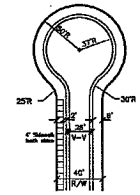
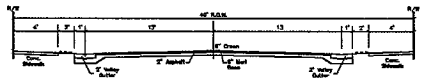
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 64°50'01" E	124.07
L2	S 84°47'53" E	110.95
L3	S 84°25'15" E	117.36
L4	S 84°18'13" E	169.59
L5	S 83°36'33" E	120.78
L6	S 84°37'12" E	230.80
L7	N 21°37'48" W	27.33
L8	N 24°45'34" W	86.02
L9	N 28°18'47" W	66.00
L10	N 32°09'09" W	81.57
L11	N 34°47'12" W	85.77
L12	S 64°21'39" W	24.05
L13	S 62°10'27" W	27.87
L14	S 36°49'15" W	32.98
L15	S 45°51'35" W	37.17
L16	S 73°18'09" W	30.36
L17	S 88°05'38" W	20.40
L18	N 87°00'28" W	21.10
L19	N 86°24'03" W	28.29
L20	N 82°22'30" W	25.52
L21	S 78°36'11" W	29.24
L22	S 78°51'58" W	24.88
L23	S 66°42'18" W	31.73
L24	S 45°32'38" W	19.50
L25	S 55°41'03" W	9.71
L26	S 54°19'01" W	37.01
L27	S 69°24'12" W	31.21
L28	S 46°42'51" W	36.38
L29	S 48°18'01" W	73.52
L30	S 40°10'05" W	50.62
L31	S 24°43'16" W	18.23
L32	S 10°50'55" W	25.23
L33	S 01°46'21" W	14.50
L34	S 07°25'33" W	32.47
L35	S 28°22'47" W	43.29
L36	S 04°13'58" W	38.72
L37	S 02°26'53" W	36.79
L38	S 05°10'11" E	42.42
L39	S 05°06'30" W	40.73
L40	N 17°35'24" W	14.70
L41	N 12°13'06" W	41.69
L42	N 03°01'27" W	48.48
L43	N 16°28'21" W	40.51
L44	N 10°33'28" W	32.40
L45	N 31°33'01" W	38.67
L46	N 83°39'37" W	31.20
L47	N 81°29'58" W	37.48
L48	S 75°41'41" W	49.54
L49	N 56°56'38" W	41.25
L50	N 69°20'18" W	48.70
L51	N 84°00'37" W	40.01
L52	N 75°24'51" W	36.76
L53	N 53°20'24" W	43.36
L54	N 73°34'03" W	41.14
L55	N 68°29'44" W	39.43
L56	N 83°47'26" W	51.92
L57	S 87°38'12" W	48.28
L58	S 63°48'00" W	200.17
L59	S 36°19'31" E	200.17
L100	N 53°33'44" E	100.00
L101	S 59°31'28" E	241.98
L102	S 61°52'03" E	297.65
L103	N 11°37'06" E	158.20
L104	N 64°18'13" W	120.61
L105	N 64°18'13" W	120.61
L106	S 59°31'28" E	719.75
L107	N 05°43'06" W	174.78
L108	N 26°07'34" E	175.00
L109	N 17°59'02" E	38.69
L110	N 61°11'53" E	64.46
L111	N 64°58'00" E	58.27



N.C.D.O.T.
Cul-de-sac Detail
(Not to Scale)

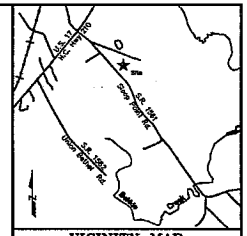


N.C.D.O.T. Local Residential
Subdivision Road X-Section
(Not to Scale)

CERTIFICATE OF PRELIMINARY MAP APPROVAL
Approved by the Pender County Planning Board for a period of (2) years.

