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Notes: I, Stacy L. Batchelor, Professional Land Surveyor L-4750, 1. All streets are public. (North Carolina Department of Transportation) Wylie Branch Certificate of Ownership, Dedication, and Jurisdiction certify to one of the following as indicated: 2. Minimum Setbacks: I (we) hereby certify that I am (we are) the owner(s) of the property shown and described here on and a. That the survey creates a subdivision of land within the Front Yard .... that I (we) hereby adopt this plan of subdivision with my (our) own free consent and dedicate all streets, area of a county or municipality that has an ordinance that Side Street .. alleys, walks, parks, and other areas to public or private use as noted. Further, I (we) certify that the land regulates parcels of land. Side Yard ... New Hanover as shown here is located within the subdivision jurisdiction of Pender County. □ b. That the survey is located in a portion of a county or municipality Rear Yard. County Harrison - Creek Road that is unregulated as to an ordinance that regulates parcels of land. 3. Pavement Width: C c. Any one of the following: Broughton Lane (E & W) ...... 20' 1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change Ballastone Lane (N & S) ...... 20' an existing street. For the purposes of this subsection, an "existing Telfair Court .... parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may 4. Sight distance easements shown hereon shall remain as property of be legally conveyed to a new owner by deed in its existing configuration. homeowners but shall remain free of all structures, trees, shrubbery, 2. That the survey is of an existing feature, such as a building or other Pender and signs, except utility poles, fire hydrants and traffic control signs, structure, or natural feature, such as a watercourse. County Parcel Identifier Certificate 3. That the survey is a control survey. For the purposes of this subsection, which could restrict driver's vision. a "control survey" is a survey that provides horizontal or vertical position 5. Maintenance for easements outside of N.C. Dept. of Transportation County Parcel Identifiers have been issued for all parcels shown on this plat. data for support or control of other surveys or for mapping. A control 3263-64-8237-0cco & 3263-54-5854-0cco rights-of-way will be the responsibility of the homeowner. survey, by itself, cannot be used to define or convey rights or ownership. 6. 늘" Iron Stakes set at ground level at all lot corners, except as noted. 4. That the survey is of a proposed easement for a public utility as Tax: Amy Evillet Date: 2 23 22 defined in G.S. 62-3. 7. Flood lines drawn from an electronic overlay of the digital flood map Vicinity Sketch ud. That the survey is of another category, such as the recombination of FIRM CPN 370344 3263 K, and 370344 3262 K (Pender County) existing parcels, a court-ordered survey, or other exemption or exception Not to Scale effective date Feb. 16, 2007, the new Preliminary flood maps to the definition of subdivision. FIRM CPN 370344 3263 L Preliminary date 08/29/2014 for Pender County. Surveyor Certificate I e. That the information available to the surveyor is such that the surveyor is I, Stacy L. Batchelor, certify that this map was drawn under my supervision unable to make a determination to the best of the surveyor's professional 8. Smallest lot size = 15,073 S.F. (Lot 110) from an actual survey (Deed and Plat references as shown hereon), made ability as to provisions contained in (a) through (d) above. 9. All easements are drainage and utility at dimensions shown, unless under my supervision, completed on 12/15/2021, that the average otherwise noted. Easements shown as \_\_\_\_\_ or relative positional precision is 0.08', that the boundaries not \_\_\_\_\_\_, except along street rights-of-way. surveyed are shown as broken lines drawn from sources noted, Stacy L. Batchelor, P.L.S., L-4750 Certificate of Final Approval 10. 