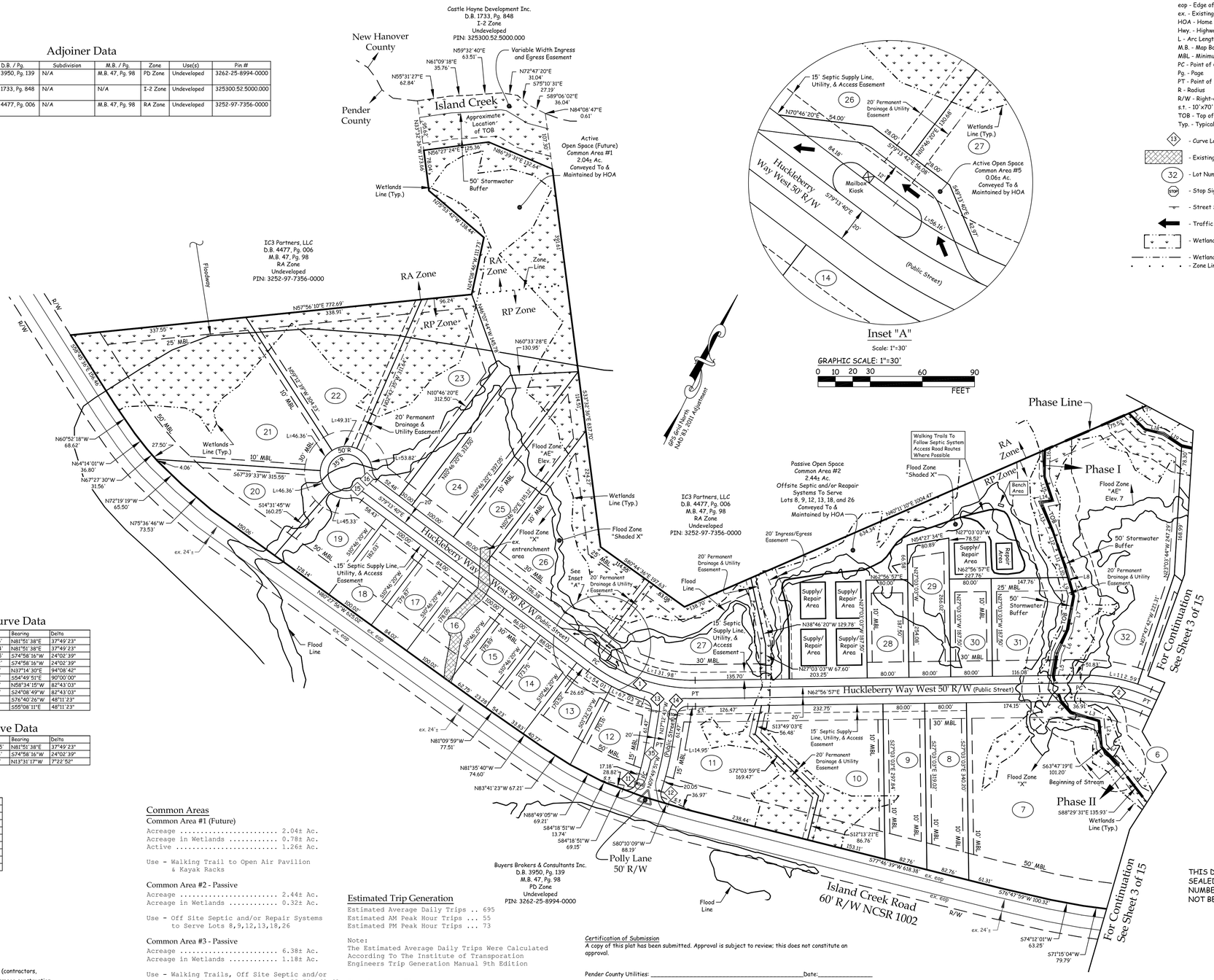
Adjoiner Data

Lot No.	Owner(s)	D.B. / Pg.	Subdivision	M.B. / Pg.	Zone	Use(s)	Pin #
N/A	Buyers Brokers & Consultants Inc.	D.B. 3950, Pg. 139	N/A	M.B. 47, Pg. 98	PD Zone	Undeveloped	3262-25-8994-0000
N/A	Castle Hayne Development Inc.	D.B. 1733, Pg. 848	N/A	N/A	I-2 Zone	Undeveloped	325300.52.5000.000
N/A	IC3 Partners, LLC	D.B. 4477, Pg. 006	N/A	M.B. 47, Pg. 98	RA Zone	Undeveloped	3252-97-7356-0000



