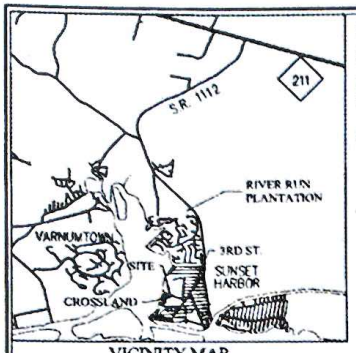
Map Cabinet 76 pg 82 1-10-13 LC



VICINITY MAP
NO SCALE

REVIEW OFFICER'S CERTIFICATE

COUNTY OF BRUNSWICK
STATE OF NORTH CAROLINA

I, _____ REVIEW OFFICER, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 1-10-13 DATE

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME/US BY DEED RECORDED IN BOOK _____ PAGE _____ AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGE WAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USES AS NOTED. FURTHER, I/WE CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF BRUNSWICK COUNTY, NORTH CAROLINA.

OWNER DATE

OWNER DATE

CERTIFICATE OF APPROVAL BY PLANNING DIRECTOR

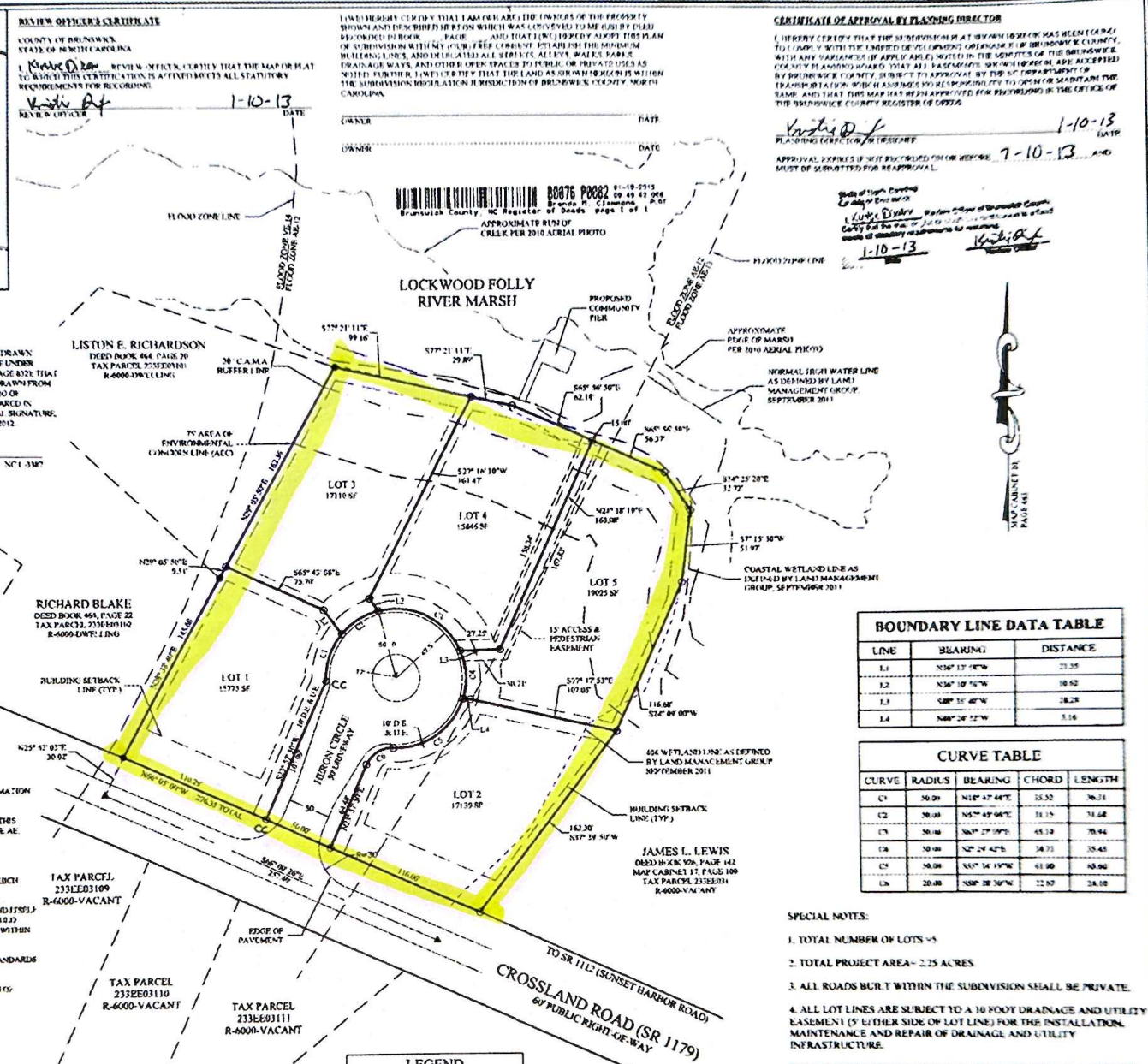
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE OF BRUNSWICK COUNTY, WITH ANY VARIANCES (IF APPLICABLE) NOTED IN THE MINUTES OF THE BRUNSWICK COUNTY PLANNING BOARD. THAT ALL EASEMENTS, STREETS AND ROADS ARE ACCEPTED BY BRUNSWICK COUNTY, SUBJECT TO APPROVAL BY THE NC 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 1-10-13 DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 7-10-13 AND MUST BE SUBMITTED FOR REAPPROVAL.