10' drainage and utility easements are reserved along all street that this map was prepared in accordance with G.S. 47-30 right-of-way within new lots on this plat. as amended, this map was prepared for recording purposes. Final Plat Approved under the Pender County Subdivision Ordinance: 11. All easements are dedicated for public use, unless specifically noted otherwise. Public use means that public entities and the Witness my original signature, license general public may use the easement, but does not mean or imply 2/23/2022 number and seal this \_\_\_\_\_\_ day of that any entity does or will use, or does or will maintain any feature (drainage or utilities, etc.) inside the easement. JANUARY AD 2022. 12. All distances are horizontal ground, U.S. survey feet. 13. All acreage calculated by coordinates. 14. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site. BATCHI Stacy L. Batchelor, P.L.S., L-4750 15. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions. 16. Wetlands line delineated by Pittman Soil Consulting: Surveyed by NORTH CAROLINA.. ...PENDER COUNTY Parker & Associates, Inc. in March, 2017 and October, 2017, and Reviewed and Approved by Pender County Utilities: Reviewed and Approved by Pender County Fire Marshal: I, Amu Execut verified by the USACOE February 2018. Review Officer of Pender County, certify that the map or plat to which this 17. Fire District - Hampstead Fire. certification is affixed meets all statutory requirements for recording. 18. This development is not within one-half (1/2) mile of a Voluntary Agricultural District. Pender Co. Utilities Date 19. No structure or vegetation (except grass) can be located within the 2 23 22 utility easements. Review Officer 20. There shall be no encumbrances on Department of Transportation Streets Rights. 21. The GPS portion of the boundary/control work was performed to Certificate of Registration by Register of Deeds third order, Class I, FGCC specifications, the coordinates were PENDER COUNTY......NORTH CAROLINA obtained by Real Time Kinematic Differential GPS Observations using Trimble Survey Grade R85 GNS5 GPS Unit, NCG5 RTK Network Reviewed and Approved by the Addressing Coordinator: Adjustments to NC Grid NAD '83, (2011). Recorded: 02/23/2022 11:02:53 AM 22. All Elevations are NAVD'88. Fee Amt: \$63.00 Page 1 of 3 Pender County North Carolina Sharon Lear Willoughby, Register of Deeds PG 98 - 100 (3) Register of Deeds: Surveyor Certificate II The subdivision shown on this plat does contain Special Flood Hazard Areas and is not located in a Floodway as delineated by the Federal Street Disclosure Statement, Emergency Management Agency. 404 Wetlands Caution All streets her ean have been offered to the State for The subdivision shown on this plat does not contain Areas of Environmental Prospective buyers are cautioned that portions of the dedication to public use, but have not been accepted Concern as delineated by the North Carolina Coastal Resources Commission. lots shown on this plat are restricted in use by the by the State as of this date. The developer shall immediately Jurisdiction of the United States Army Corps of petition the North Gralina Department of Transportation Witness my original signature, registration number and seal Engineers 404 Wetlands Regulations. Individual lot this 10 TH day of JANUARY A.D. 2022. to accept the streets upon construction of the streets reviews are encouraged. Verification of location and 31.41 ac and the satisfaction of the Department's residency requirements. restrictions should be made prior to individual lot 56 Lots The developer shall be responsible for maintenance of all streets Deed Ref: D.B. 4634, Pg. 1563 development. andprotection of rights of way untill streets are Zone: RP accepted into the state read system or other public system or until such streets are conveyed to an eumers FINAL PLAT Registration Number: \_\_\_\_\_ L-4750 association which association is required to maintain trastracts is not accepted by the DOT or other public entity. The developer has provided the county with a

