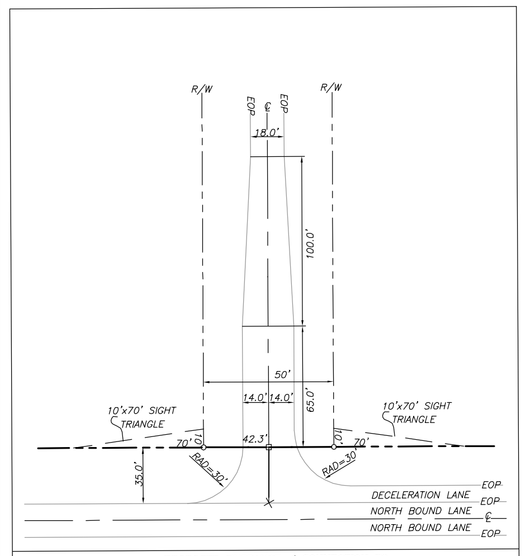
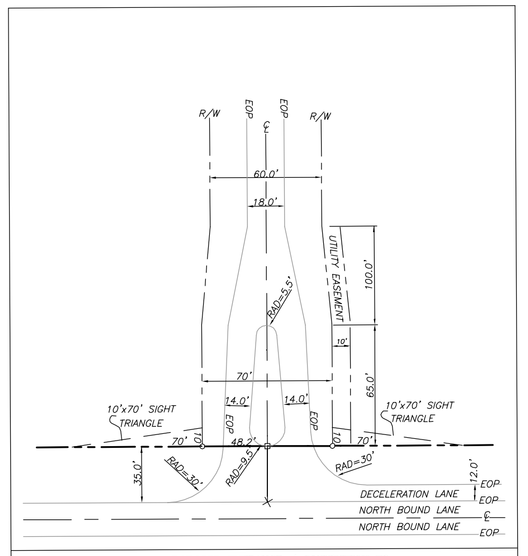
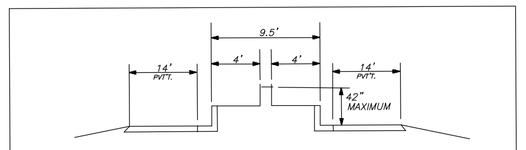


PROPOSED ENTRANCE / CONNECTION TO U.S. HWY. 17 NOT TO SCALE



PROPOSED ENTRANCE / CONNECTION TO U.S. HWY. 17 NOT TO SCALE



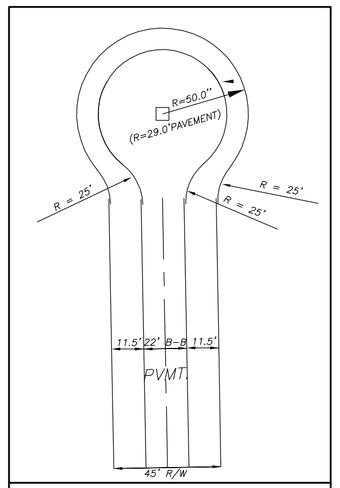
PROPOSED ENTRANCE / CONNECTION TO U.S. HWY. 17 NOT TO SCALE

NOTES:

