

**HIGH DENSITY RESIDENTIAL SUBDIVISIONS
DEED RESTRICTIONS & PROTECTIVE COVENANCES**

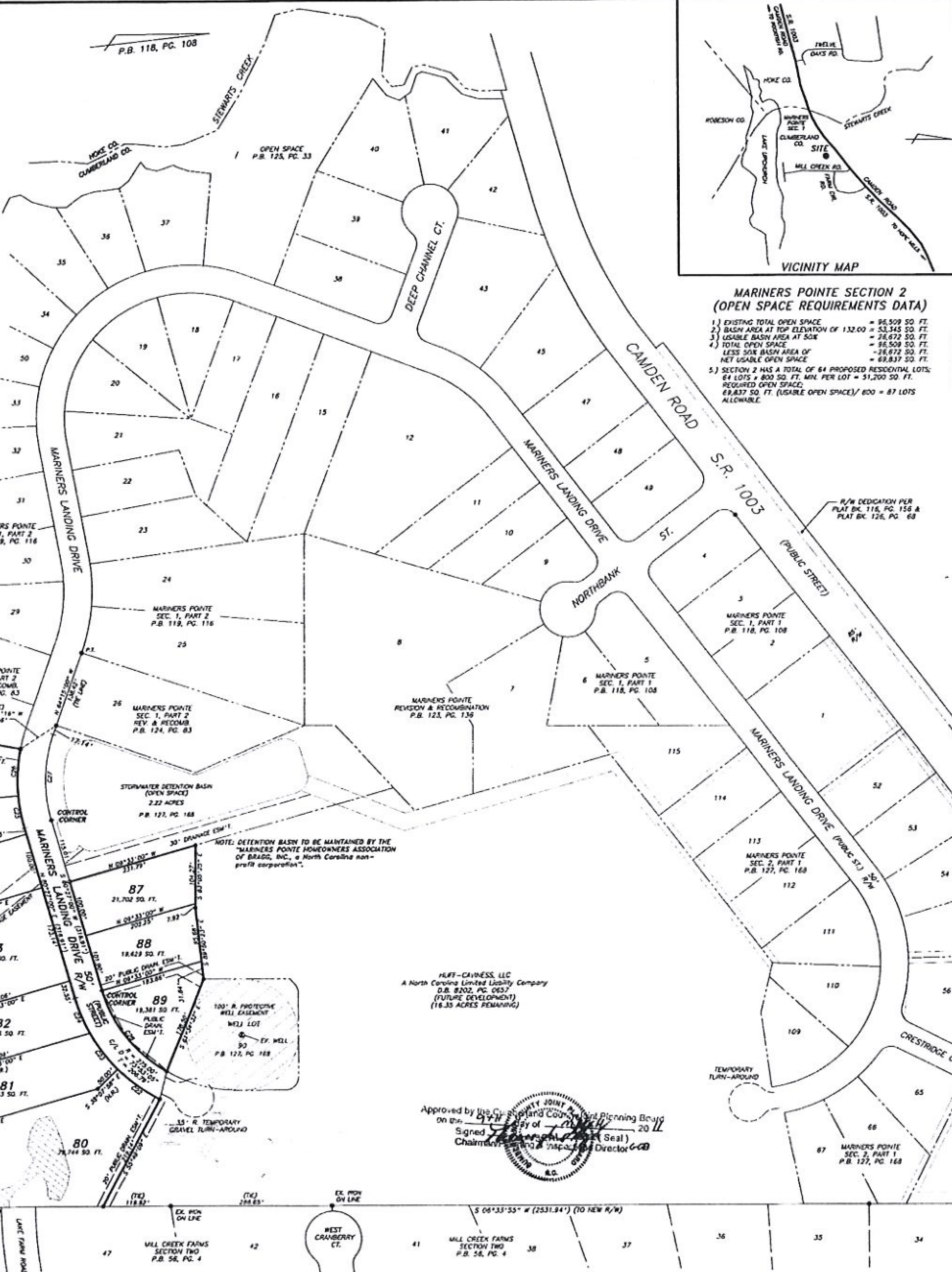
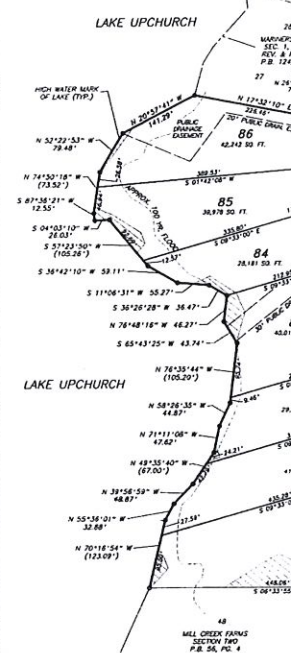
In accordance with the 15 NCAC 24-1000 and S.L. 2006-246, the Stormwater Management Regulations, deed restrictions and protective covenants are required for high density residential subdivisions where lots are subdivided and sold and runoff will be treated in an engineered stormwater control facility. Deed restrictions and protective covenants are necessary to ensure that the development maintains a "continuous" deep consistent with the design criteria used to size the stormwater control facility.

