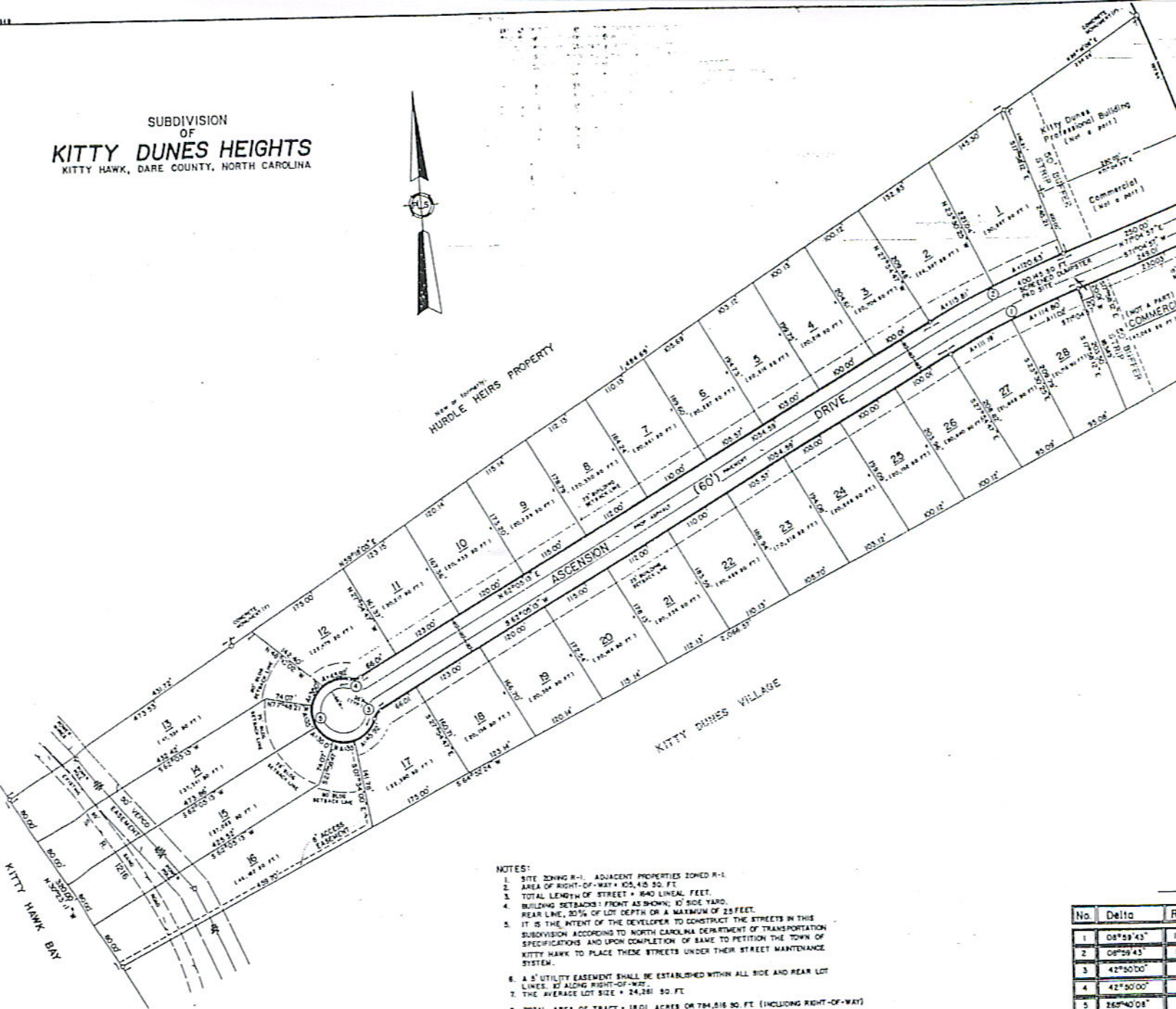


SUBDIVISION  
OF  
**KITTY DUNES HEIGHTS**  
KITTY HAWK, DARE COUNTY, NORTH CAROLINA



NOTES:

1. SITE ZONING R-1. ADJACENT PROPERTIES ZONED R-1.
2. AREA OF RIGHT-OF-WAY = 105.45 SO. FT.
3. TOTAL LENGTH OF STREET = 1640 LINEAL FEET.
4. BUILDING SETBACKS - FRONT AS SHOWN; 10 SIDE YARD; REAR LINE, 25% OF LOT DEPTH OR A MAXIMUM OF 25 FEET.
5. IT IS THE INTENT OF THE DEVELOPER TO CONSTRUCT THE STREETS IN THIS SUBDIVISION ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND UPON COMPLETION OF SAME TO PETITION THE TOWN OF KITTY HAWK TO PLACE THESE STREETS UNDER THEIR STREET MAINTENANCE SYSTEM.
6. A 5' UTILITY EASEMENT SHALL BE ESTABLISHED WITHIN ALL SIDE AND REAR LOT LINES, 10' ALONG RIGHT-OF-WAY.
7. THE AVERAGE LOT SIZE = 24,281 SO. FT.
8. TOTAL AREA OF TRACT = 1801 ACRES OR 784,816 SO. FT. (INCLUDING RIGHT-OF-WAY)
9. IT IS THE INTENT OF THE DEVELOPER CONCERNING ALL WATER FRONT LOTS SHOWN ON THIS PLAT TO CONVEY TO THE WATERS EDGE.
10. PARTS OF THIS SUBDIVISION ARE WITHIN AREAS OF ENVIRONMENTAL CONCERN AND A COASTAL AREA MANAGEMENT ACT PERMIT MAY BE REQUIRED BEFORE DEVELOPMENT IS BEGUN WITHIN THESE AREAS.

No.	Delta	R
1	08°59'43"	
2	08°59'43"	
3	42°50'00"	
4	42°50'00"	
5	26°40'03"	

SCALE - 1"

REVISED: 8/28/81  
REVISED: 6/22/81