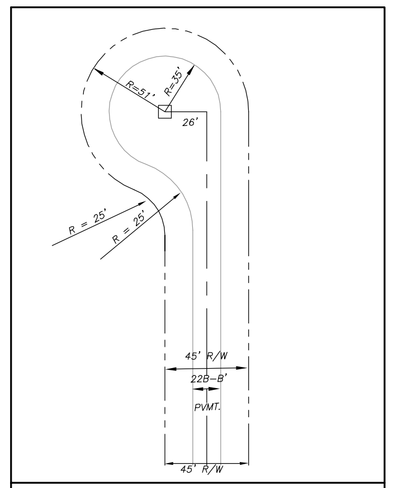
1. NO CORNERS HAVE BEEN SET ON THIS MAP.
2. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
3. AREA COMPUTED BY THE COORDINATE METHOD.
4. THIS PROPERTY IS ZONED PD.
5. A PORTION OF THIS PROPERTY DOES LIE WITHIN A UNDETERMINED FLOOD AREA (FLOOD ZONE "A).
   TO BE PERMANENT OPEN SPACE
   "BUILDINGS FOR PERMANENT HUMAN [OR ANIMAL (AS APPROPRIATED)] OCCUPANCY NOT ALLOWED IN THIS FLOOD ZONE AREA."
6. NO KNOWN HORIZONTAL CONTROL WITHIN 2,000'.
7. BUILDING SETBACKS REQUIRED TO BE IN ACCORD WITH THE PENDER COUNTY ZONING ORDINANCE.
   PROPOSED SETBACKS (FRONT 25' // SIDE 5' // REAR 10')
8. WET LANDS ON THIS MAP PAGE 2 OF 7 HAVE BEEN DELINEATED & RELEASED. ALL OTHER AREAS OF WETLANDS, AEC'S OR FLOOD PRONE AREAS ON THIS TRACT ARE ESTIMATED WILL BE DELINEATED AFTER PRELIMINARY APPROVAL.
9. ALL DWELLINGS OR BUILDINGS MUST BE CONVENTIONAL SITE BUILT. NO MODULAR OR MOBILE HOMES ALLOWED ON THESE PROPOSED 8 LOTS. TYPE TO BE DETACHED SINGLE FAMILY DWELLING OR DETACHED SINGLE BUSINESS
10. B-1) 10 FOOT WIDE STRIP WITH 3 CANOPY TREES, 4 UNDERSTORY TREES & A GRASS COVER OF A LEAST 98% COVERAGE (EXCEPT WITHIN 4 FEET OF THE THE BASE OF ANY TREE), PER 100 LINEAR FEET.
11. A-4) 30 FOOT WIDE STRIP WITH 1 CANOPY TREES, 2 UNDERSTORY TREES & EITHER A GRASS OR OTHER APPROVED VEGETATIVE COVER OF A LEAST 98% COVERAGE (EXCEPT WITHIN 4 FEET OF THE BASE OF ANY TREE OR SHRUB), OR 32 SHRUBS PER 100 LINEAR FEET.
12. ELECTRICAL AND STREET LIGHTING SERVICE TO BE AS PER PROGRESS ENERGY TO THE STANDARDS OF PENDER & COUNTY PROGRESS ENERGY.
13. SANITARY SEWER & SEWAGE PLANT TO BE ENGINEERED, DESIGNED AND CONSTRUCTED TO THE STANDARDS OF LOCAL AND STATE AGENCIES. AND WILL BE SHOWN ON SEPARATE PLANS AFTER PRELIMINARY APPROVAL.
14. PUMP STATIONS FOR WASTE WATER SYSTEM TO BE ENGINEERED, DESIGNED AND CONSTRUCTED TO THE STANDARDS OF LOCAL AND STATE AGENCIES. AND WILL BE SHOWN ON SEPARATE PLANS AFTER PRELIMINARY APPROVAL.
15. SOIL SUITABILITY ANALYSIS WILL BE PERFORMED BY LICENSE SOIL SCIENTIST.
16. STORM SEWER SYSTEMS TO BE ENGINEERED, DESIGNED AND APPROVED BY ALL LOCAL AND STATE AGENCIES AS APPLICABLE. AS APPLICABLE AND WILL BE SHOWN ON SEPARATE PLANS AFTER PRELIMINARY APPROVAL.
17. WATER SYSTEM TO BE ENGINEERED, DESIGNED AND CONSTRUCTED AS PER ALL LOCAL AND STATE AGENCIES. AS APPLICABLE AND WILL BE SHOWN ON SEPARATE PLANS AFTER PRELIMINARY APPROVAL.
18. WATER SYSTEM TO BE ENGINEERED, DESIGNED CONSTRUCTED AND CONNECTED TO P.C.U. AS PER ALL LOCAL AND STATE AGENCIES AS APPLICABLE AND WILL BE SHOWN ON SEPARATE PLANS AFTER PRELIMINARY APPROVAL.
19. THE SUBDIVISION SHOWN ON THIS PLAT INCLUDES PUBLIC STREETS THAT ARE TO BE CONSTRUCTED TO NCDOT STANDARDS, PRIVATE STREETS ARE TO BE CONSTRUCTED TO NCDOT STANDARDS EXCEPT CURVE RADIUS.
20. ALL STREETS HAVE A 10' WIDE UTILITY EASEMENT ON BORTH SIDES.
21. NO BUILDING CONSTRUCTION TO BE ALLOWED IN THE FLOOD ZONE A. OPEN SPACE FORMULA
22. THERE IS 104± ACRES TOTAL TRACT.
    51.3± ACRES CONSISTING OF 268 LOTS (RESIDENTIAL).
    2.7± ACRES CONSISTING OF (COMMERCIAL LOT(S).
    20.0± ACRES CONSISTING OF OPEN SPACE, PARKS, WALKING TRAIL, RETENTION PONDS, ETC.
    8.6± ACRES FOR SEWAGE PLANT AND NITRIFICATION FIELD.
    18.2± ACRES OF WHICH IS IN R/W OF STREETS.
    THERE ARE 268 PROPOSED PARCELS FOR CARDINAL POINTE.
    THERE ARE 2.709± AC. FOR PROPOSED COMMERCIAL PARCEL(S) IN SHEET 2 OF 7.
    THERE ARE 37 PROPOSED PARCELS IN SHEET 3 OF 7.
    THERE ARE 55 PROPOSED PARCELS IN SHEET 4 OF 7.
    THERE ARE 104 PROPOSED PARCELS IN SHEET 5 OF 7.
    THERE ARE 72 PROPOSED PARCELS IN SHEET 6 OF 7.
    THE LARGEST LOT IS LOT No. 13 (15,573 SQ. FT.)
    THE SMALLEST LOTS ARE (6,500 SQ. FT.)

