L-10	N 78°49' 53"W	105.06'
RAD.: 255.70'	TAN.: 50.93'	
LEN.: 100.55'	DELTA: 22°31' 52"	
L-11	N 55°42' 36"W	99.90'
RAD.: 255.70'	TAN.: 39.81'	
LEN.: 78.99'	DELTA: 17°42' 03"	
L-12	N 35°35' 38"W	78.68'
RAD.: 255.70'	TAN.: 87.39'	
LEN.: 168.41'	DELTA: 37°44' 16"	
L-13	N 07°52' 29"W	165.39'
RAD.: 60.00'	TAN.: 22.48'	
LEN.: 43.01'	DELTA: 41°04' 19"	
L-14	N 35°31' 43"E	42.10'

calls along road

COURSE	BEARING	DISTANCE	
L-1	S 72°13' 30"E	13.19'	
RAD.:	50.00'	TAN.:	45.56'
LEN.:	73.89'	DELTA:	84°40' 28"
L-2	N 57°51' 33"E	67.35'	
RAD.:	50.00'	TAN.:	16.95'
LEN.:	32.68'	DELTA:	37°26' 58"
L-3	N 03°12' 10"W	32.10'	
RAD.:	50.00'	TAN.:	31.30'
LEN.:	55.94'	DELTA:	64°05' 50"
L-4	N 53°58' 34"W	53.06'	
RAD.:	50.00'	TAN.:	18.99'
LEN.:	36.30'	DELTA:	41°36' 08"
L-5	S 73°10' 27"W	35.31'	
RAD.:	285.50'	TAN.:	26.08'
LEN.:	48.08'	DELTA:	55°05' 28"
L-6	S 69°26' 35"W	46.25'	
RAD.:	285.50'	TAN.:	28.84'
LEN.:	57.48'	DELTA:	11°32' 09"
L-7	N 86°00' 09"W	57.38'	

future development

Eagle Pointe Dr



see page 1 of 2

revised 05-25-25

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

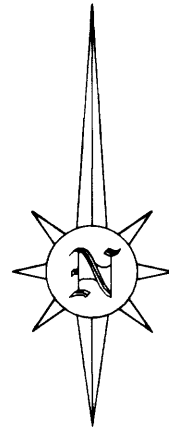
Scale 1"= 100 feet December 31, 2024

Plat File 24 W 29a L

North is relative to P.B.393/20

THE The Pointe at Kerr Lake SUBDIVISION WILL BE SERVED BY THE
FOLLOWING : (CHECK 2 OF 4) CENTRAL WATER SYSTEM _____ ;
CENTRAL SEWER SYSTEM _____ ; INDIVIDUAL WATER WELLS ☒ ;
AND/OR INDIVIDUAL SEPTIC TANKS ☒ . THESE IMPROVEMENTS
ARE INSTALLED _____ ; THESE IMPROVEMENTS ARE PROPOSED TO BE
INSTALLED ☒ .

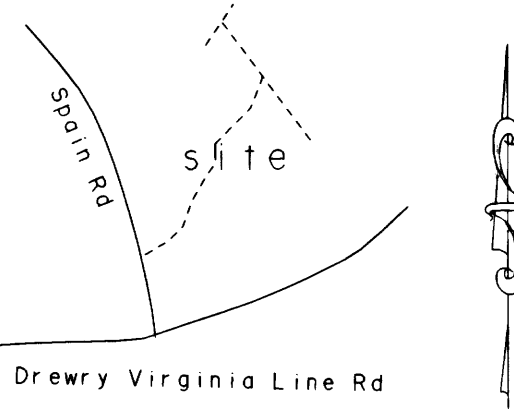
Cliff Rogers 8-6-25
OWNER(S) DEVELOPER(S) DATE



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.

