

# Sullivan's Landing

**Fully Entitled-Shovel Ready**

**(13) .5 to 2 acre Homesites**

**Winnabow, NC**

**[www.ncplatinum.com](http://www.ncplatinum.com)**

**866-790-land (5263)**

# BUILDERS-INVESTORS-FAMILY COMPOUND OPPORTUNITY

WINNABOW, NC

*Fully Entitled-Shovel Ready*

12.4 Acres with Creekfront

13 SF Lots and .99-acre Tract Zoned CLD

***\$750.000.00***

This is an ideal tract for builders & developers looking to secure an inventory pipeline in this rapidly growing Brunswick County, NC market, an individual estate, family compound, in the Wilmington MSA.

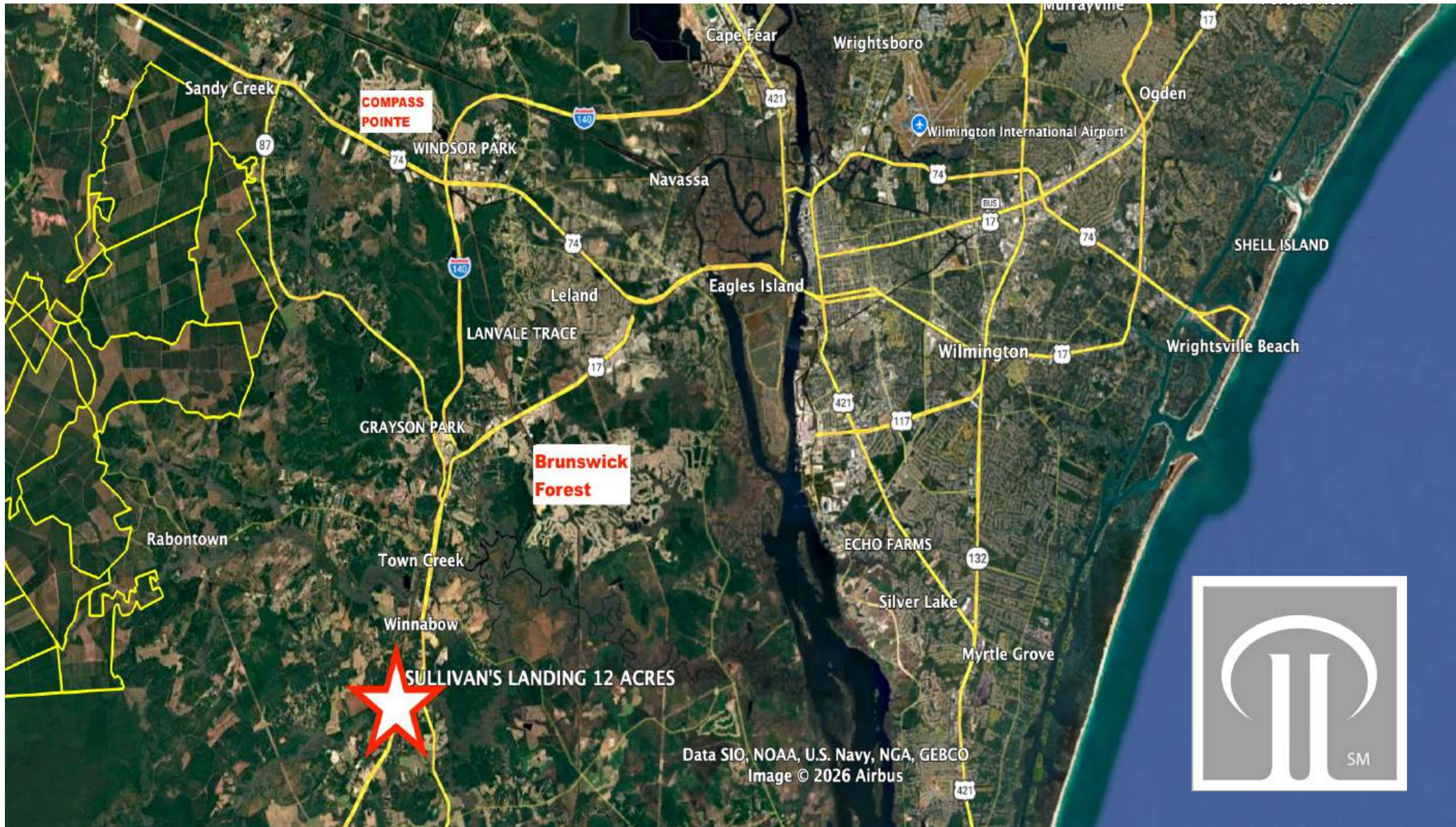
Approved 5 lot minor subdivision, 8 additional ½ acre ~ 2 acre lots, and a .99-acre parcel zoned CLD!

