FINAL PLAN

WILLOWS BAY IV

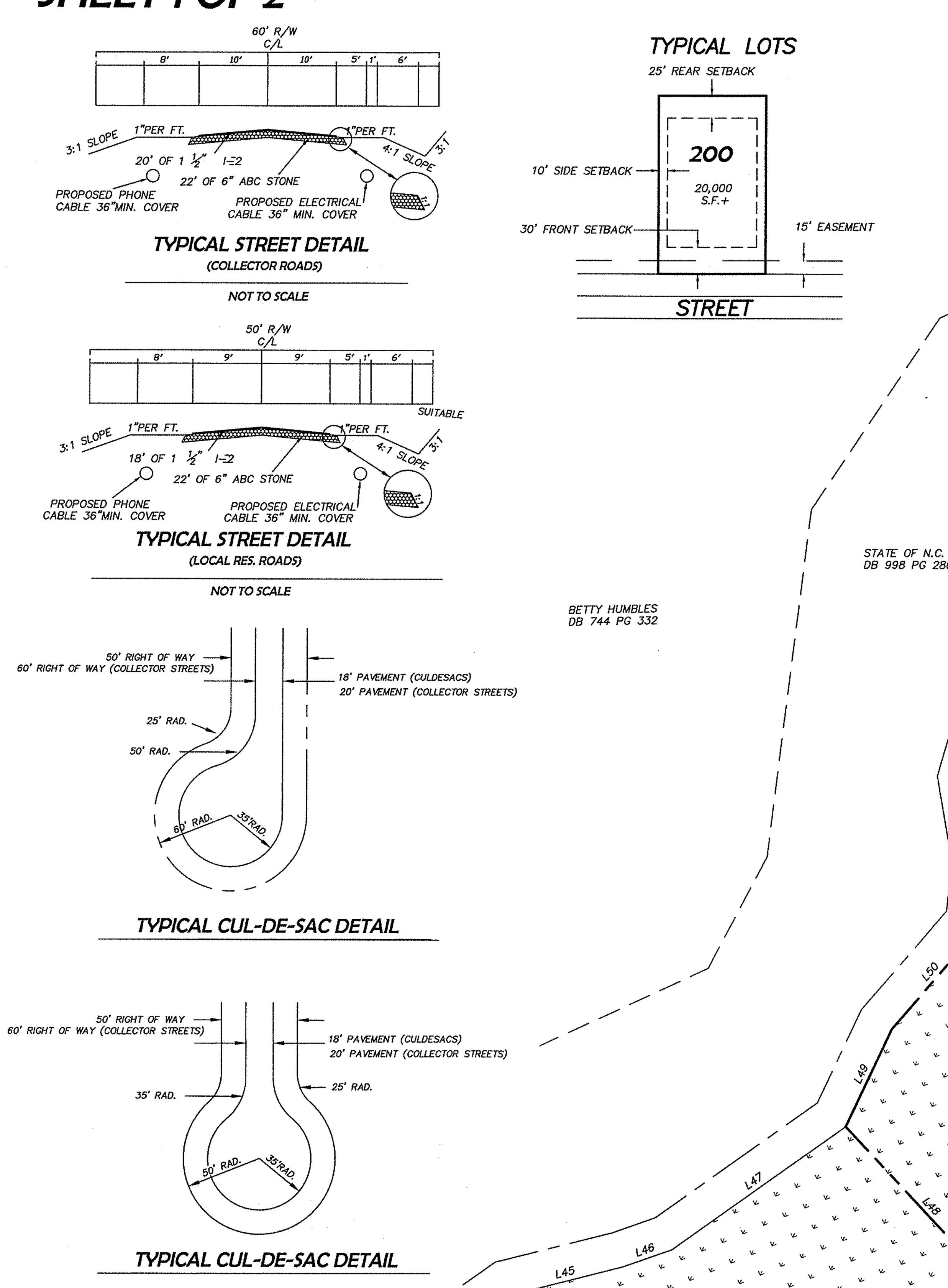
ROCKY POINT TOWNSHIP PENDER COUNTY
NORTH CAROLINA

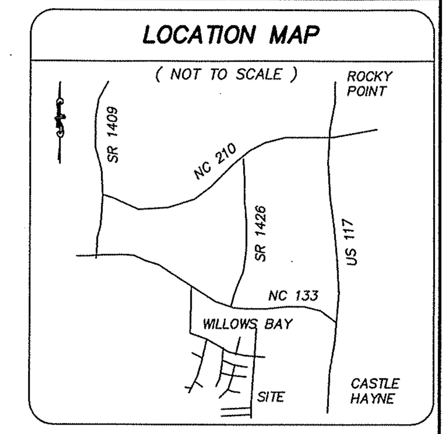
OWNER/DEVELOPER: PENLAND, INC.
5201 MONROE ROAD
CHARLOTTE, N.C.
PHONE: (704) 567-9836