State of North Carolina
County of Brunswick
I, Kathy Dysart, Notary Public of Brunswick County, certify that the map or plat to which this certificate is attached was presented to me herein and verified by me on this date.
1-10-13
Kathy Dysart

Brunswick County, NC Register of Deeds page 1 of 1
B0075 P0082 01-10-2013 09:49:42 AM
Brenda M Clemmons P.01



SURVEYOR'S CERTIFICATE

I, CHRISTOPHER D. STANLEY, P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3053, PAGE 832); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 3RD DAY OF DECEMBER, 2012.

CHRISTOPHER D. STANLEY, P.L.S. NC L-3387

NORTH CAROLINA PROFESSIONAL SEAL L-3387 LAND SURVEYOR CHRISTOPHER D. STANLEY

NOTES:

1. ADJOINING DEED REFERENCES BASED ON CURRENT INFORMATION FOUND IN THE BRUNSWICK COUNTY TAX OFFICE.
2. ACCORDING TO CURRENT FEMA FLOOD MAP # 3720384406J, THIS PARCEL APPEARS TO BE LOCATED IN THE FOLLOWING ZONE: AE. BASE FLOOD ELEVATION 12 AND 13
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY.
4. THIS SURVEY DOES NOT CERTIFY LEGAL TITLE TO THE LAND ITSELF OR TO THE BOUNDARIES SHOWN. USERS OF THIS PLAT SHOULD OBTAIN AN ACCURATE LEGAL OPINION AS TO OWNERSHIP WITHIN THE BOUNDARIES OF THIS PLAT.
5. DRIVEWAY ACCESS TO BE BUILT PER NCDOT MINIMUM STANDARDS AND IS SUBJECT TO APPROVAL BY NCDOT.
6. PROPOSED COMMUNITY PIER NOT PERMITTED BY DIVISION OF COASTAL MANAGEMENT AT THIS TIME.
7. 5/8"REBAR SET AT ALL LOT CORNERS.
8. AREA BY COORDINATE METHOD.
9. TAX PARCEL NUMBER 233EE03104
10. CURRENT ZONING: R-6000
BUILDING SETBACKS: FRONT=25', REAR=30', SIDES=5' MIN. STREET=15'

SURVEY CLASSIFICATION CERTIFICATE

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

CHRISTOPHER D. STANLEY, P.L.S. NC L-3387

LEGEND

LABEL	SYM.	DESCRIPTION
IPF	●	1/2" PIPE FOUND
IRS	○	5/8" REBAR SET
MNF	△	MAG NAIL FOUND
PKS	△	P.K. NAIL SET
CMS	□	CONTROL MON. SET
D.E.		DRAINAGE EASEMENT
U.E.		UTILITY EASEMENT

BOUNDARY LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N36° 13' 48"W	21.35
L2	N36° 10' 56"W	10.52
L3	S88° 35' 48"W	28.28
L4	N66° 26' 52"W	5.16

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	50.00	N18° 47' 44"E	35.52	36.31
C2	50.00	N57° 45' 04"E	31.15	31.68
C3	50.00	S63° 27' 09"E	65.14	70.94
C4	50.00	S27° 24' 42"E	34.71	35.45
C5	50.00	S55° 34' 19"W	61.00	65.06
C6	20.00	S88° 28' 30"W	22.87	24.10

SPECIAL NOTES:

1. TOTAL NUMBER OF LOTS =5
2. TOTAL PROJECT AREA= 2.25 ACRES
3. ALL ROADS BUILT WITHIN THE SUBDIVISION SHALL BE PRIVATE.
4. ALL LOT LINES ARE SUBJECT TO A 10 FOOT DRAINAGE AND UTILITY EASEMENT (5' EITHER SIDE OF LOT LINE) FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF DRAINAGE AND UTILITY INFRASTRUCTURE.
5. A 10' X 70' SIGHT TRIANGLE SHALL BE MAINTAINED AT THE POINT WHERE THE PROPOSED DRIVEWAY INTERSECTS THE RIGHT-OF-WAY OF CROSSLAND ROAD.

SCALE: 1" = 50'
0 25 50 100 150

Revisions:

MINOR SUBDIVISION PLAT OF:

DOCKSIDE COTTAGES

OWNERS: KEVIN HARRISON, JIM GLOSTER & GLORIA CLARK
A PORTION OF THE LANDS CLAIMED IN DB 1 DOCK 3053, PAGE 832

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Firm License North Carolina C-2014

PROJECT #	11-1079
DATE	12-03-2012
TOWNSHIP	LOCKWOOD F
COUNTY	BRUNSWICK
STATE	NC
SCALE	1"=50'
CREW	CS, KS
FB/PG	FILE
TAX ID	233EE03104
DRAWN BY	CDS, MGB

ECES PROJECT NO: 1079

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