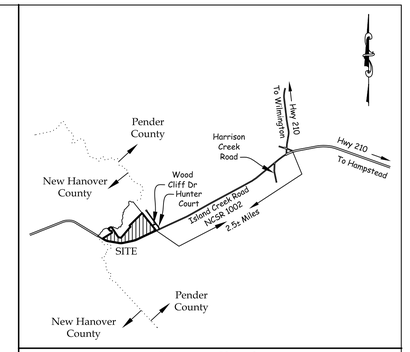
Inset "A"

Scale: 1"=30'

GRAPHIC SCALE: 1"=30'

0 10 20 30 60 90

FEET



Vicinity Sketch

Scale: 1"=5000'

Legend:

Ac. - Acreage
D.B. - Deed Book
eop - Edge of Pavement
ex. - Existing
HOA - Home Owners Association
Hwy. - Highway
L - Arc Length
M.B. - Map Book
MBL - Minimum Building Line
PC - Point of Curvature
Pg. - Page
PT - Point of Tangency
R - Radius
R/W - Right-of-way
s.t. - 10'x70' Sight Triangle
TOB - Top of Bank
Typ. - Typical

- 13 - Curve Label
- Existing Entrenchment Area
- 32 - Lot Number
- STOP - Stop Sign
- Street Sign
- Traffic Flow Arrow
- Wetlands
- Wetlands Line
- Zone Line

TRACT DATA

Total Acreage	70.82 Ac.
Acreage in Parks or other land usage	11.6 Ac.
Acreage to be disturbed	37.8 Ac.
Open Space Required	2.2 Ac.
Percentage of Open Space	16%
Number of Lots	73
Minimum Lot Width	80'
Minimum Lot Size	15,000 S.F.
Linear Feet of Streets	5,309 L.F.
Acreage in Street R/W	6.4± Ac.
Density	1.2 Units/Ac.
Proposed Use	Single Family Dwelling - Detached Conventional
Existing Land Use	Undeveloped
Water Service	Pender County Water
Sewer Service	Individual Onsite/Offite Septic Systems
Storm Water Management	Low Density
Zone	RA Zone & RP Zone
Fire District	Hampstead Fire

PIN = 3252-97-7356-0000
Deed Ref.: D.B. 4477, Pg. 006
M.B. 47, Pg. 98

Setbacks (Along Island Creek Road , 50')

Front Yard	30'
Side Yard	10'
Corner Yard (Side Street)	15'
Rear Yard	25'

NOTES:

1. All streets to be public. (NC Department of Transportation)
2. All street signs provided by owner.
3. At all intersections:
   20' radii at all rights-of-way
   30' radii at all edges of pavement.
4. All street right-of-way to be 50' unless otherwise noted.
5. Pavement width to be 20'.
6. Flood lines drawn from an electronic overlay of the digital flood map 370344 3252 K and 370344 3262 K (Pender County) effective Nov. 3, 2005.
7. All easements are drainage and utility at dimensions shown, unless otherwise noted. Easements shown as = = = = = or — — — — — .
8. 10' public drainage & utility easements are reserved along all street rights-of-way.
9. All easements will be dedicated for public use, unless specifically noted otherwise. Public use means that public entities and the general public may use the easement, but does not mean or imply that any entity does or will use, or does or will maintain any feature (drainage or utilities, etc.) inside the easement.
10. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
11. Sight distance easements shown hereon shall remain as property of homeowners but shall remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants and traffic control signs, which could restrict driver's vision.
12. Stop signs shall be R1-1, 30"x30" high intensity diamond grade reflective, installed on a breakaway or two piece "U" channel post, 7 (seven) feet above adjacent pavement height to bottom of sign face, with a horizontal clearance of a minimum of 1 foot from existing pavement edge to outermost part of sign.
13. Street signs shall be engineer grade reflective, installed on a 2 3/8" O.D. galvanized post using same vertical and horizontal clearance as stop sign.
14. Boundary information taken from a partial survey by Parker & Associates, Inc. dated 4-16-14, and rezoning data provided by Stroud Engineering, P.A.
15. Wetlands lines taken from a map prepared by Stroud Engineering, P.A., and Dated 07-22-14.
16. Lot layout based on soils information received on 4-18-14 from Pittman Soil Consultants.
17. Lots 1 - 21, 72 & 73 shall have no driveway access onto Island Creek Road.
18. There are no historical structures and sites recognized as significant by The County Commissioners or as identified on any historical landmarks survey for Pender County.
19. The 50' Stormwater buffer extends from the bank of the stream. The non wetland area of the buffer may be cleared of graded, but must be planted with and maintained in, grass or other vegatative or plant material. No impervious surfaces are allowed within the buffer.
20. Before erecting any structure each individual property owner shall verify the structure is not within the 50 foot stormwater setback by measuring from the top of bank. For definition of top of bank, contact Wilmington Regional NCDENR office Division of Water Quality (910) 796-7215.