LOCAL CONTACT: ACREAGE BROKERS
3947-A MARKET ST.
WILMINGTON, N.C. 28403
PHONE: (910) 251-8011

DATE: MARCH 16, 2016

SHEET 1 OF 2





ADJACENT PROPERTY OWNERS

DIRK C. SWART 3912 PRINCE GEORGE AVE. CASTLE HAYNE, NC 28429	MARY ANNE BRADLEY 111 GOBBLER COURT ROCKY POINT, NC 28457
TIOGA LLC PO BOX 789 CASTLE HAYNE, NC 28429	CHRISTOPHER BROWN 54 CHEUFFA COURT ROCY POINT, NC 28457
STATE OF N.C. 116 WEST JONES STREET RALEIGH, NC 27603	TANYA M. PACHECO 5516 WALKING TRAILS WAY HOPE MILLS, NC 28348
BETTY HUMBLES 4 CASTLE AVENUE CASTLE HAYNE, NC 28429	RONALD G. PLUMLEY 63 CHEUFFA COURT ROCKY POINT, NC 28457
GARY M. PLUMLEY 197 GOBBLER COURT ROCKY POINT, NC 28457	AMANDA L LEWIS 198 GREY BEARD DRIVE ROCKY POINT, NC 28457
TANYA G. ARMSTRONG 179 GOBBLER COURT ROCKY POINT, NC 28457	JOHN P. SMITH 212 GREY BEARD DRIVE ROCKY POINT, NC 28457
GEORGE HAGUE 161 GOBBLER COURT ROCKY POINT, NC 28457	JOSEPH GIOVANNI BIANCHI 347 TURKEY CREEK ROAD ROCKY POINT, NC 28457
PENSCO TRUST COMPANY 105 4th AVE. NE, UNIT 207 ST PETERSBURG, FL 33701	FINLEY PROPERTIES LLC 211 N. 5th STREET WILMINGTON, NC 28401

