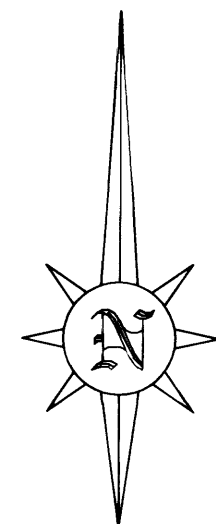


North is relative to P.C.387/3



REVIEW OFFICER'S CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY of Warren
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 8/10/26
REVIEW OFFICER Date

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
cm Concrete monument	

(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.

NOTES :

- ONLY THE NOTES MARKED WITH AN (X) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN.
- (*) 1.) TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A STATE GRID STATION.
- (*) 2.) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.
- (*) 3.) THERE IS A NEW 1/2" IRON PIPE ON ALL PROPERTY CORNERS THAT ARE NOT LABELLED, UNLESS OTHERWISE NOTED, SEE SYMBOL LEGEND.
- (*) 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- (*) 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.
- (*) 7.) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, IN U.S. FEET.

NOTE: ALL STREETS ARE PRIVATE

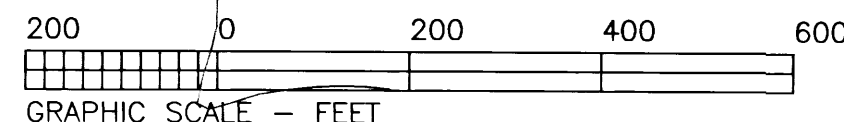
I, C. EUGENE BOBBITT, III, PLS., L-2664, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, RECORDED IN DEED BOOK see , PAGE ref , ETC.; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK see , PAGE ref ; 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 17 DAY of November , A.D., 2025

C. EUGENE BOBBITT, III, P.L.S.

LICENSE NUMBER - L-2664



Lot square feet	Lot square feet
23) 44,504 sq ft	42) 55,187 sq ft
24) 41,360 sq ft	43) 52,254 sq ft
28) 31,203 sq ft	44) 37,537 sq ft
27) 30,900 sq ft	45) 41,799 sq ft
26) 30,150 sq ft	46) 81,250 sq ft
25) 30,150 sq ft	47) 72,592 sq ft
29) 92,136 sq ft	48) 91,116 sq ft
30) 71,847 sq ft	49) 98,069 sq ft
31) 68,637 sq ft	50) 91,954 sq ft
32) 60,809 sq ft	51) 88,407 sq ft
33) 105,951 sq ft	52) 245,753 sq ft
34) 146,375 sq ft	53) 194,134 sq ft
35) 120,507 sq ft	54) 168,216 sq ft
36) 46,957 sq ft	55) 162,984 sq ft
37) 47,778 sq ft	56) 68,701 sq ft
38) 128,910 sq ft	57A) 35,764 sq ft
39) 106,592 sq ft	57B) 34,315 sq ft
40) 85,575 sq ft	58) 77,404 sq ft
41) 52,076 sq ft	59) 74,599 sq ft
	60) 108,262 sq ft
	155) 21,427 sq ft
	includes 15' to road

calls along Road & streets		
COURSE	BEARING	DISTANCE
L-1	S 71°19'37"W	155.72'
L-2	S 68°55'21"W	158.11'
L-3	S 64°08'19"W	120.64'
L-4	S 61°09'27"W	108.64'
L-5	S 57°07'03"W	135.51'
L-6	S 53°55'13"W	120.45'
L-7	N 75°07'16"W	29.25'
L-8	N 59°26'04"W	136.61'
L-9	N 59°24'15"W	276.69'
L-10	N 31°41'53"E	123.72'

RAD.: 260.00' TAN.: 107.03'
LEN.: 203.06' DELTA: 44°44'55"

L-11 N 09°19'25"E 197.94'
L-12 S 83°33'29"E 157.15'
L-13 S 83°33'29"E 100.10'
L-14 S 83°33'29"E 45.87'

L-15 S 60°46'33"E 66.77'

RAD.: 60.00' TAN.: 21.21'
LEN.: 40.78' DELTA: 38°56'33"

L-16 N 65°56'43"E 40.00'

RAD.: 60.00' TAN.: 21.21'
LEN.: 40.78' DELTA: 38°56'33"

L-17 N 27°00'10"E 40.00'

RAD.: 60.00' TAN.: 21.21'
LEN.: 40.78' DELTA: 38°56'33"

L-18 N 11°56'22"W 40.00'