Each site confirmed to be served by an individual 3-bedroom conventional wastewater systems and wells. There is a county waterline on the same side of Highway 17, with engineered plan for extension.

SEE preliminary site plans, soils, wetlands, and flood zone maps.

Platinum Development can be contracted to bring project fully developed for additional fee!

Watertree Realty is the brokerage division of Platinum Properties. USA, LLC.



Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Image © 2026 Airbus





**WATER TREE**  
**REALTY**

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888-760-5263

[www.ncplatinum.com](http://www.ncplatinum.com)

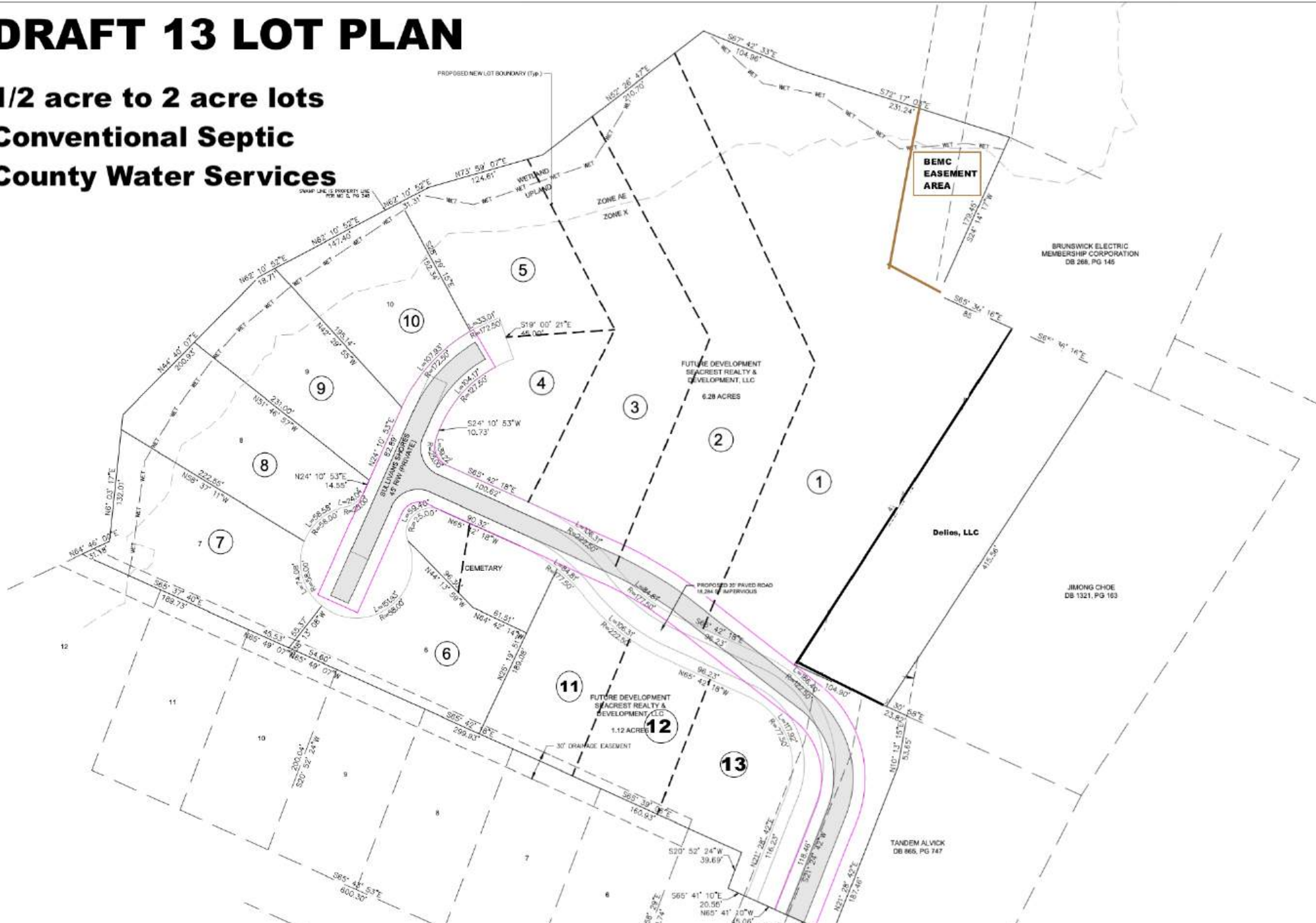


Highway 17/87 Brunswick County NC

5 Recorded Lots, 8.87 acres zoned RR

# DRAFT 13 LOT PLAN

1/2 acre to 2 acre lots  
 Conventional Septic  
 County Water Services



**CLD Engineering, PLLC**  
 Civil Engineering | Landscape Architecture  
 Land Planning | Construction Management  
 NCEM's Firm License #43969  
 P.O. Box 1172 Phone: 910-254-8933  
 Wilmington, NC 28403 Fax: 910-254-0002  
 www.cldeng.com

**SULLIVANS LANDING**  
 Brunswick County, NC

SHEET TITLE

REV	DATE	DESCRIPTION	INT

OWNER/DEVELOPER:  
 Sean Scanlon

I, HOWARD E. STOCKS, P.L.S., CERTIFY THAT THIS PLAN 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 THE INFORMATION FOUND AS NOTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER & SEAL THIS 11TH DAY OF JULY 2007.

I FURTHER CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

HOWARD E. STOCKS, P.L.S.  
REGISTRATION NUMBER L-4250