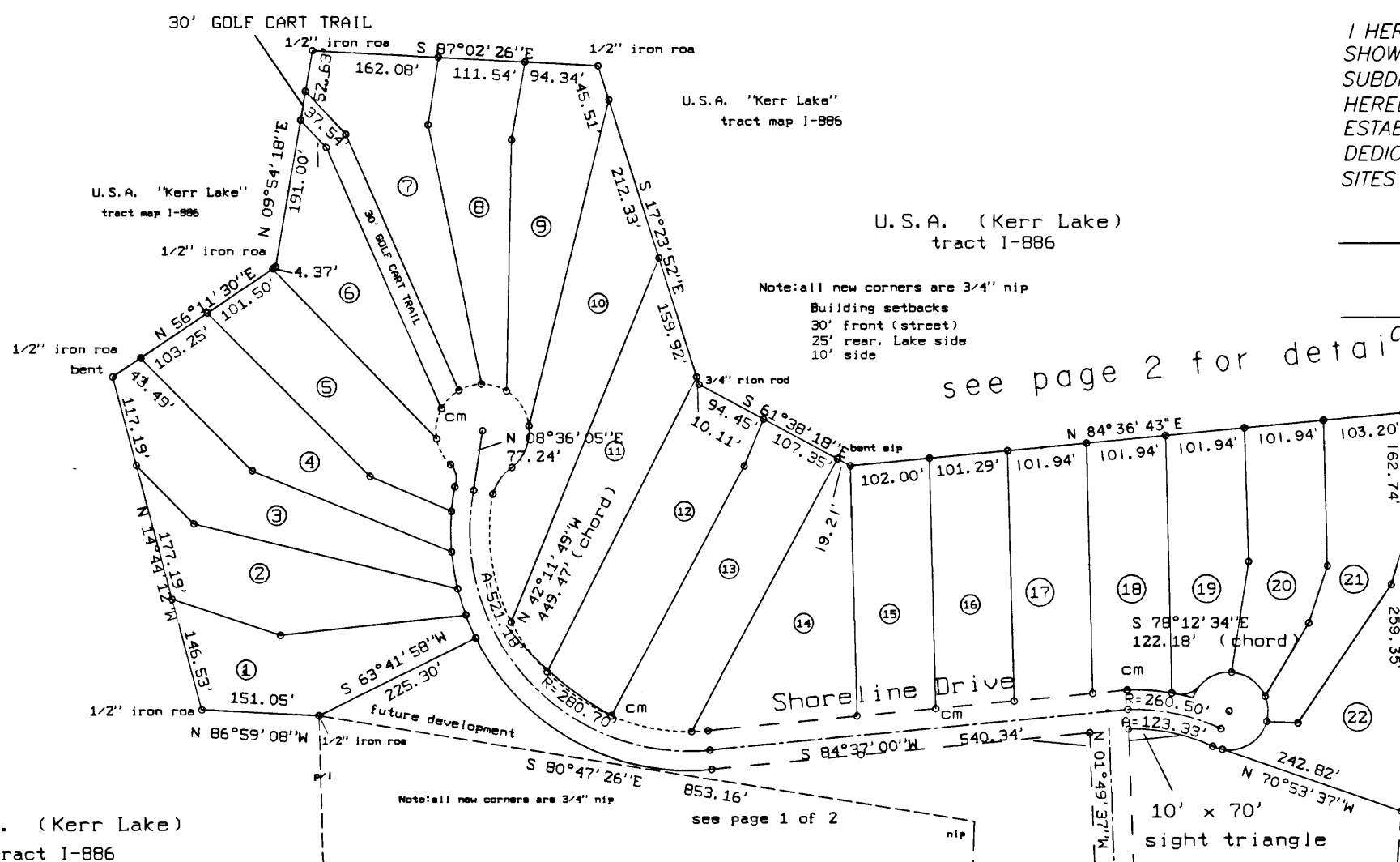
Mark A. Bloomer
PLANNING BOARD REPRESENTATIVE

8/19/25
DATE



vicinity map (not to scale)

U.S.A. (Kerr Lake)
tract 1-886



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 ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT,
ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND
DEDICATE ALL STREETS, ALLEYS, WALKS, 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 &
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 Spain LLC
(A) P.B.393/20
D.B.1139 Pg.388

(a) I, C. Eugene Bobbitt, III, 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.

C. Eugene Bobbitt, III

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

I, C. EUGENE BOBBITT, III, PLS., L-2664, 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: 10,000+; THAT THIS PLAT WAS
PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED.

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

C. Eugene Bobbitt, III
C. EUGENE BOBBITT, III, 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 LABELLED, 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.
- () 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.

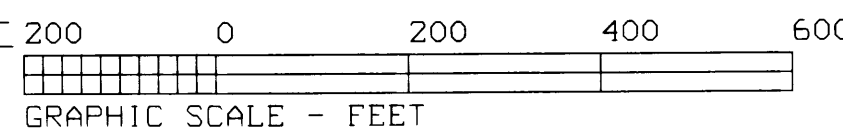
SITE DATA
(B) P.B.393/20
D.B.1139 Pg.388 parcel A2D-36
tax PIN 200677669
part of tax parcel A2D 36
zoning RL
30' front B.S.L.
25' rear, Lakeside B.S.L.
10' side B.S.L.
all streets have a 50' r/w
flood zone "X"
map # 3721200000j
panel 2000j dated 04-16-2007
3370' +- of new street
all streets are private

Legend

eip (eir) existing pipe or rod	nip	new iron pipe
epk existing pk nail	nPK	new pk nail
errs existing railroad spike	rrs	railroad spike
r/w right of way	PP	Power Pole
cp computed point	c/l	center line
p/l property line	-w-	water line
mh manhole	ecm	exist con mon
-X- existing fence	msn	masonry nail
wm water meter	-E--	electric service
ecps exist. cotton pick spindle	LP	Light Pole
-S-- sewer line	FH	fire hydrant
B.S.L. Building Setback Line		
CM Concrete control monument		

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

developer John Rogers
P.O. Box 890
Franklin, NC 27525
252-492-9385



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 & subdivison 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