RAD.: 60.00' TAN.: 22.91'
LEN.: 43.77' DELTA: 41°48'07"

L-19 N 52°18'42"W 42.81'

RAD.: 60.00' TAN.: 53.95'
LEN.: 87.88' DELTA: 83°55'25"

L-20 S 64°49'32"W 80.24'
L-21 N 83°33'29"W 132.86'
L-22 N 83°33'29"W 186.76'

COURSE BEARING DISTANCE
L-22a N 25°17'36"W 100.00'

RAD.: 300.32' TAN.: 50.73'
LEN.: 100.52' DELTA: 19°10'39"

L-23 N 15°42'16"W 100.05'

RAD.: 300.32' TAN.: 67.51'
LEN.: 132.80' DELTA: 25°20'13"

L-24 N 06°33'10"E 131.72'
L-25 N 19°13'16"E 100.00'

RAD.: 355.79' TAN.: 84.20'
LEN.: 165.36' DELTA: 26°37'47"

L-26 N 05°54'22"E 163.88'

RAD.: 355.79' TAN.: 62.39'
LEN.: 123.52' DELTA: 19°53'29"

L-27 N 17°21'15"W 122.90'
L-28 N 27°18'00"W 100.00'

RAD.: 263.32' TAN.: 59.43'
LEN.: 116.90' DELTA: 25°26'14"

L-29 N 14°34'53"W 115.94'

RAD.: 263.32' TAN.: 53.01'
LEN.: 104.61' DELTA: 22°45'48"

L-30 N 09°31'08"E 103.93'
L-31 N 20°54'02"E 78.65'
L-32 N 20°54'02"E 39.92'

RAD.: 506.60' TAN.: 94.34'
LEN.: 186.54' DELTA: 21°05'52"

L-33 N 10°21'06"E 185.49'
L-34 S 85°22'26"E 175.46'
L-35 S 81°16'56"E 143.64'
L-36 S 76°12'32"E 37.73'
L-37 S 75°04'51"E 156.05'

RAD.: 1060.30' TAN.: 22.97'
LEN.: 45.92' DELTA: 2°28'54"

L-38 N 76°19'18"W 45.92'

RAD.: 1060.30' TAN.: 72.39'
LEN.: 144.55' DELTA: 7°48'41"

L-39 N 81°28'05"W 144.44'

vicinity map (not to scale)

calls along Road & streets

COURSE BEARING DISTANCE
RAD.: 235.50' TAN.: 56.82'
LEN.: 111.50' DELTA: 27°07'42"

L-37 S 78°12'38"E 110.46'

RAD.: 1060.30' TAN.: 72.39'
LEN.: 144.55' DELTA: 7°48'41"

L-60 S 81°28'05"E 144.44'
L-61 S 78°19'18"E 45.92'

RAD.: 313.32' TAN.: 31.89'
LEN.: 63.57' DELTA: 11°37'29"

L-40 S 15°05'17"W 63.46'

RAD.: 313.32' TAN.: 103.55'
LEN.: 200.01' DELTA: 36°34'33"

L-41 S 09°00'43"E 196.63'
L-42 S 27°18'00"E 100.00'

RAD.: 305.79' TAN.: 74.65'
LEN.: 146.45' DELTA: 27°26'23"

L-43 S 13°34'48"E 145.05'

RAD.: 305.79' TAN.: 51.39'
LEN.: 101.84' DELTA: 19°04'53"

L-44 S 09°40'49"W 101.37'

L-45 S 19°13'16"E 100.00'

RAD.: 350.32' TAN.: 51.03'
LEN.: 101.35' DELTA: 16°34'36"

L-46 S 10°55'58"W 101.00'

RAD.: 350.32' TAN.: 87.14'
LEN.: 170.82' DELTA: 27°56'16"

L-47 S 11°19'28"E 169.13'
L-48 S 25°17'36"E 100.00'

RAD.: 210.00' TAN.: 46.84'
LEN.: 92.17' DELTA: 25°08'51"

L-49 S 12°43'10"E 91.43'

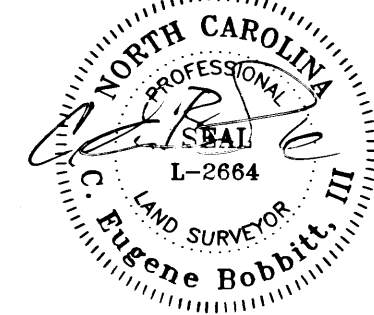
RAD.: 210.00' TAN.: 59.91'
LEN.: 116.71' DELTA: 31°50'37"

L-50 S 15°46'34"W 115.22'
L-51 S 31°41'53"W 129.68'

revised 05-15-26
BOBBITT SURVEYING, P.A.