I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE OF BRUNSWICK COUNTY, WITH ANY VARIANCES (IF APPLICABLE) NOTED IN THE MINUTES OF THE BRUNSWICK COUNTY PLANNING BOARD, THAT ALL EASEMENTS, SHOWN HEREON, ARE ACCEPTED BY BRUNSWICK COUNTY, SUBJECT TO THE APPROVAL BY THE N.C. DEPARTMENT OF TRANSPORTATION WHICH ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, AND THAT THIS MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE BRUNSWICK COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE \_\_\_\_\_ (DATE AND MUST BE SUBMITTED FOR REAPPROVAL).

BRUNSWICK COUNTY, NC REGISTER OF DEEDS  
07-12-2007  
16:06:25:000  
Robert J. Robinson  
of Deeds page 1 of 1

THIS MAP SUPERSEDES THE MAP OF SULLIVAN'S LANDING PHASE 1, LOTS 6-10, RECORDED IN MAP CABINET 41, PAGE 16, OF THE BRUNSWICK COUNTY REGISTRY.

STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK  
I, M. Paige, REVIEW OFFICER OF BRUNSWICK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 7-12-07 REVIEW OFFICER: M. Paige

APPROVED  
MINOR SUBDIVISION  
M. Paige  
CLERK, PLANNING DEPARTMENT  
DATE: 7-12-07

GARY & MARY LEWIS  
DB 1116, PG. 286  
09800065

JAMES CLEMMONS  
DB 605, PG. 781  
0980002501

FUTURE DEVELOPMENT  
SEACREST REALTY  
&  
DEVELOPMENT, LLC  
DB 2442, PG. 226  
0980002505

BRUNSWICK ELECTRIC  
MEMBERSHIP CORP.  
DB 268, PG. 145  
09800026

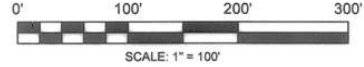
JIMONG CHOE  
DB 1321, PG. 163  
0980002503

TANDEM ALVICK  
DB 865, PG. 747  
0980002502

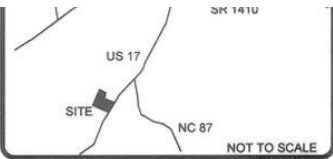
LINE	BEARING	DISTANCE
L1	N 65°49'07" W	54.60'
L2	N 65°49'07" W	45.53'
L3	N 64°46'00" E	31.18'
L4	S 38°13'08" W	55.37'
L5	N 65°41'10" W	52.56'
L6	N 65°41'10" W	45.06'
L7	N 65°41'10" W	20.55'
L8	N 20°52'24" E	39.69'
L9	N 21°28'42" E	116.23'
L10	N 24°10'53" E	14.55'
L11	N 24°10'53" E	82.89'
L12	S 24°10'53" W	10.73'
L13	S 21°28'42" W	118.46'
L14	N 64°42'14" W	61.51'
L15	N 44°13'59" W	96.30'
L16	S 19°00'21" E	45.00'
L17	N 23°48'46" W	45.58'



