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 RD.
5. A PORTION OF THIS PROPERTY DOES LIE WITHIN A UNDETERMINED FLOOD AREA (FLOOD ZONE "A).
   "BUILDINGS FOR PERMANENT HUMAN [OR ANIMAL (AS APPROPRIATED)] OCCUPANCY NOT ALLOWED IN THIS FLOOD ZONE AREA, OTHER THAN PARK IMPROVEMENTS, RECREATIONAL FACILITIES, WALK WAYS ETC."
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 3 OF HAVE BEEN DELINEATED & RELEASED.
9. ALL DWELLINGS OR BUILDINGS MUST BE CONVENTIONAL SITE BUILT. NO MODULAR OR MOBILE HOMES ALLOWED ON THESE PROPOSED 37 LOTS. TYPE TO BE DETACHED SINGLE FAMILY DWELLING.
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.

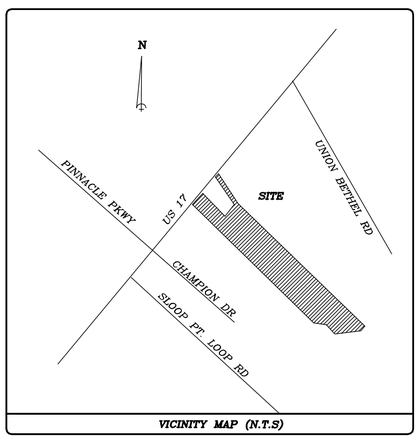
All new access easements and/or streets shown or designated on this plat, include the transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines.

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.