CERTIFICATE No. - C-595
P.O. BOX 952/443 DABNEY DRIVE, HENDERSON, N.C., 27536
252-438-5162

Major Subdivisiobn Final Plat
The Pointe at Kerr Lake
Phase II
Nutbush Township
Warren County, North Carolina
scale 1"= 200 feet November 17, 2025
Plat File 25 W 20 L



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 8-17-26
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

8-13-26 Cliff Rogers
Dated Cliff Rogers (owner)

SITE DATA
P.B.395/19-20
P.B.387/3
D.B.1139 Pg.388 parcel A2D-36
tax PIN 200677669
tax map # A2D 36 & part of A2D 36G & A2D 36H
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"
1% chance of flood for 100 years
map # 3721200000j
panel 2000j dated 04-16-2007
850+- of new street
all streets are private
Electricity (Duke Energy)
subdivision served by County water
All Streets or private

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

EASEMENTS AND RIGHTS OF WAY

ALL ROAD FRONT LOT LINES HAVE A 20 FOOT UTILITY EASEMENT.
ALL STREET RIGHTS-OF-WAY SHOWN ARE 60 feet IN WIDTH PER RECORDED PLATS (SEE REFERENCES HEREON).
ALL CUL-DE-SACS SHOWN HAVE A 50 FOOT RADIUS UNLESS OTHERWISE NOTED HEREON.
ALL ROAD RIGHTS OF WAY INCLUDE EASEMENTS FOR ALL UTILITIES PRESENT AND FUTURE
ALL SIDE AND REAR LOT LINES HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ON EACH SIDE OF P/L.
EXCEPT HOWEVER THIS RESERVATION SHALL NOT APPLY WHEN ADJOINING LOTS ARE OWNED BY THE SAME INTITY OR INDIVIDUAL AS RELATES TO THE COMMON SIDE OR REAR LINES WHERE SUCH LOTS ADJOIN.

THE The Pointe 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 8-13-26
OWNER(S) DEVELOPER(S) DATE

NOTES :

- ONLY THE NOTES MARKED WITH AN (X) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN.
- (*) 1.) TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A STATE GRID STATION.
 - (*) 2.) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.
 - (*) 3.) THERE IS A NEW 1/2" IRON PIPE ON ALL PROPERTY CORNERS THAT ARE NOT LABELLED, UNLESS OTHERWISE NOTED, SEE SYMBOL LEGEND.
 - (*) 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - * 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.
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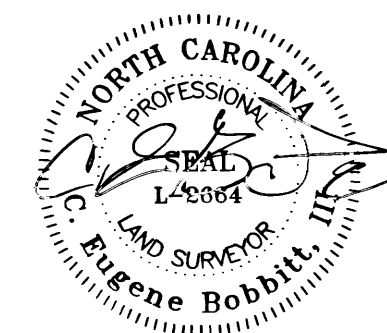
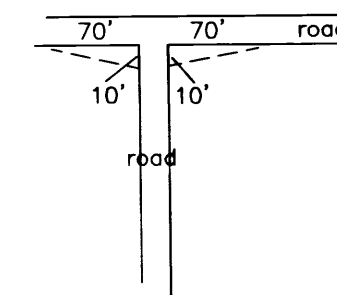
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WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS THE 17 DAY OF November, A.D., 2025

C. Eugene Bobbitt, III
C. EUGENE BOBBITT, III, P.L.S.

LICENSE NUMBER - L-2664

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



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 8/19/26
PLANNING BOARD REPRESENTATIVE DATE

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 8/19/26
REVIEW OFFICER DATE

Legend

eip (eir) existing pipe or r/r	new iron pipe
epk existing pk nail	new pk nail
errs existing railroad spikes	railroad spike
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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	Light Pole
-S- sewer line	FH fire hydrant

B.S.L. Building Setback Line
CM Concrete contol monument
10' X 70' SIGHT TRIANGLE no view obstructing shrubs, signs, trees inside triangle that may interfere with the line of site.

revised 05-15-26

BOBBITT SURVEYING, P.A.
CERTIFICATE No. - C-595
P.O. BOX 952/443 DABNEY DRIVE, HENDERSON, N.C., 27536
252-438-5162

Major Subdivision Final Plat

The Pointe at Kerr Lake

Phase II

Nutbush Township

Warren County, North Carolina

November 17, 2025

Plat File 25 W 20 L