WYLIE BRANCH, SECTION III

## Topsail Twp., Pender Co., North Carolina

Owner/Developer: Island Creek Developers, LLC

P.O. Box 7122 Jacksonville, North Carolina 28541 (910) 455-6856

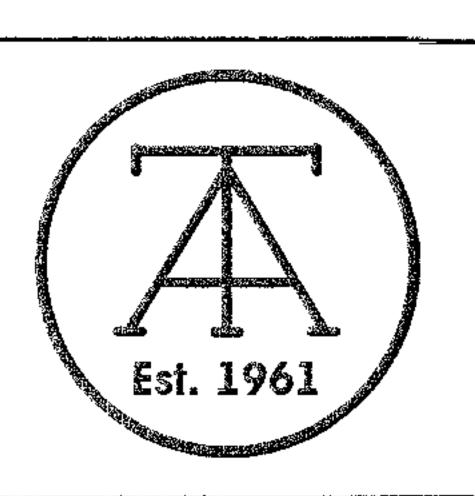
DATE: 12/15/2021

SCALE: Not to Scale

TIDEWATER ASSOCIATES, INC.

Consulting Engineers - Land Surveyors - Land Planners

Jacksonville, North Carolina P.O. Box 976 - 306 New Bridge Street - 28540 Phone (910) 455-2414 - www.TidewaterENC.com Firm License Number: F-0108



sheet 1 of 3

Department Of Transportation

Division of Highways

Proposed Subdivision Road

Construction Standards Certification

Field Book: Disk Name: ACAD #2661 Filename: WB3-FP.dwg Job No.: \$201123-7567

1 1 DE AETINICETOR ACE Devolute I and Devolute Reseable Asset MRS EP Asset 1777

CA PG9

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New Hanover County Harrison Creek Road Pender ✓ County Temp CDS - Temporary cul-de-sac New Hanover

> Vicinity Sketch Not to Scale

- Curve Data

Ex. - Existing

Pg. - Page

L - Arc Length

M.B. - Map Book

MBL - Minimum Building Line

s.t. - 10' x 70' Sight Triangle

[] - Distance to Reference Iron

RISS - Reference Iron Stake Set

PC - Point of Curvature

PT - Point of Tangency

ISF - Iron Stake Found

ISS - Iron Stake Set

PKS - PK Nail Set

R/W - Right-of-way

Typ - Typical

Lot Number

- Effective Flood Line

— — — - Preliminary Flood Line

Chord Data

Control Points:

ISS #44

N = 235,425.317

E = 2,366,517.707

	*****	TECH IN CREEK	
Lot	Curve	Bearing	Distance
56	3	570°43'12"W	56.24'
57	3	579°27'47"W	45.90'
63	5	586°51'56"W	63.63
64	5	N85°16'51"W	80.17'
65	5	N76°47'59"W	75.11'
73	47	N16°18'23"E	33.40'
74	47	N09°18'06"E	16.69'
74	CDS	N28°42'32"W	21.66'
75	CDS	N17°13'10"E	55.07'
76	CDS	N78°36'56"E	46.92'
77	CDS	545°25'31"E	46.92'
78	CDS	518°51'24"W	59.20'
78	34	538°48'11"W	14.08'
79	34	S14°42'30"W	6.73'
79	47	S09°57'51"W	26.65'
80	47	S16°58'08"W	35.66'
80	5	580°52'53"E	123.27'
81	5	N87°31'38"E	68.52'
86	CDS	N10°15'38"W	52.89'
87	CDS	N49°39'12"E	46.92'
88	CDS	574°23'15"E	46.92'
89	CDS	S16°58'48"E	49.13'
90	CDS	533°18'58"W	35.62'
97	53	N53°50'14"E	25.71'
101	CDS	N63°31'43"W	38.07'
102	CDS	N12°24'11"W	48.10'
103	CDS	N44°19'37"E	46.92'
104	CDS	579°42'51"E	46.92'
105	CDS	S20°37'46"F	51.66'