1. William G. Caviness, administrator, affirm and agree by my signature herein that I will cause the following deed restrictions and covenants to be recorded prior to the sale of any lot.
2. The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number 198100000, as issued by the Division of Water Quality under the Stormwater Management Regulations.
3. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the stormwater management permit.
4. These covenants are to run with the land and be binding on all persons and parties claiming under them.
5. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Water Quality.
6. Attention of the drainage as shown on the approved plan may not take place without the concurrence of the Division of Water Quality.
7. The maximum allowable built-upon area per lot is 5,000 square feet. This allowed amount includes any built-upon area contained within the lot's property boundaries, and that portion of the right-of-way between the front line and the edge of the pavement. Built-upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, stone, stone, asphalt and parking areas, but does not include retained, open wood decking, or the water surface of swimming pools.
8. Each lot will maintain a 30 foot wide vegetated buffer between all impervious areas and surface water.
9. All runoff from the built-upon areas on the lot must drain into the permitted system. This may be accomplished through a stormwater control facility that drains water which flows to the street, grading the lot to drain toward the street, or grading adjacent areas. The stormwater control facility must be designed to be a component of the stormwater collection system. Lots that will naturally drain into the lot are not required to provide these additional measures. By Permit, this requirement does not apply to lots that naturally and directly drain into Lake Upchurch.

Signature: *[Signature]* Date: 3/5/11

North Carolina, Cumberland County, Hermit
I, *[Signature]*, County Clerk of Cumberland County, North Carolina, do hereby certify that the above and foregoing is a true and correct copy of the original as recorded in my office on this 5th day of March, 2011.

Notary Public
Notary Commission Expires 4-02-11



**MARINERS POINT SECTION 2
(OPEN SPACE REQUIREMENTS DATA)**

- 1) EXISTING TOTAL OPEN SPACE = 86,509 SQ. FT.
- 2) BASIN AREA AT TOP ELEVATION OF 132.00' = 53,148 SQ. FT.
- 3) LOCAL BASIN AREA AT SITE = 24,672 SQ. FT.
- 4) TOTAL OPEN SPACE AT SITE = 16,509 SQ. FT.
- 5) LESS SITE BASIN AREA OF = 16,509 SQ. FT.
- 6) NET LOCAL OPEN SPACE = 0 SQ. FT.
- 7) NET GLOBAL OPEN SPACE = 0 SQ. FT.

SECTION 2 HAS A TOTAL OF 64 PROPOSED RESIDENTIAL LOTS.
64 LOTS x 800 SQ. FT. MIN PER LOT = 51,200 SQ. FT.
REGULATED OPEN SPACE:
EXACT SQ. FT. (USABLE OPEN SPACE) / 800 = 64 LOTS ALLOWABLE.