MC W, PG. 183



SCALE: 1" = 100'



NOT TO SCALE

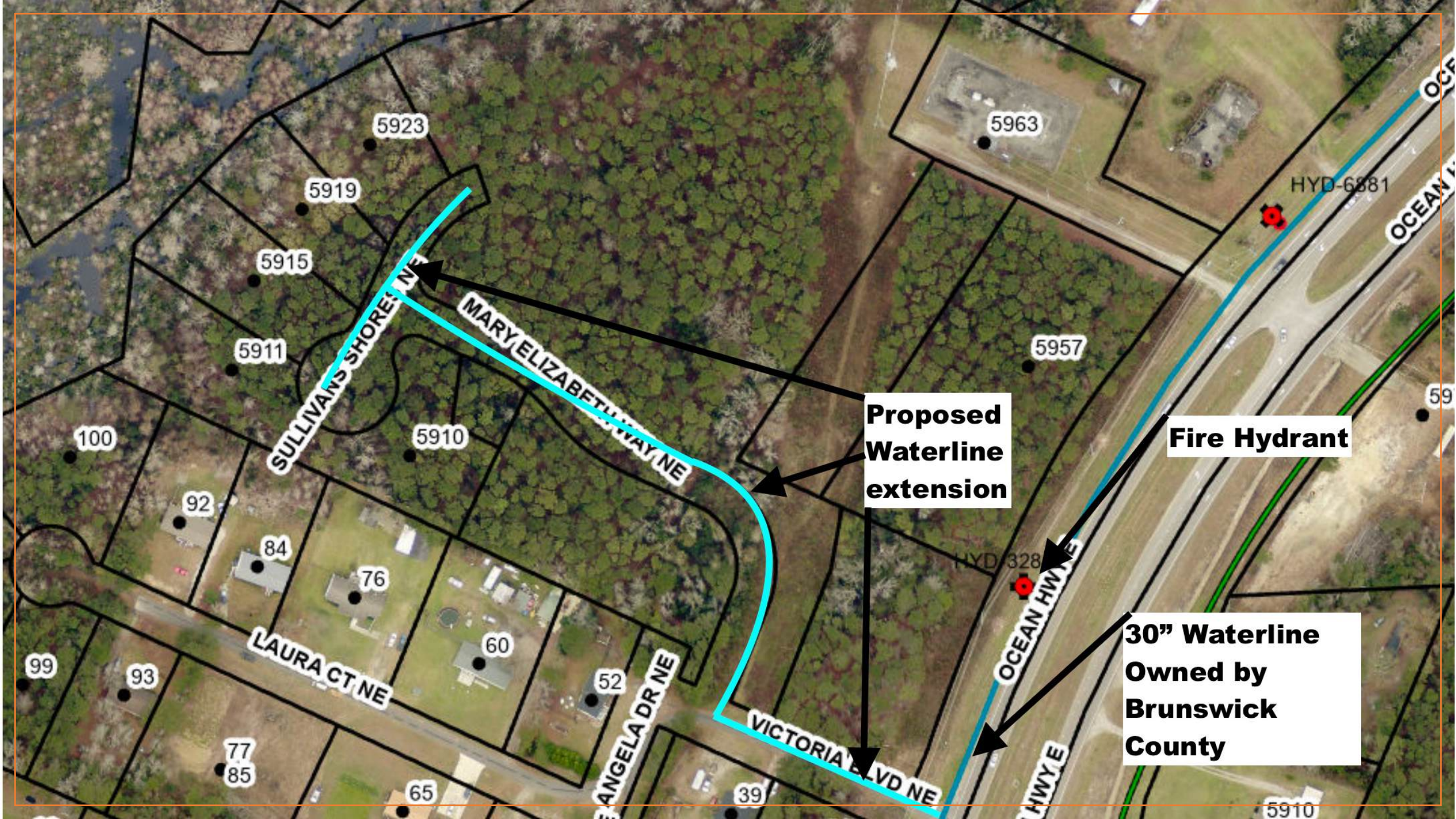
- LEGEND:**
- PROPERTY CORNER FOUND AS NOTED.
  - △ CALCULATED POINT.
  - ⊙ REBAR SET.
  - ⊕ POWER POLE
  - W U WETLAND/UPLAND
  - C.C. CONTROL CORNER.
  - - - EASEMENT LINE
  - - - ADJOINER PROPERTY LINE