    0.03 ACRES PER LOT // 1/2 TO BE UPLANDS
    269 X 0.03 = 8.07 ACRES
    8.07/2 = 4.04 ACRES
    PROPOSED 5.5± ACRES TO BE UPLANDS
    PROPOSED 14.5± ACRES TO BE BOTTOM LANDS

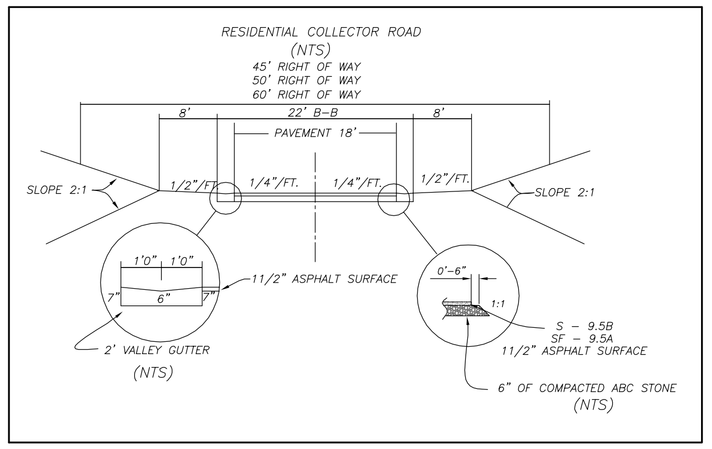
    268 LOTS & 2.7 AC.± COMMERCIAL AREA REQUIRE
    $30,000.00 OF RECREATIONAL IMPROVEMENTS
    (DEVELOPER SHALL MAKE $30,000.00 IN RECREATIONAL IMPROVEMENTS OR PAY PENDER COUNTY THE DIFFERENCE.)
23. THERE IS 17,027.5± LINEAR FEET OF STREETS PROPOSED.
    THERE IS 1,350± LINEAR FEET OF CARDINAL POINTE DRIVE PROPOSED.
    THERE IS 1,395± LINEAR FEET OF CARDINAL DRIVE PROPOSED.
    THERE IS 349.5± LINEAR FEET OF CARDINAL CIRCLE PROPOSED.
    THERE IS 3,501± LINEAR FEET OF COLE DANIEL DRIVE PROPOSED.
    THERE IS 769.5± LINEAR FEET OF AMANDA LANE PROPOSED.
    THERE IS 1,508± LINEAR FEET OF LEVI DRIVE PROPOSED.
    THERE IS 250± LINEAR FEET OF EVE DRIVE PROPOSED.
    THERE IS 250± LINEAR FEET OF ADAM DRIVE PROPOSED.
    THERE IS 1,377± LINEAR FEET OF MARY COURT PROPOSED.
    THERE IS 499± LINEAR FEET OF JACK DRIVE PROPOSED.
    THERE IS 2,238± LINEAR FEET OF JILL DRIVE PROPOSED.
    THERE IS 1,103± LINEAR FEET OF FAIR WAY COURT PROPOSED.
    THERE IS 383± LINEAR FEET OF BRICK DRIVE PROPOSED.
    THERE IS 504.5± LINEAR FEET OF ROCK DRIVE PROPOSED.
    THERE IS 588± LINEAR FEET OF NITRIFICATION DRIVE PROPOSED.
    THERE IS 585± LINEAR FEET OF MID WAY COURT PROPOSED.
    THERE IS 325± LINEAR FEET OF CONNECTOR ROAD "A".
    THERE IS 52± LINEAR FEET OF CONNECTOR ROAD "B".
24. A HOMEOWNERS ASSOCIATION WILL BE CREATED IN ACCORDANCE WITH SECTION 7.3 OF THE PENDER COUNTY SUBDIVISION ORDINANCE AFTER PRELIMINARY APPROVAL.
25. TRASH HANDLING WILL BE HANDLED ON INDIVIDUAL LOT BASIS BY PRIVATE CONTRACTOR.
26. PUBLIC RIGHT-OF-WAY FROM US 17 ALONG CARDINAL DRIVE TO MONUMENT "A" & ALONG COLLECTOR ROAD "B" TO MONUMENT "D".
27. PUBLIC RIGHT-OF-WAY FROM US 17 ALONG CARDINAL POINTE DRIVE & ALONG LEVI DRIVE TO MONUMENT "B" & ALONG COLLECTOR ROAD "A" TO MONUMENT "C".
28. TRAFFIC IMPACT ANALYSTS WILL BE PERFORMED AFTER PRELIMINARY APPROVAL.



