

MAP OF RECOMBINATION

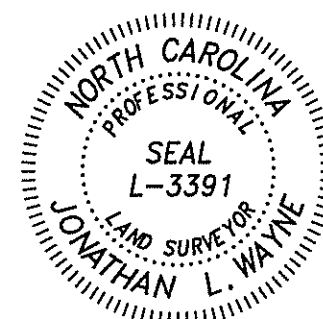
# Mansfield Estates, LLC

## 1306 & 1402 N. 23rd Street

CITY OF WILMINGTON  
NEW HANOVER COUNTY  
NORTH CAROLINA

OWNER: MANSFIELD ESTATES, LLC  
720 N. 3rd STREET  
WILMINGTON, NC 28401

DATE: JAN. 31, 2023



CERTIFICATE OF ACCURACY AND MAPPING

I, JONATHAN L. WAYNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS NOTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 20,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 30 DAY OF FEB 2023. A.D.

*[Signature]*  
JONATHAN L. WAYNE PLS L-3391

THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

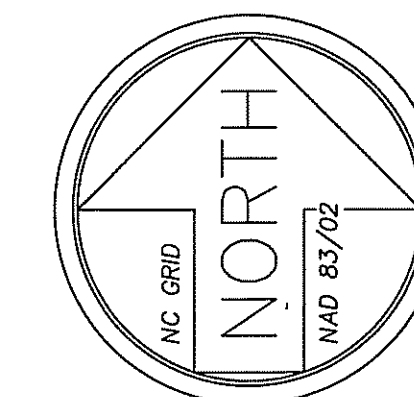
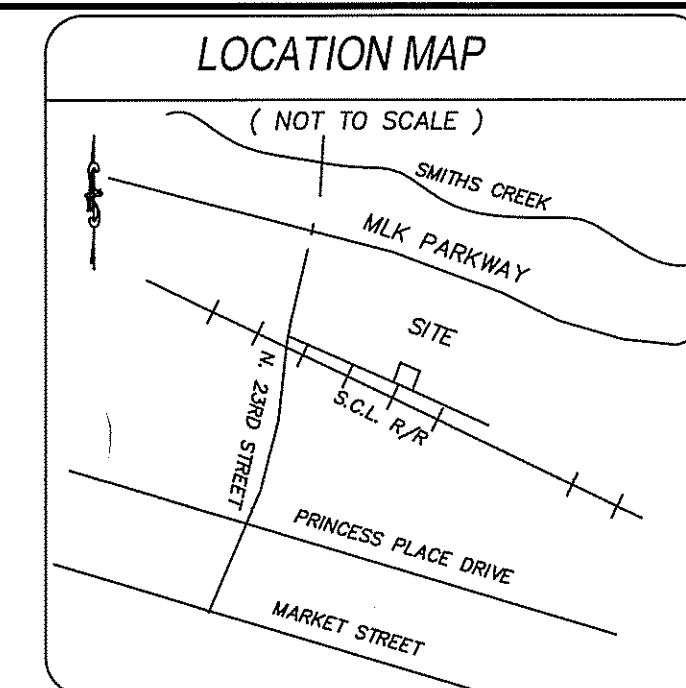
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20th DAY OF FEB A.D., 2023

*[Signature]*  
JONATHAN L. WAYNE PLS L-3391

CERTIFICATE OF OWNERSHIP AND DEDICATION

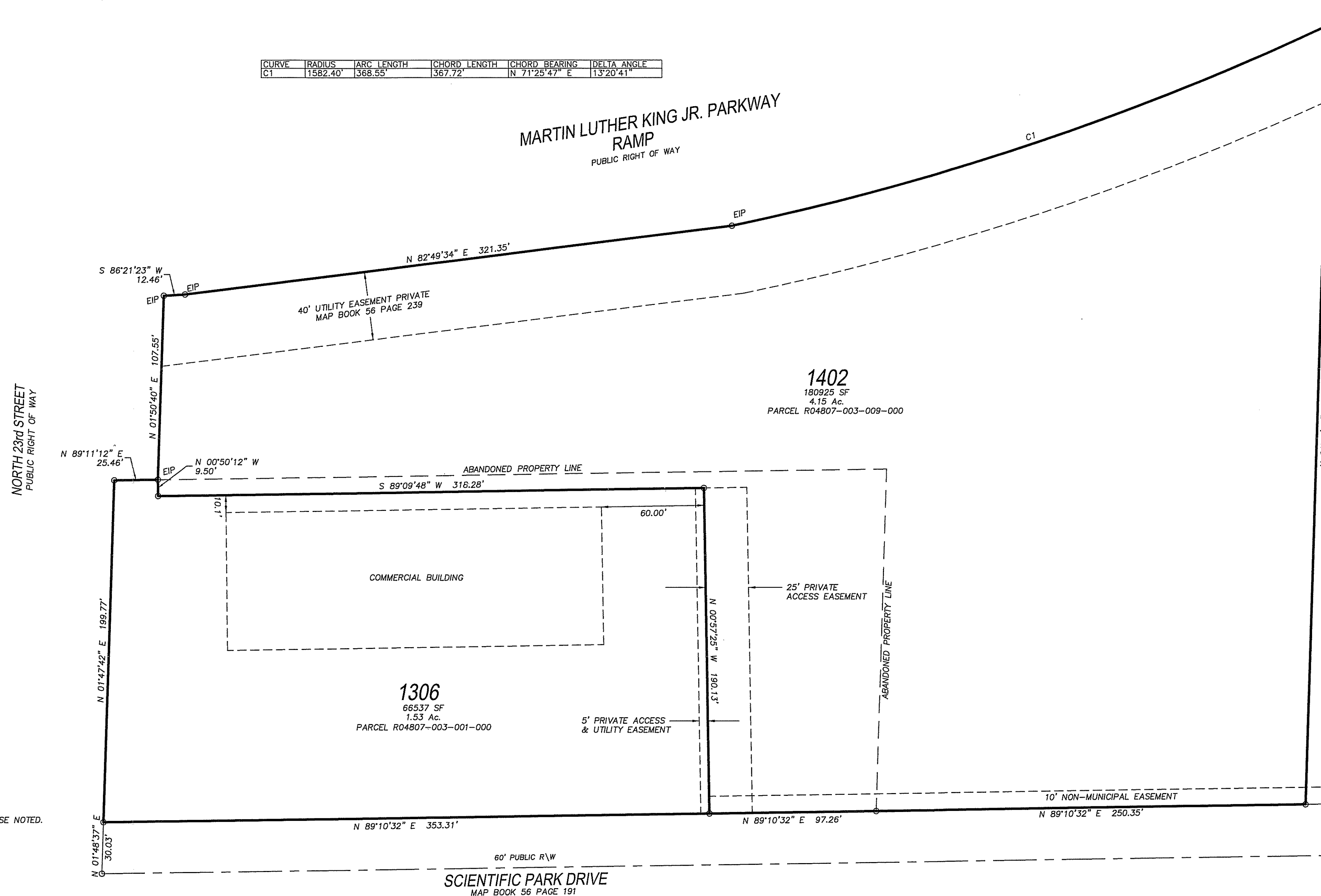
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF RECOMBINATION WITH MY (OUR) OWN/FREE CONSENT.

