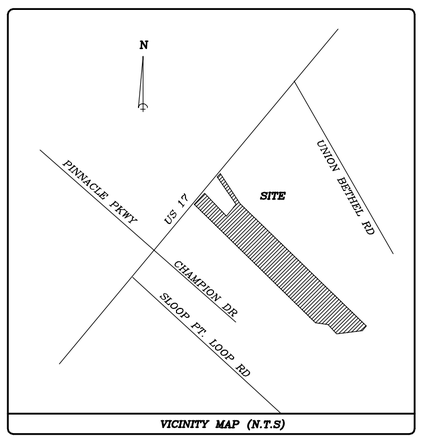
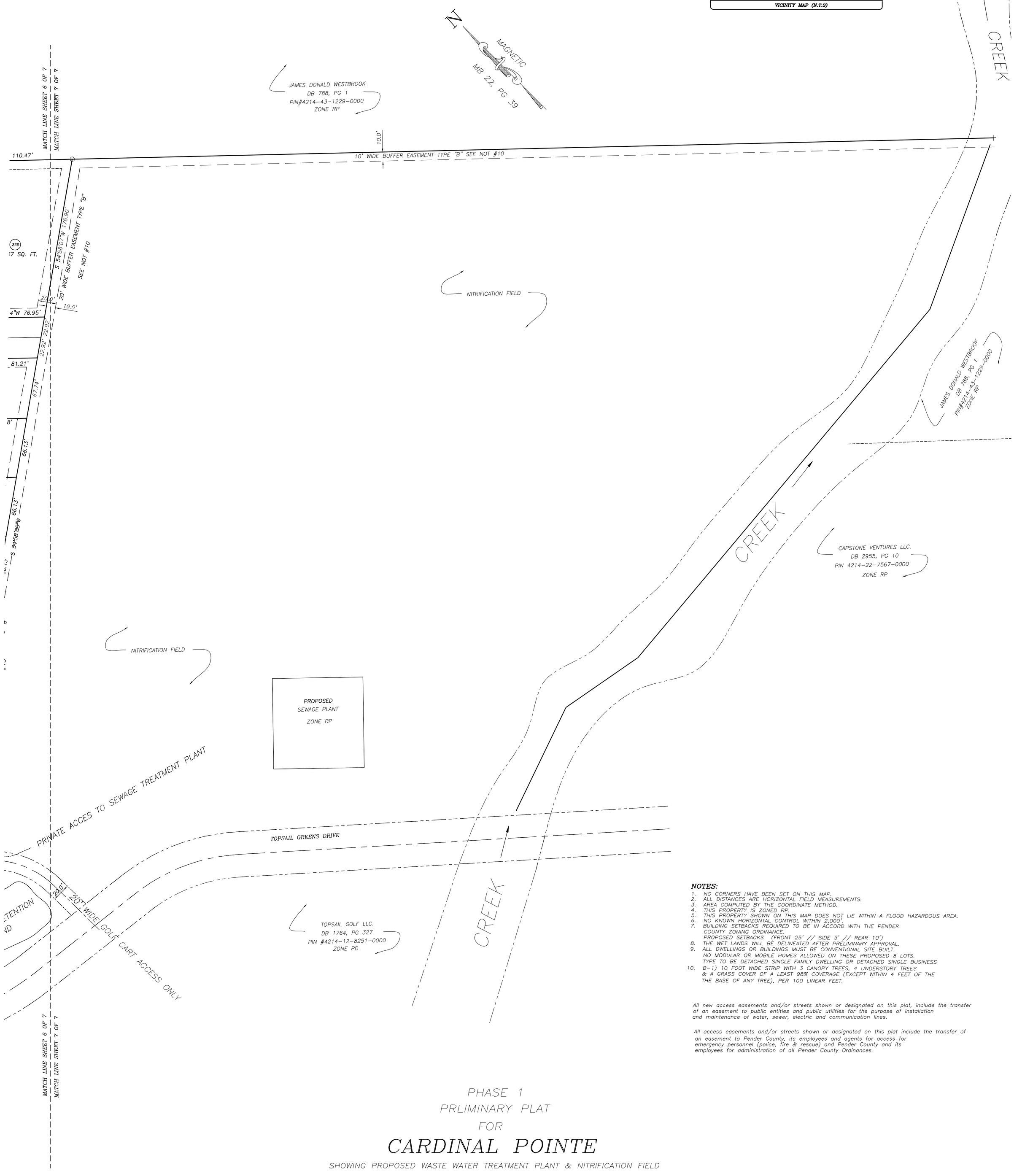
LEGEND:

- 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)



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 RP.
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. THE WET LANDS 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.

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.

PHASE 1
PRLIMINARY PLAT
FOR

CARDINAL POINTE

SHOWING PROPOSED WASTE WATER TREATMENT PLANT & NITRIFICATION FIELD

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