CUL-DE-SAC DESIGN (45 FT. R/W) WITH 2'-0" VALLEY CURB (N.T.S.)



OFFSET CUL-DE-SAC DESIGN (45 FT. R/W - LEFT) WITH 2'-0" VALLEY CURB (N.T.S.)

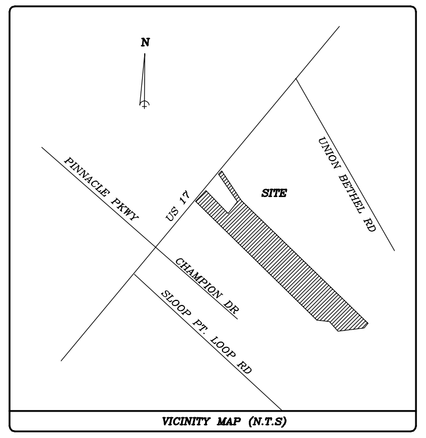


All new access easements and/or streets shown or designated on this plat, include the transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines.

All access easements and/or streets shown or designated on this plat include the transfer of an easement to Pender County, its employees and agents for access for emergency personnel (police, fire & rescue) and Pender County and its employees for administration of all Pender County Ordinances.

This map is subject to any easements, agreements or rights of way prior to the date of this map that were not visible at my time of inspection.

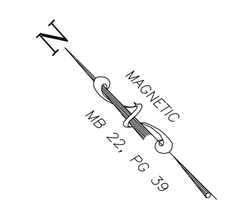
No complete title search was performed for this survey.