Right-of-Way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
3	335.00'	102.25	51.52'	101.85'	N74°38'53"E	17°29'12"
	285.00'	86.98'	43.83'	86.64'	N74°38'53"E	17°29'12"
5	525.00'	243.13'	123.79'	240.97'	583°20'29"E	26°32'04"
	475.00'	219.98'	112.00'	218.02	583°20'29"E	26°32'04"
7	335.00'	86.51'	43.50'	86.27'	513°34'50"W	14°47'44"
	285.00'	73.60'	37.00'	73.39'	513°34'50"W	14°47'44"
14	20.00'	31.42'	20.00'	28.28'	565°46'07"W	90°00'00"
15	20.00'	31.00'	19.59'	27.99'	520°18'24"W	88°48'14"
18	25.00'	23.21'	12.52'	22.38'	S13°22'05"E	53°11'21"
19	25.00'	19.34'	10.18'	18.86'	N33°57'19"E	44°19'23"
22	20.00'	31.42'	20.00'	28.281	N82°42'48"W	90°00'00"
23	20.00'	31.42'	20.00'	28.28'	N07°17'12"E	90°00'00"
24	25.00'	21.03'	11.18'	20.41'	S13°37'08"E	48°11'23"
25	25.00'	21.03'	11.18'	20.41'	N61°48'31"W	48°11'23"
26	20.00'	31.42'	20.00'	28.28'	S51°36'31"E	90°00'00"
27	20.00'	31.42'	20.00'	28.281	N38°23'29"E	90°00'00"
28	25.00'	21.03'	11.18'	20.41'	530°05'22"W	48°11'23"
29	25.00'	21.03'	11.18'	20.41'	N18°06'01"W	48°11'23"
30	20.00'	30.13'	18.76	27.36'	564°08'25"W	86°19'27"
31	20.00'	32.95'	21.60'	29.35'	S26°13'26"E	94°24'16"
32	20.00'	31.05'	19.64'	28.02'	N65°27'08"E	88°56'51"
33	20.00'	31.78'	20.37'	28.54'	N24°32'53"W	91°03'09"
34	25.00'	21.03'	11.18'	20.41'	531°03'51"W	48°11'23"
35	25.00'	21.03	11.18'	20.41	N17°07'32"W	48°11'23"
36	25.00'	21.03'	11.18'	20.41'	545°58'46"E	48°11'23"
37	25.00'	21.03	11.18'	20.41	585°49'52"W	48°11'23"
47	255.00'	62.35'	31.33'	62.20'	N13°58'26"E	14°00'34"
	205.00	50.12'	25.19'	50.00'	N13°58'26"E	14°00'34"
52	255.00'	56.09'	28.16'	55.98'	N00°18'25"W	12°36'11"
	205.00'	45.09'	22.64'	45.00'	N00°18'25"W	12°36'11"
53	525.00'	124.78'	62.69'	124.49'	N59°05'44"E	13°37'05"
	475.00'	112.90'	56.72'	112.63'	N59°05'44"E	13°37'05"
75	335.00'	130.04'	65.85	129.22'	548°50'01"E	22°14'25"
	285,00	110.63'	56.02'	109.93	S48°50'01"E	22°14'25"

31.41 ac 56 Lots Deed Ref: D.B. 4634, Pg. 1563

## FINAL PLAT

## WYLIE BRANCH, SECTION III

Topsail Twp., Pender Co., North Carolina

Owner/Developer: Island Creek Developers, LLC

P.O. Box 7122 Jacksonville, North Carolina 28541 (910) 455-6856

DATE: 12/15/2021

Graphic Scale: 1"=100"

SCALE: 1"=100"

TIDEWATER ASSOCIATES, INC.

Consulting Engineers - Land Surveyors - Land Planners

Jacksonville, North Carolina P.O. Box 976 - 306 New Bridge Street - 28540 Phone (910) 455-2414 - www.TidewaterENC.com Firm License Number: F-0108

Elev. 10.56 537°42'48"E 398.00' Preliminary Flood Line ISS #180 N = 235,110.4672E = 2,366,761.1681 Elev-11.44 S55°14'47"W 425.57' <u>Inset</u> Flood Zone "AE" ISF #228 Not to Scale N=234,867.8698 E=2,366,411.5142 Inset egElev. 11.68 (104) 0.75 ac -Wetlands High Grounds
Nursery, LLC.
D.B. 4685, Pg. 1413
M.B. 63, Pg. 48 (Tract 2) RP Zone Pluris Hampstead, LLC. D.B. 4746, Pg. 1386 M.B. 66, Pg. 120 (235) 0.44 ac Wylie Branch Section II M.B. 66, Pg. 120

Effective

Field Book: Disk Name: ACAD #2661 Filename: WB3-FP.dwg MDC/JRK Job No.: \$201123-7567

sheet 3 of 3

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