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	310.00'	157.11'	155.43'	S 22°11'37" W	29°02'17"	80.28'
C2	500.00'	211.15'	209.59'	N 19°46'22" E	24°11'47"	107.17'
C3	25.00'	18.69'	18.26'	S 10°27'15" W	42°50'00"	9.81'
C4	50.00'	50.24'	48.15'	N 17°49'23" E	57°34'15"	27.47'
C5	50.00'	46.68'	45.00'	N 73°21'08" E	53°29'15"	25.20'
C6	50.00'	47.79'	45.99'	S 52°31'25" E	54°45'41"	25.90'
C7	50.00'	54.46'	51.81'	S 06°03'48" W	62°24'44"	30.29'
C8	50.00'	32.67'	32.09'	S 55°59'13" W	37°26'06"	16.94'
C9	25.00'	18.69'	18.26'	N 53°17'16" E	42°50'00"	9.81'
C10	470.00'	11.55'	11.55'	N 31°10'00" E	1°24'30"	5.78'
C12	470.00'	186.93'	185.70'	N 19°04'07" E	22°47'16"	94.72'
C13	340.00'	44.49'	44.46'	S 11°25'23" W	7°29'49"	22.28'
C14	530.00'	41.76'	41.75'	N 09°55'55" E	4°30'53"	20.89'
C15	530.00'	138.41'	138.01'	N 19°40'15" E	14°57'45"	69.60'
C16	530.00'	43.65'	43.64'	N 29°30'41" E	4°43'08"	21.84'
C17	310.00'	91.58'	91.24'	N 60°33'13" W	16°55'32"	46.12'
C18	285.00'	84.19'	83.89'	N 60°33'13" W	16°55'32"	42.40'
C19	335.00'	91.94'	91.65'	N 61°09'14" W	15°43'29"	46.26'
C20	25.00'	21.03'	20.41'	S 86°53'20" W	48°11'23"	11.18'
C21	50.00'	66.32'	61.56'	S 79°12'35" E	75°59'33"	39.06'
C22	50.00'	60.27'	56.69'	S 06°40'57" E	69°03'44"	34.40'
C23	50.00'	48.20'	46.35'	S 55°27'47" W	55°13'43"	26.16'
C24	50.00'	66.41'	61.63'	N 58°52'29" W	76°05'46"	39.13'
C25	25.00'	21.03'	20.41'	S 44°55'17" E	48°11'23"	11.18'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 01°23'53" W	48.82'	L50	N 26°29'23" W	153.05'
L2	S 07°40'29" W	65.46'	L51	N 60°57'19" W	73.12'
L3	S 14°20'18" W	50.08'	L52	N 76°54'16" W	94.32'
L4	N 20°59'01" E	21.00'	L53	N 50°54'44" W	49.64'
L5	N 81°47'01" W	449.48'	L54	N 36°05'18" W	105.54'
L6	S 81°47'01" E	449.48'	L55	N 24°15'46" W	127.25'
L7	S 14°20'18" W	38.18'	L56	N 19°27'05" W	62.25'
L8	S 14°20'18" W	50.08'	L57	S 11°04'02" E	143.39'
L9	S 14°20'18" W	11.90'	L58	N 71°29'23" W	56.87'
L10	N 39°27'32" E	73.51'	L59	N 26°38'32" W	38.82'
L11	N 58°22'21" E	50.44'			
L12	N 66°47'01" E	74.02'			
L13	N 80°42'32" E	40.65'			
L14	S 78°59'43" E	9.89'			
L15	S 78°59'43" E	53.38'			
L16	S 44°54'35" E	69.88'			
L17	S 43°45'51" W	52.19'			
L18	S 27°30'32" W	31.11'			
L19	S 27°30'32" W	56.18'			
L20	S 32°47'02" W	74.19'			
L21	N 31°57'01" E	192.14'			
L22	S 06°25'45" W	89.76'			
L23	S 15°13'34" E	157.95'			
L24	S 08°45'37" W	53.07'			
L25	S 43°10'59" W	133.75'			
L26	S 78°33'11" W	47.83'			
L27	S 62°25'00" W	68.66'			
L28	N 58°44'55" E	151.27'			
L29	N 74°56'14" E	188.44'			
L30	S 54°23'24" W	104.26'			
L31	N 22°47'01" E	117.58'			
L32	N 18°59'39" E	173.26'			
L33	N 42°20'17" E	23.77'			
L34	S 78°44'46" W	25.83'			
L35	N 77°54'26" W	46.45'			
L36	N 52°14'02" W	79.95'			
L37	N 80°07'35" E	107.73'			
L38	N 79°39'55" W	60.48'			
L39	N 47°15'41" W	27.85'			
L40	N 13°04'26" E	41.72'			
L41	N 30°10'55" E	173.64'			
L42	N 21°08'57" E	97.17'			
L43	N 03°58'36" W	145.09'			
L44	N 12°31'08" W	121.19'			
L45	N 08°36'48" E	129.35'			
L46	N 03°25'12" E	58.03'			
L47	N 12°34'42" W	238.02'			
L48	S 69°50'24" W	260.59'			
L49	N 42°00'28" W	120.97'			

NOTES

1. SURVEYED JAN. 1997 TO FEB. 2000
2. AREA COMPUTED BY COORDINATE METHOD
3. ALL DISTANCES ARE HORIZONTAL
4. FOR REFERENCE SEE D.B. 62 PAGE 25 AND MAP BOOK 1 PAGE 18
5. THIS MAP IS PRELIMINARY IT IS NOT INTENDED FOR RECORDATION, SALES, OR CONVEYANCE.
6. 44.83 ACRES TOTAL AREA
7. THIS PROPERTY IS ZONED RP
8. TOPOGRAPIC SURVEY PERFORMED BY HANOVER DESIGN SERVICES, P.A.
9. ALL LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
10. WATER PROVIDED BY INDIVIDUAL WELLS.
11. ALL STREETS TO MEET N.C.D.O.T. MINIMUM SUBDIVISION STANDARDS AND ARE TO BE PUBLIC.
12. UTILITIES ARE TO BE UNDERGROUND
13. A 15' UTILITY IS RESERVED ALONG THE RIGHT OF WAY OF ALL STREETS.
14. SEE TYPICAL STREET SECTIONS FOR ROAD CONSTRUCTION DETAILS.
15. MINIMUM CHORD DISTANCE ON CUL-DE-SAC LOTS = 45'.
16. ALL CORNER LOTS SHALL BE A MINIMUN OF 115' AT BUILDING LINE.
17. SOIL SUITABILITY PROVIDED BY LAND MANAGEMENT GROUP, INC..
18. MINIMUM LOT SIZE 21,477 S.F.
19. THIS PROJECT WILL NOT REQUIRE ANY STORM WATER RETENTION FACILITIES
20. LAND DISTURBANCE FOR THIS PROJECT WILL NOT REQUIRE AN ACE WETLAND FILL PERMIT
21. "RESERVED OPEN SPACE/RECREATION SPACE NOT FOR BUILDING DEVELOPMENT"
22. "SEPTIC SYSTEM COMPONENTS FOR LOTS A, B, C, 183, 187, 188, 189, 190, 191, 192, 197, 193, 194, 131, 130, 195, 196, 198, 199, 204, 203, 165, 164, 210, 202, 201, 200, 211 AND 163 ARE LOCATED OFFSITE."
23. "A" LOTS ARE FOR SEPTIC SYSTEMS ONLY