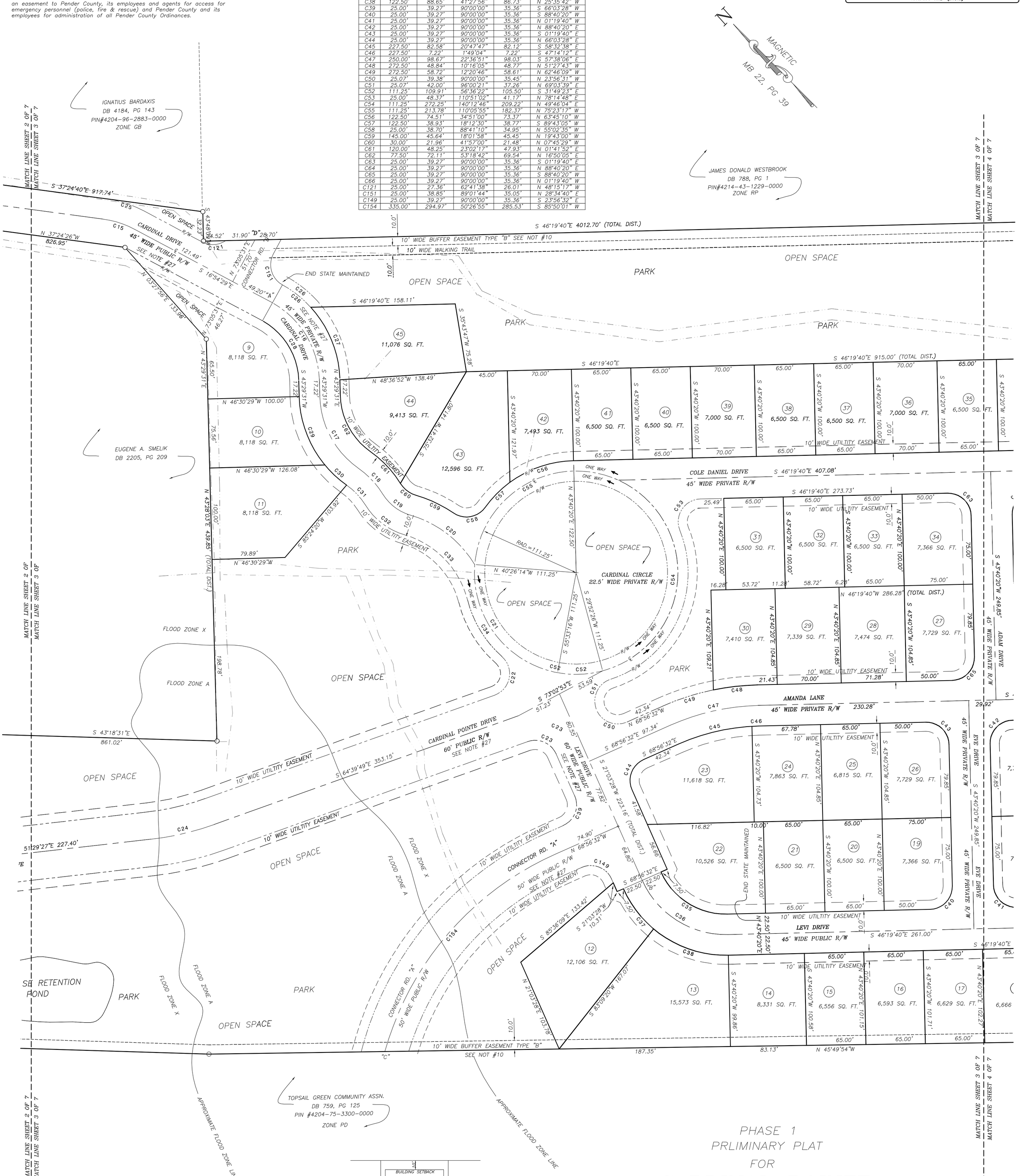
Curve	Radius	Length	Delta	Chord	Chord Bear.
C15	102.28'	36.60'	20°30'11"	36.41'	S 27°09'34" E
C16	100.00'	103.73'	59°26'09"	99.14'	S 13°47'05" W
C17	100.00'	93.05'	53°18'47"	89.73'	S 16°50'07" W
C18	97.50'	39.20'	23°02'17"	38.94'	S 01°41'52" W
C19	52.50'	38.44'	41°57'00"	37.59'	S 07°45'29" E
C20	122.50'	91.01'	42°33'57"	88.93'	S 07°26'47" E
C21	111.25'	66.66'	34°19'46"	65.66'	S 13°38'41" W
C22	25.00'	51.86'	118°51'23"	43.05'	S 55°54'30" W
C23	25.00'	37.40'	85°43'17"	34.01'	S 21°48'10" E
C24	310.00'	71.27'	13°10'22"	71.11'	S 58°04'38" E
C25	124.78'	44.24'	20°18'49"	44.01'	S 27°15'18" E
C26	122.50'	39.67'	18°33'13"	39.49'	N 06°40'50" W
C27	122.49'	87.40'	40°52'51"	85.56'	N 23°03'43" E
C28	77.49'	80.38'	59°26'16"	76.83'	S 13°46'39" W
C29	122.50'	81.43'	38°05'10"	79.94'	S 24°26'52" W
C30	122.50'	32.55'	15°13'33"	32.46'	S 02°12'29" E
C31	75.00'	30.16'	23°02'17"	29.95'	S 01°41'52" W
C32	75.00'	54.91'	41°57'00"	53.69'	S 07°45'29" E
C33	100.00'	103.92'	59°32'33"	99.31'	S 01°02'18" W
C34	122.50'	73.40'	34°19'46"	72.30'	S 13°38'41" W
C35	77.50'	91.15'	67°23'09"	85.98'	N 12°38'06" W
C36	100.00'	117.61'	67°23'09"	110.95'	S 12°38'06" E
C37	122.50'	55.42'	25°55'12"	54.95'	N 08°05'52" E
C38	122.50'	88.65'	41°27'56"	86.73'	N 25°35'42" W
C39	25.00'	39.27'	90°00'00"	35.36'	S 66°03'28" W
C40	25.00'	39.27'	90°00'00"	35.36'	S 88°40'20" W
C41	25.00'	39.27'	90°00'00"	35.36'	N 01°19'40" W
C42	25.00'	39.27'	90°00'00"	35.36'	N 88°40'20" E
C43	25.00'	39.27'	90°00'00"	35.36'	S 01°19'40" E
C44	25.00'	39.27'	90°00'00"	35.36'	N 66°03'28" E
C45	227.50'	82.58'	20°47'47"	82.12'	S 58°32'38" E
C46	227.50'	7.22'	1°49'04"	7.22'	S 47°14'12" E
C47	250.00'	98.67'	22°36'51"	98.03'	S 57°38'06" E
C48	272.50'	48.84'	10°16'05"	48.77'	N 51°27'43" W
C49	272.50'	58.72'	12°20'46"	58.61'	N 62°46'09" W
C50	25.07'	39.38'	90°00'00"	35.45'	N 23°56'31" W
C51	25.07'	42.00'	96°00'21"	37.26'	N 69°03'39" E
C52	111.25'	109.91'	56°36'22"	105.50'	S 31°49'23" E
C53	25.00'	48.37'	110°51'02"	41.17'	N 78°14'48" E
C54	111.25'	272.25'	140°12'46"	209.22'	N 49°46'04" E
C55	111.25'	213.78'	110°05'55"	182.37'	N 75°23'17" W
C56	122.50'	74.51'	34°51'00"	73.37'	N 63°45'10" W
C57	122.50'	38.93'	18°12'30"	38.77'	S 89°43'05" W
C58	25.00'	38.70'	88°41'10"	34.95'	N 55°02'35" W
C59	145.00'	45.64'	18°01'58"	45.45'	N 19°43'00" W
C60	30.00'	21.96'	41°57'00"	21.48'	N 07°45'29" W
C61	120.00'	48.25'	23°02'17"	47.93'	N 01°41'52" E
C62	77.50'	72.11'	53°18'42"	69.54'	N 16°50'05" E
C63	25.00'	39.27'	90°00'00"	35.36'	S 01°19'40" E
C64	25.00'	39.27'	90°00'00"	35.36'	N 88°40'20" E
C65	25.00'	39.27'	90°00'00"	35.36'	S 88°40'20" W
C66	25.00'	39.27'	90°00'00"	35.36'	N 01°19'40" W
C121	25.00'	27.36'	62°41'38"	26.01'	N 48°15'17" W
C151	25.00'	38.85'	89°01'44"	35.05'	N 28°34'40" E
C149	25.00'	39.27'	90°00'00"	35.36'	S 23°56'32" E
C154	335.00'	294.97'	50°26'55"	285.53'	S 85°50'01" W

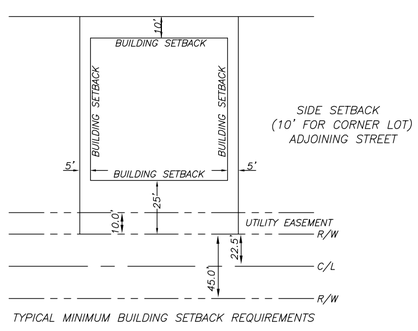
LEGEND:

- 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)
- NON-SURVEYED LINE



VICINITY MAP (N.T.S)





TYPICAL MINIMUM BUILDING SETBACK REQUIREMENTS

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

PHASE 1
PRLIMINARY PLAT
FOR
CARDINAL POINTE

SHOWING PROPOSED 37 LOTS 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