Line Chart

Line	Bearing	Length
L1	S68°56'49"E	45.56'
L2	S31°56'44"E	50.10'
L3	N80°10'15"E	56.19'
L4	S67°36'05"E	28.41'
L5	N16°42'30"W	44.28'
L6	N01°32'19"W	47.45'
L7	N15°38'23"W	66.83'
L8	N42°38'00"W	61.38'
L9	N42°38'00"W	36.97'
L10	N42°37'59"W	24.41'
L11	N45°46'42"W	32.95'
L12	N44°51'47"W	36.08'
L13	N48°58'00"W	60.22'
L14	N54°30'06"E	22.74'
L15	N45°11'50"W	47.88'
L16	N25°26'06"W	51.17'
L17	N71°41'32"W	43.10'
L18	S77°25'28"W	37.53'
L19	N82°28'45"W	41.26'

Right-of-Way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	335.00'	221.15'	114.77'	217.15'	N81°51'38"E	37°49'23"
	285.00'	188.14'	97.64'	184.74'	N81°51'38"E	37°49'23"
2	335.00'	140.58'	71.34'	139.55'	S74°58'16"W	24°02'39"
	285.00'	119.60'	60.69'	118.72'	S74°58'16"W	24°02'39"
11	20.00'	32.86'	21.50'	29.29'	N37°14'30"E	94°08'42"
12	20.00'	31.42'	20.00'	28.28'	S54°49'51"E	90°00'00"
13	20.00'	28.87'	17.61'	26.43'	N58°34'15"W	82°43'03"
14	20.00'	28.87'	17.61'	26.43'	S24°08'49"W	82°43'03"
15	25.00'	21.03'	11.18'	20.41'	S76°40'26"W	48°11'23"
16	25.00'	21.03'	11.18'	20.41'	S55°08'11"E	48°11'23"

Centerline Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	310.00'	204.64'	106.21'	200.95'	N81°51'38"E	37°49'23"
2	310.00'	130.09'	66.02'	129.14'	S74°58'16"W	24°02'39"
35	500.00'	64.41'	32.25'	64.37'	N13°31'17"W	7°22'52"

Chord Data

Lot	Curve	Bearing	Distance
11	1	S64°13'38"W	14.95'
12	1	S85°48'08"W	66.91'
13	1	N83°50'49"W	53.95'
19	CbS	S78°33'21"W	43.80'
20	CbS	N48°54'21"W	44.72'
21	CbS	N04°13'27"E	44.72'
22	CbS	N59°02'23"E	47.33'
23	CbS	S61°52'26"E	51.26'
32	2	N72°34'37"E	112.06'

Note:

Contractor shall insure that he and all his workers (contractors, subcontractors and other site personnel) do not damage construction stakes or other measures used in laying out the project whether by the Engineer or another entity including those under the employ of the contractor. Contractor shall cause his workers to observe and verify to the fullest extent practicable that stakes, other measures and grades are, or appear to be, accurate and correct, and immediately, but prior to any associated work, notify the staking entity of any potential conflict, error or question regarding the work. The Engineer shall not be responsible if all of the above measures are not strictly adhered to. The Engineer shall not be responsible where due to damage, his staking can not be verified. For critical or costly components of the work, where the contractor believes that staking may not be preserved, the contractor shall request the staking entity to place staking in an area where its preservation can be insured.