CURVE TABLE

Curve No.	Delta	Radius	Length	Bearing	Chord	Tangent
C1	90°	200.00	62.83	N 45°00'00" W	62.83	141.42
C2	90°	200.00	62.83	S 45°00'00" W	62.83	141.42
C3	90°	200.00	62.83	S 45°00'00" W	62.83	141.42
C4	90°	200.00	62.83	N 45°00'00" W	62.83	141.42
C5	90°	200.00	62.83	N 45°00'00" W	62.83	141.42
C6	90°	200.00	62.83	S 45°00'00" W	62.83	141.42
C7	90°	200.00	62.83	S 45°00'00" W	62.83	141.42
C8	90°	200.00	62.83	N 45°00'00" W	62.83	141.42
C9	90°	200.00	62.83	N 45°00'00" W	62.83	141.42

- NOTES:**
- 1) THERE ARE NO A.C. GRID CONTROL MONUMENTS WITHIN 2000' OF SITE.
 - 2) PROPERTY IS ZONED R-1.
 - 3) TOTAL OF 16 LOTS IN SEC. 2, PART 2.
 - 4) TOTAL OF 7.66 ACRES IN SECTION 2, PART 2.
 - 5) WATER SERVICE BY SEWER NORTH CAROLINA (A PUBLIC WATER SYSTEM) SERVED BY SEPTIC TANK.
 - 6) EASEMENTS TO BE ADMINISTERED BY ASPHALT CURBS TO N.C.D.O.T. STANDARDS.
 - 7) NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS PLAN.
 - 8) THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER SERVICE AVAILABLE AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WELLS AS OF THE DATE OF THIS RECORDING.
 - 9) PUBLIC SEWER SERVICES ARE NOT AVAILABLE AS OF DATE OF THIS RECORDING. ON-SITE SEWER DISPOSAL SYSTEMS MUST BE APPROVED BY COUNTY HEALTH DEPARTMENT.

State of North Carolina, CUMBERLAND County
I, *[Signature]*, County Clerk of Cumberland County, North Carolina, do hereby certify that the above and foregoing is a true and correct copy of the original as recorded in my office on this 5th day of March, 2011.

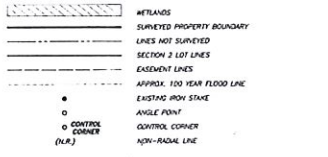
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADS
MINIMAL CONSTRUCTION STANDARDS
CERTIFICATION

The roads indicated on this plan are designed to the Department's Minimum Construction Standards. The roads must be constructed to these standards, and be in an acceptable state of maintenance at the time that they are accepted onto the State System. All responsibility for the roads remains with the owner of the property, the name of which is on this plan, until such time as the roads are accepted for maintenance by the Board of Transportation.

APPROVED: *[Signature]* DATE: 3/1/11

State of North Carolina
I, *[Signature]*, County Clerk of Cumberland County, North Carolina, do hereby certify that the above and foregoing is a true and correct copy of the original as recorded in my office on this 5th day of March, 2011.

North Carolina, Cumberland County, Hermit
I, *[Signature]*, County Clerk of Cumberland County, North Carolina, do hereby certify that the above and foregoing is a true and correct copy of the original as recorded in my office on this 5th day of March, 2011.



A "ZERO LOT LINE" DEVELOPMENT
MARINERS POINT SECTION 2, PART 2
PROPERTY OF
HUFF-CAVINESS, LLC
A North Carolina Limited Liability Company
ROCKFISH TWP. CUMBERLAND CO., N.C.
SCALE: 1" = 100' MARCH 2011

MOORMAN, KIZER & ROTZEL, INC. 115 BRADYWOOD AVE. FAIRFETTEVILLE, N.C.
PHONE (910) 484-5191 FAX (910) 484-0358 LICENSE # F-9106

FILED: MAR 06 2011 4:25 PM
CUMBERLAND COUNTY CLERK
PAGE 0072 FROM 0072
INSTRUMENT # 09181
RECORDING # 32100
EXCISE TAX (None)