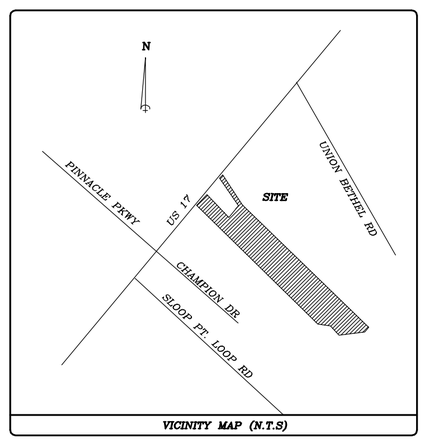
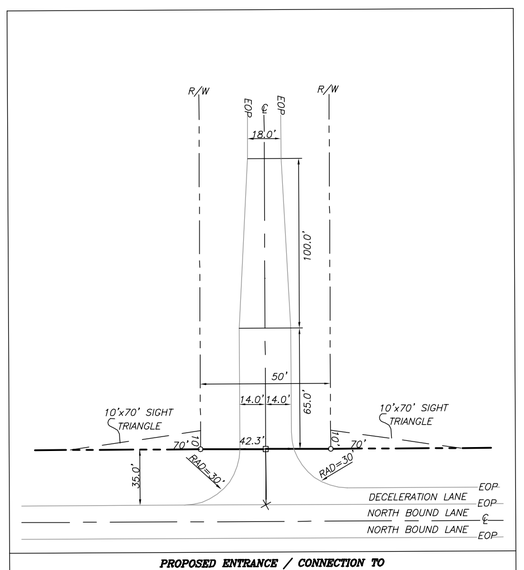
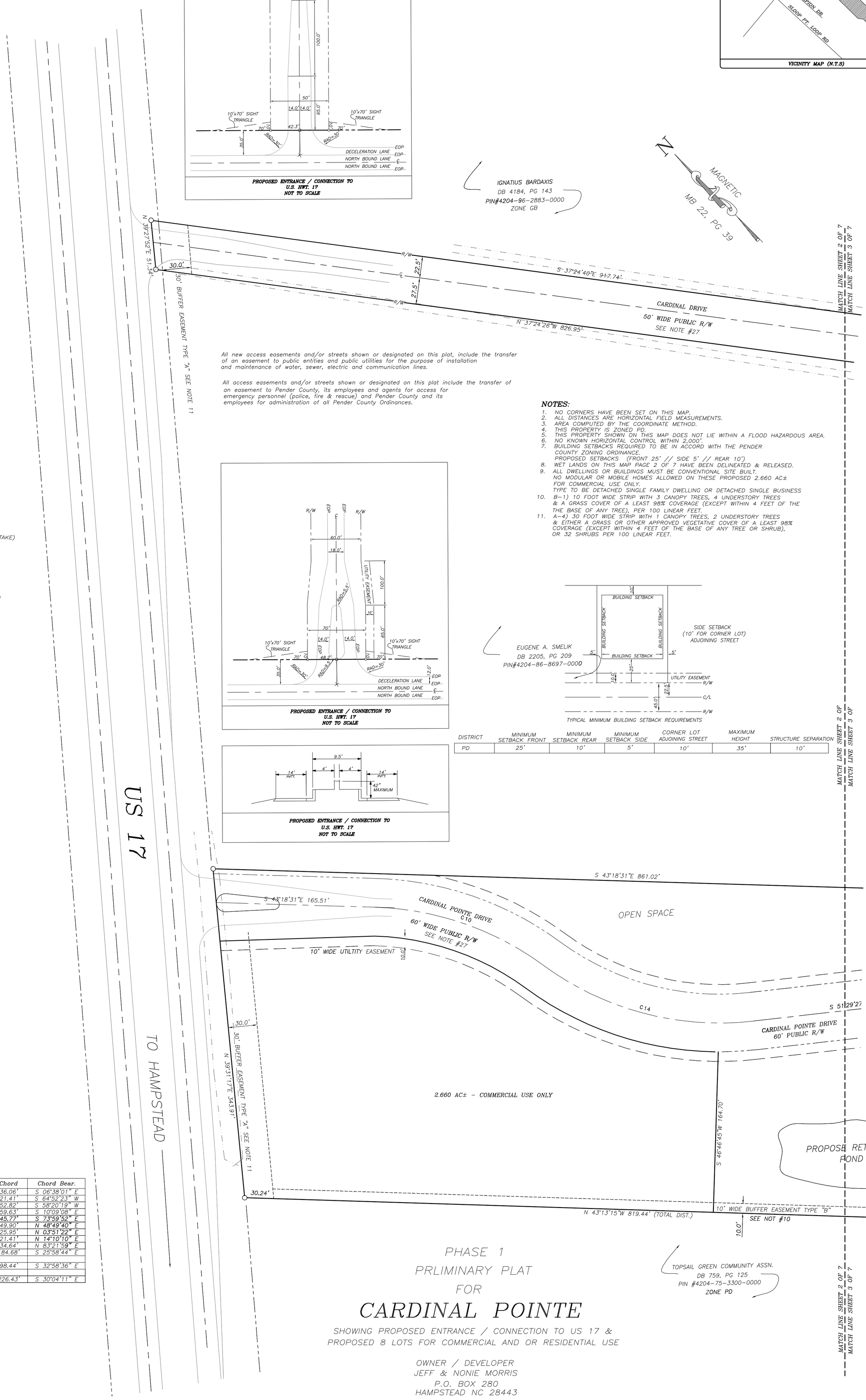


VICINITY MAP (N.T.S)



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



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.

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. THIS PROPERTY SHOWN ON THIS MAP DOES NOT LIE WITHIN A FLOOD HAZARDOUS 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.
9. ALL DWELLINGS OR BUILDINGS MUST BE CONVENTIONAL SITE BUILT. NO MODULAR OR MOBILE HOMES ALLOWED ON THESE PROPOSED 2.660 AC± FOR COMMERCIAL USE ONLY.
   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.

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

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

TYPICAL MINIMUM BUILDING SETBACK REQUIREMENTS

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

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

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	25.00'	40.28'	92°18'35"	36.06'	S 06°38'01" E
C2	25.00'	22.12'	50°42'13"	21.41'	S 64°52'23" W
C3	50.00'	55.65'	63°46'20"	52.82'	S 58°20'19" W
C4	50.00'	63.89'	73°12'33"	59.63'	S 10°09'08" E
C5	50.00'	47.54'	54°28'55"	45.77'	S 73°59'52" E
C6	50.00'	52.24'	59°52'00"	49.90'	N 48°49'40" E
C7	50.00'	26.25'	30°04'37"	25.95'	N 03°51'22" E
C8	25.00'	22.12'	50°42'13"	21.41'	N 14°10'10" E
C9	25.00'	38.26'	87°41'25"	34.64'	N 83°21'59" E
C10	310.00'	187.53'	34°39'35"	184.68'	S 25°58'44" E
C12	155.00'	100.17'	37°01'41"	98.44'	S 32°58'36" E
C14	310.00'	231.80'	42°50'30"	226.43'	S 30°04'11" E

PHASE 1
PRLIMINARY PLAT
FOR

CARDINAL POINTE

SHOWING PROPOSED ENTRANCE / CONNECTION TO US 17 & PROPOSED 8 LOTS FOR COMMERCIAL AND OR RESIDENTIAL USE

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

TOPSAIL TOWNSHIP - PENDER COUNTY - NORTH CAROLINA
SCALE: 1" = 50' OCTOBER 2013

50 0 50 100 150
GRAPHIC SCALE - FEET

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