- NOTES:**
- REFERENCE IS MADE TO THE FOLLOWING: MAP CABINET W, PAGE 183, MAP CABINET 19, PAGE 338, MAP CABINET Q, PAGE 348, MAP CABINET 24, PAGE 289, DEED BOOK 865, PAGE 747, DEED BOOK 1116, PAGE 286, DEED BOOK 268, PAGE 145, DEED BOOK 1321, PAGE 163, DEED BOOK 2079, PAGE 1236, DEED BOOK 887, PAGE 658, DEED BOOK 2111, PAGE 907, DEED BOOK 1275, PAGE 523, DEED BOOK 1303, PAGE 1213, DEED BOOK 865, PAGE 747, MAP CABINET 35, PAGE 299, DEED BOOK 2442, PAGE 226.
  - BASED ON NORTH CAROLINA FLOOD INSURANCE RATE MAP CID # 370295, PANEL 2162, SUFFIX J, DATED JUNE 2, 2006. LOTS 6-10 APPEAR TO BE LOCATED IN ZONE X, AND ZONE AE.
  - ADJOINING PROPERTY OWNERS BASED ON INFORMATION FOUND IN THE BRUNSWICK COUNTY TAX OFFICE.
  - MINIMUM LOT SIZE 20619.52 S.F. (LOT 9).
  - 992.92 LINEAR FEET OF STREETS.

- LOTS 6-10 ARE TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS AND ARE SUBJECT TO APPROVAL BY THE BRUNSWICK COUNTY HEALTH DEPARTMENT.
- ALL STREETS ARE PRIVATE AND ARE TO BE CONVEYED TO THE SULLIVAN'S LANDING PROPERTY OWNERS ASSOCIATION AS COMMON ELEMENTS.
- ALL ROADS SHALL BE BUILT TO N.C.D.O.T. CONSTRUCTION STANDARDS AND SHALL BE MAINTAINED BY THE SULLIVAN'S LANDING POA.

- ZONED RR.
- SETBACKS: 25' FRONT, 25' REAR, 10' SIDES, 15' SIDE ALONG RIGHT OF WAY FOR ALL CORNER LOTS.
- F.I.R.M. LINES DOWNLOADED FROM WWW.NCFLOODMAPS.COM AND INSERTED DIGITALLY. THESE LINES ARE SUBJECT TO SCALING INACCURACIES.
- REVISED JULY 11, 2007, TO CORRECT THE SPELLING OF SEACREST.

**CAPE FEAR Engineering, Inc.**  
151 Poole Road, Suite 100  
Rahm, NC 28681  
TEL: (910) 383-1044  
FAX: (910) 383-1045  
www.capefearengineering.com