Common Areas

Common Area #1 (Future)

Acreage ..... 2.04± Ac.
Acreage in Wetlands ..... 0.78± Ac.
Active ..... 1.26± Ac.

Use - Walking Trail to Open Air Pavilion & Kayak Racks

Common Area #2 - Passive

Acreage ..... 2.44± Ac.
Acreage in Wetlands ..... 0.32± Ac.

Use - Off Site Septic and/or Repair Systems to Serve Lots 8,9,12,13,18,26

Common Area #3 - Passive

Acreage ..... 6.38± Ac.
Acreage in Wetlands ..... 1.18± Ac.

Use - Walking Trails, Off Site Septic and/or Repair Systems to Serve Lots 55-59, 62-63

Common Area #4

Acreage ..... 0.10± Ac.
Acreage in Wetlands ..... 0.0 Ac.
Active ..... 0.10± Ac.

Use - Community Mailbox Area

Common Area #5

Acreage ..... 0.06± Ac.
Acreage in Wetlands ..... 0.0 Ac.
Active ..... 0.06± Ac.

Use - Community Mailbox Area

Estimated Trip Generation

Estimated Average Daily Trips .. 695
Estimated AM Peak Hour Trips ... 55
Estimated PM Peak Hour Trips ... 73

Note:
The Estimated Average Daily Trips Were Calculated According To The Institute of Transportation Engineers Trip Generation Manual 9th Edition

Development Phasing

Phase I

Acreage ..... 22.6± Ac.
Number of Lots ..... 28 Lots
Acreage in Street R/W ..... 2.7± Ac.
Density ..... 1.2 Units/Ac.

Phase II

Acreage ..... 48.2± Ac.
Number of Lots ..... 45 Lots
Acreage in Street R/W ..... 3.7± Ac.
Density ..... 1.0 Units/Ac.

Certification of Submission
A copy of this plat has been submitted. Approval is subject to review; this does not constitute an approval.

Pender County Utilities: _____Date:_____

Pender County Environmental Health: _____Date:_____

Pender County Addressing Coordinator: _____Date:_____

Certificate of Preliminary Plat Approval
Preliminary Plat Approved by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff: _____Date:_____

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY (PRELIMINARY), (REGISTRATION NUMBER), ON (PRELIMINARY). THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Preliminary Plat - Not for recordation, conveyances, or sales

THE RESERVE ON ISLAND CREEK

Topsail Twp., Pender Co., North Carolina

Owner/Developer:
IC3 Partners, LLC
PO Box 7122
Jacksonville, NC 28541
(910) 455-6956

DATE: 10/17/14

SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'

0 50 100 200 300

FEET

Parker & Associates, Inc.
Consulting Engineers - Land Surveyors - Land Planners
P.O. Box 976 - 28541-0976
306 New Bridge Street - 28540
Jacksonville, North Carolina
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

Field Book: Island Creek, Pg. 1-13. Island Creek 2 Pg. 1-7
Data Collector: ISLAND CREEK, ISLAND CREEK 2, ISLAND CREEK 3, ISLAND CREEK 4, ISLAND CREEK 5, ISLAND CREEK 6, ISLAND CREEK 7, ISLAND CREEK 8
Disk Name: Acad #2501
Filename: IC-Gen.dwg BLD
Job No.:S140217-5746

Rev. xx/xx/xx BLD - Revise Boundary, Common Areas Chart, Add Easements, Add Flood Elev., Add Walking Trails
Rev. 04/23/15 BLD - Add Permanent Drainage Easements
Rev. 03/27/15 BLD - Add Stormwater Buffer and Revise Note #7
Rev. 02/02/15 BLD - Revise Huckleberry Way Street Name, Add Monolithic Island at Entrance, and Revise Common Areas Data
Rev. 12/18/14 BLD - Revise Lots 6-19, 26-27, 29-32, Phase Line, Polly Lane, Common Areas, Chord Data, Right-of-way Data, Centerline Data, Development Phasing Chart, Tract Data, and Add Line Chart
Rev. 12/09/14 BLD - Revise Owner, Tract Data, Add Certification of Submission, and Certificate of Preliminary Plat Approval

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