LEGEND

LOT LINE
CENTERLINE OF RIGHT OF WAY
CONTOUR LINE & ELEVATION
DRAINAGE FLOW
30'/40' DRAINAGE EASEMENT
15'/20'
EXISTING DRAINAGE PIPE

SITE DATA

TOTAL AREA = 44.83 ACRES
28 LOTS PROPOSED

CURRENT ZONING – RP
ZONING DISTRICT REQUIREMENTS
MIN. LOT SIZE – 15,000 SF
MIN. LOT WIDTH – 80'
MIN. CHORD – 30'
MIN. FRONT YARD – 30'
MIN. SIDE YARD – 10'
MIN. CORNER YARD – 15'
MIN. REAR YARD – 25'
MAX. HEIGHT – 35'
MIN. STRUCTURE SEPERATION – 30'
ALL LOTS EXCEED 20,000 S.F.

4,490 L.F. STREETS EXISTING

OPEN SPACE
85.34 ACRES X 15% = 12.80 ACRES
12.80 PROVIDED
OPEN SPACE CALCULATIONS BASED ON CURRENT PRELIMINARY PLAN & SECTION 3 PHASE 1 PREVIOUSLY RECORDED.

REQUIRED PERMITS

NCDENR STORMWATER – EXISTING PERMIT No. SW8 000557
NCDOT DRIVEWAY PERMIT – EXISTING STREETS CERTIFIED AND APPROVED BY NCDOT.
NCDENR EROSION CONTROL – EXISTING PERMIT No. 00052PE
PREVIOUSLY APPROVED PRELIMINARY PLAN, APPROVAL DATE SEPT. 14, 2007

PRELIMINARY
Not For Recordation
Conveyance or Sales

CERTIFICATE OF PRELIMINARY MAP APPROVAL
APPROVED BY THE PENDER COUNTY PLANNING BOARD FOR A PERIOD OF TWO (2) YEARS:

DIRECTOR OF PLANNING DEPARTMENT — DATE

100 50 0 100
SCALE IN FEET
1" = 100 FT.

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS ENGINEERS LAND PLANNERS
319 WALNUT STREET
WILMINGTON, N.C. 28401
PHONE: (910) 343-8002
FAX: (910) 343-9941
EMAIL hds@isaac.net
5747S4A-01KNW

FINAL PLAN

WILLOWS BAY IV

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NORTH CAROLINA

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DATE: MARCH 16, 2016

SHEET 2 OF 2

LOCATION MAP
(NOT TO SCALE)
ROCKY POINT
SR 1409
NC 210
SR 1426
US 117
NC 133
WILLOWS BAY
SITE
CASTLE HAYNE

MAGNETIC 34-147

CORBETT
262-248

BETTY HUMBLES
744-332

PENLAND, INC.

STATE OF N.C.
998-286

OPEN SPACE

ESTATE LOT C

ESTATE LOT B

ESTATE LOT A

PENLAND, INC.

RETAINED BY OWNER

DIRK SWART
966-273

SECTION 1
MB 31 PG 137

SECTION 2
MB 32 PG 134

SECTION 3
MB 34 PG 147

SECTION 4 PHASE 1
MB 47 PG 105

N\F TYLER, JR.
J120 51

ANNIE EULA BOLLING
D.B. 752 PG. 739

LOT 8

LOT 7

DIVISION OF TRACT 11
OLD BAILEY FARM
M.B. 12 PG. 8

N\F TYLER, SR.
J120 49

N\F McMULLEN
J120 48

N\F TUTHEROW
J120 47

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PRELIMINARY PLAN

CERTIFICATE OF PRELIMINARY MAP APPROVAL
APPROVED BY THE PENDER COUNTY PLANNING BOARD FOR A PERIOD OF TWO (2) YEARS.

DIRECTOR OF PLANNING DEPARTMENT DATE

0FT 150FT 300FT 450FT
SCALE 1"=150'

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