**Proposed  
Waterline  
extension**

**Fire Hydrant**

**30" Waterline  
Owned by  
Brunswick  
County**

SULLIVAN'S SHOREWAY NE

MARY ELIZABETH WAY NE

LAURA CT NE

ANGELA DR NE

VICTORIA BLVD NE

OCEAN HWY NE

OCEAN HWY NE

5923

5919

5915

5911

100

92

84

76

60

52

99

93

77

85

65

39

5963

5957

59

HYD-6881

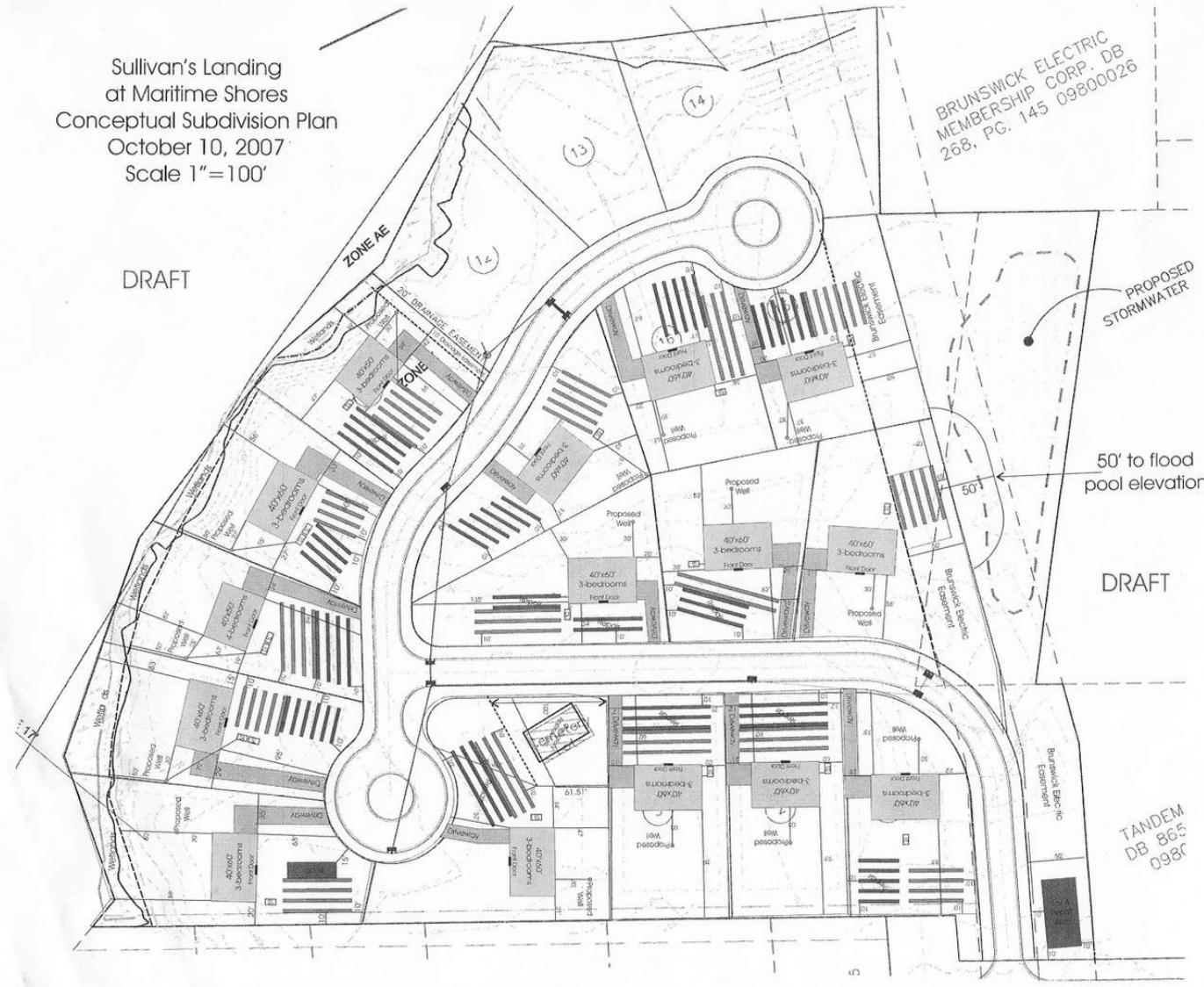
HYD-328

5910

Sullivan's Landing  
at Maritime Shores  
Conceptual Subdivision Plan  
October 10, 2007  
Scale 1"=100'

DRAFT

BRUNSWICK ELECTRIC  
MEMBERSHIP CORP. DB  
268, PG. 145 09800026



50' to flood  
pool elevation

DRAFT

TANDEM  
DB 865  
0980



Areas considered to be uplands (planned disturbance and areas of impervious surface may require stormwater and sedimentation control measures)



Areas considered to be jurisdictional wetlands as regulated by the U.S. Army Corps of Engineers (no development, soil disturbance or fill activities without prior 404/401 certification)

The information contained on this map has been paced in the field and interpreted on the map using an aerial photograph. The distances shown are approximate and not meant to be absolute.

Total Acreage	~11.45 ac
Wetlands	~1.7 ac [14.84%]
Uplands	~9.75 ac [85.16%]