*[Signature]* 7-27-2023  
SIGNATURE OF OWNER DATE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1582.40'	368.55'	367.72'	N 71°25'47" E	13°20'41"

MARTIN LUTHER KING JR. PARKWAY  
RAMP  
PUBLIC RIGHT OF WAY



SURVEY REFERENCE

BOOK 6460 PAGE 1331  
MAP BOOK 56 PAGE 239  
BOOK 6253 PAGE 442

NOTES

1. AREA COMPUTED BY COORDINATE METHOD
2. ALL DISTANCES ARE HORIZONTAL
3. FOR REFERENCE SEE AS NOTED
4. SURVEYED JAN. - FEB. 2023
5. 5.68 ACRES TOTAL AREA
6. IRONS AT ALL CORNERS UNLESS OTHERWISE NOTED.

LEGEND

E.I.P. = EXISTING IRON PIPE  
E.I. = EXISTING IRON  
E.C.M. = EXISTING CONCRETE MONUMENT  
R\W = RIGHT OF WAY  
C.P. = COMPUTED POINT

PROPERTY LINE

ABANDONED PROPERTY LINE

CENTERLINE

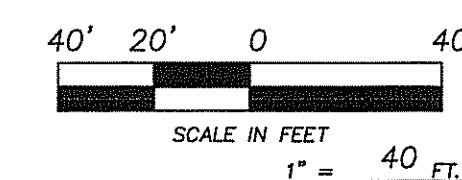
EASEMENT

COMPUTED PROPERTY LINE

FLOOD STATEMENT

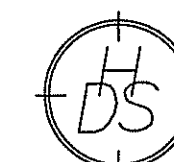
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FIRM 3720312800K, EFFECTIVE DATE 8/28/2018. PROPERTY IS LOCATED IN ZONE X.

TWO EAGLES LLC  
BK 6127 PG 2367



HANOVER DESIGN SERVICES, P.A.

LAND SURVEYORS ENGINEERS LAND PLANNERS  
1123 FLORAL PARKWAY  
WILMINGTON, N.C. 28403  
PHONE: (910) 343-8002  
FAX: (910) 343-9941  
FIRM CERTIFICATE C-0597  
6054 Recombination 2023



CHAUCER INVESTMENTS LLC  
BK 5614 PG 1389  
PARCEL R04807-003-008-000

STATE OF NORTH CAROLINA  
COUNTY OF New Hanover  
I, R.L. REVIEW OFFICER OF N.H. COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

8/17/23  
DATE

*[Signature]*  
REVIEW OFFICER

I, JEFF THERBERGE, REVIEW OFFICER FOR THE CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS FOR THE PUBLIC UTILITIES AS SET FORTH BY ORDINANCES. WITH THE RECORDATION OF THIS PLAT, THE CAPE FEAR PUBLIC UTILITY AUTHORITY ACCEPTS THE OWNER'S OFFER OF DEDICATION FOR THE PUBLIC WATER AND/OR SEWER PURPOSES ALL EASEMENTS, COMMON AREAS AND/OR RIGHTS OF WAY SHOWN ON THE PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. APPROVAL OF THIS PLAT DOES NOT GUARANTEE THE AVAILABILITY OF WATER AND SEWER SERVICES FROM THE CAPE FEAR PUBLIC UTILITY AUTHORITY.

CAPE FEAR PUBLIC UTILITY AUTHORITY  
BY: *[Signature]* ENGINEERING MANAGER 8/17/23  
REVIEW OFFICER TITLE DATE

Recorded on August 18,  
2023 at 9:12 AM in  
Book: 73 Page: 316.  
Instrument:  
2023020824  
For: Morgan Getty Collins  
By: Samantha  
Speaker  
Deputy

Map book: 73 page: 316

SON WAYNE 910-343-8002