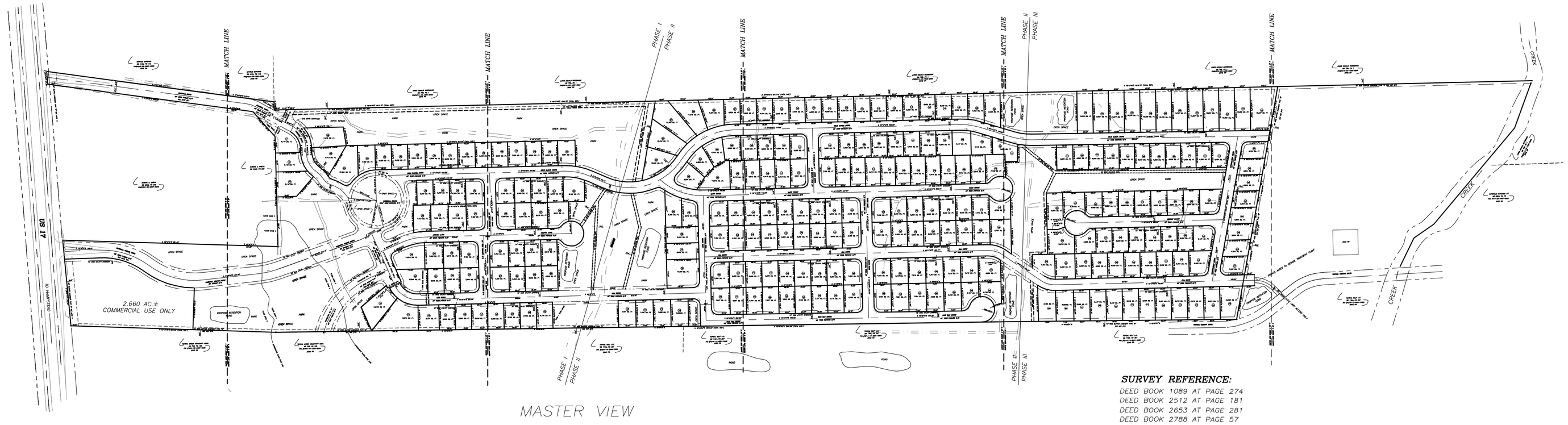
VICINITY MAP (N.T.S)

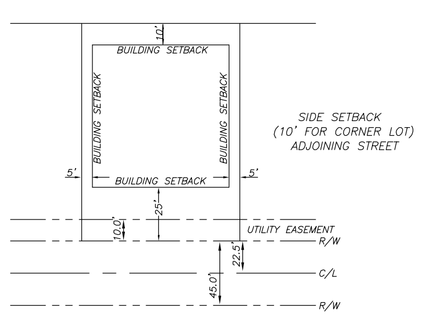
LEGEND:

○	EIP (EXISTING IRON PIPE) OR EIS (EXISTING IRON STAKE)
———	PROPOSED LOT LINE
———	PROPERTY LINE
— — —	EASEMENT LINE OR BUFFER LINE
— · —	℄ (CENTER LINE)
—··—	R/W (RIGHT OF WAY)
———	EOP (EDGE OF PAVEMENT)
———	NON-SURVEYED LINE



AREA:
104± ACRES





TYPICAL MINIMUM BUILDING SETBACK REQUIREMENTS

DISTRICT	MINIMUM SETBACK FRONT	MINIMUM SETBACK REAR	MINIMUM SETBACK SIDE	MINIMUM SETBACK SIDE CORNER LOT ADJOINING STREET	MAXIMUM HEIGHT	STRUCTURE SEPARATION
PD	25'	10'	5'	10'	35'	10'

MASTER VIEW
PRLIMINARY PLAT
FOR

CARDINAL POINTE

OWNER / DEVELOPER
JEFF & NONIE MORRIS
P.O. BOX 280
HAMPSTEAD NC 28443

TOPSAIL TOWNSHIP – PENDER COUNTY – NORTH CAROLINA
SCALE: 1" = 200' OCTOBER 15, 2013

200 0 200 400 600
GRAPHIC SCALE – FEET

SURVEY REFERENCE:
DEED BOOK 1089 AT PAGE 274
DEED BOOK 2512 AT PAGE 181
DEED BOOK 2653 AT PAGE 281
DEED BOOK 2788 AT PAGE 57
DEED BOOK 2913 AT PAGE 93
DEED BOOK 3362 AT PAGE 68
PENDER COUNTY REGISTRY

ALL TRACT TO COMBINED AFTER PRELIMINARY APPROVAL

Owner
JEFFREY L. & NONIE MORRIS
P.O. BOX 280
HAMPSTEAD NC 28443
PHONE #910-270-4445

Certificate of Ownership, Dedication and Jurisdiction

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent. I certify that the land as shown hereon is located within the subdivision jurisdiction of Pender County.

Owner _____ Date _____

F.W. JONES Surveying Company
N.C. LICENSE No. F-1036
P.O. Box 1471
111 East Fremont Street
Burgaw, NC 28425
Ph: (910) 259-2954
Fx: (910) 259-9040
Em: jonessurveying@bellsouth.net
File:
Dwg. No.: PN 18 MORRIS CARDINAL