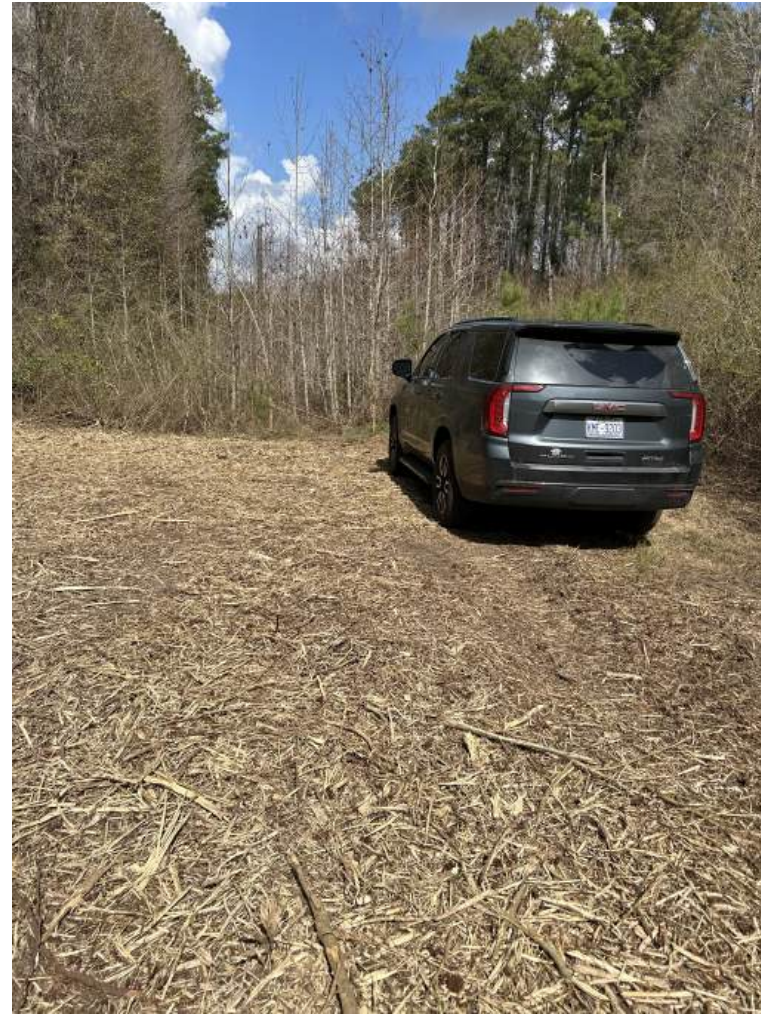
SCALE 1" = 300'

Map Source: 1998 NAPP aerial photography

Harper Peterson  
Alvarez Property  
Brunswick County, NC  
40-06-063w

**Land Management Group, Inc.**  
Environmental Consultants  
Wilmington, N.C.  
March 2006

**Figure 5**  
Aerial Photograph with  
Wetland Overlay























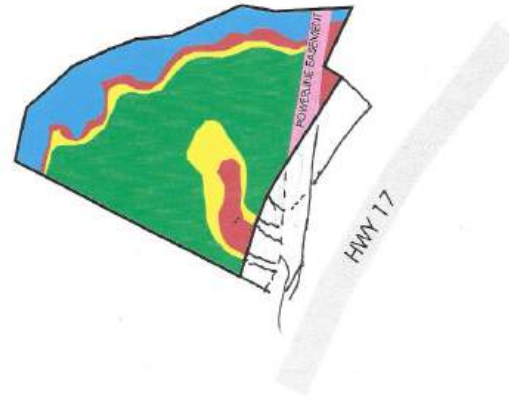
Preliminary Soil and Site Suitability Map

Tax Parcel # 0980002502

HWY 17

February 24, 2006

Scale 1" = 300'



- Green soil mapping unit. These soils should be considered suitable for shallow conventional systems. These soils are sands over fine loams and clays. The estimated seasonal high water table is > 24" from the soil surface. The loading rate for these soils is from 0.6- 0.3 gal/ day/ sqft.
- Yellow soil mapping unit. These soils should be considered suitable for conventional fill systems, low pressure pipe in fill systems or pretreatment systems. These soils are sands over fine loams and clays. The estimated seasonal high water table is from 12- 24" from the soil surface. The loading rate for these soils is from 0.6- 0.3 gal/ day/ sqft.
- Red soil mapping unit. These soils should be considered unsuitable for all types of wastewater systems. Inclusions of 404 Wetlands may be found within this map unit. These soils are sands over fine loams and clays that have a seasonal high water table within 12" of the soil surface.
- Primarily 404 Wetlands. No filling or excavating can occur within a 404 Wetland without proper permits from appropriate State and Federal Agencies. Only a formal wetland delineation will determine the actual location and extent of 404 Wetlands on this site which may be greater or lesser than this map unit.



Land Management Group Inc.  
Drawing by K.E.  
Job # 30-06-063

All Property, Wetland, and Soil boundaries  
are paced and approximate  
for planning purposes only.