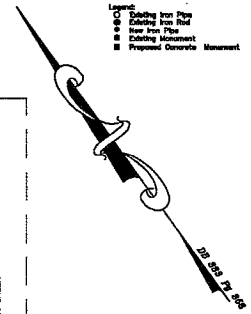
Director of Planning Department

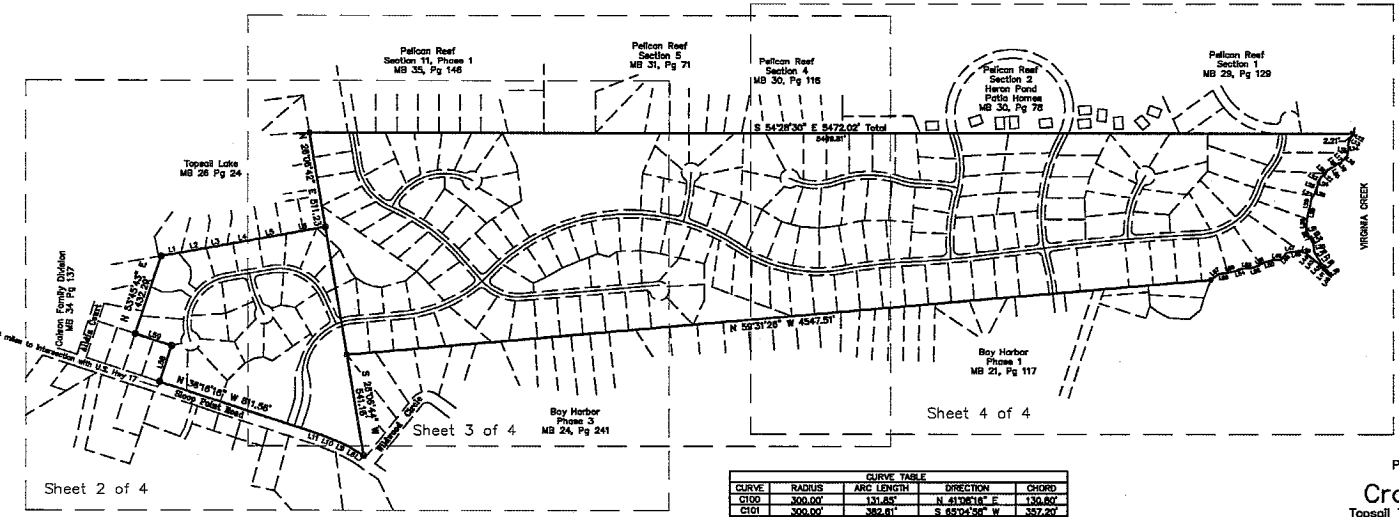
Date



VICINITY MAP
NOT TO SCALE

Legend:
- Existing Iron Pipe
- Existing Iron Rod
- New Iron Pipe
- Existing Monument
- Proposed Concrete Monument





CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DIRECTION	CHORD
C100	300.00'	131.85'	N 41°06'16" E	130.80'
C101	300.00'	382.81'	S 63°04'56" W	357.20'
C102	300.00'	98.74'	N 68°57'09" W	98.29'
C103	750.00'	473.79'	S 77°37'17" E	465.85'
C104	750.00'	67.73'	N 81°41'36" E	67.73'
C105	1000.00'	1086.11'	N 69°29'36" W	1042.08'
C106	1000.00'	314.10'	N 29°05'37" W	312.81'
C107	750.00'	588.41'	S 42°34'15" E	573.43'
C108	2500.00'	344.56'	N 51°33'22" W	344.31'
C109	5000.00'	218.50'	S 58°23'23" E	218.49'
C110	5000.00'	195.24'	S 60°44'56" E	195.22'
C111	10000.00'	442.44'	N 60°36'00" W	442.41'
C112	10000.00'	388.67'	N 58°16'35" W	388.65'
C113	350.00'	371.43'	S 87°37'18" E	354.24'
C114	325.00'	121.79'	N 53°31'50" E	121.08'
C115	250.00'	331.28'	N 28°20'33" W	307.56'
C116	250.00'	444.61'	S 64°44'50" W	388.29'
C117	700.00'	232.44'	S 15°11'01" W	231.37'
C118	250.00'	234.77'	S 32°37'17" E	226.24'
C119	1000.00'	444.20'	N 18°38'39" W	440.56'
C120	300.00'	300.00'	S 02°31'18" E	287.65'
C121	300.00'	300.00'	N 73°20'23" W	444.11'
C122	1000.00'	266.74'	N 44°15'59" E	265.95'
C123	1000.00'	355.25'	S 40°32'49" W	353.35'
C124	500.00'	29.49'	N 49°02'04" E	29.48'
C125	500.00'	256.22'	N 32°39'51" E	253.43'
C126	1000.00'	200.00'	N 48°23'05" W	199.67'
C127	300.00'	100.00'	S 44°33'54" E	99.54'
C128	500.00'	350.00'	N 55°04'09" W	342.90'
C129	300.00'	250.00'	S 51°14'58" E	242.83'
C130	900.00'	72.27'	S 22°47'27" W	72.25'
C131	1000.00'	174.28'	N 25°28'00" E	174.06'
C132	900.00'	567.17'	S 43°08'40" W	557.83'
C133	500.00'	299.32'	S 47°49'02" W	294.87'
C134	300.00'	204.56'	N 55°13'44" E	200.65'

NOTES:

1.) Boundary referenced to Deed Book 383 Page 356 and Deed Book 2383 Page 168. Boundary information taken from a survey entitled "Live Oak Crossing" dated June 30, 2004 by Cavenly Land Surveying and a survey by Talbot Land Surveying dated November 2005.
2.) Parcel numbers of tracts to be subdivided are 4214-96-7819-0000 & 4215-40-6570-0000
3.) The tracts of land to be subdivided contain 134.46 Acres.
4.) There are 170 lots in the proposed subdivision.
5.) Property is zoned PD.
6.) The total lot area is 98.57 Acres.
7.) The total area in road easements is 13.18 Acres.
8.) The total area of drainage easements is 6.06 Acres.
9.) Minimum building setback lines for PD zoning are: Front = 25' Side = 10' Rear = 15'
10.) Minimum building setback lines for PA zoning are: Front = 40' Side = 20' Rear = 30'
11.) Individual lot sizes vary, however, all will exceed 20,000 square feet per lot.
12.) A portion of the property shown is within the 100 Year Flood Hazard Area. Flood Line shown taken from Pender County GIS.
13.) The right-of-way widths of proposed streets are 40' and the cul-de-sac radii are 50'.
14.) All streets within subdivision will be private.
15.) There are 13,151 linear feet of proposed roads.
16.) All streets will be built to N.C.D.O.T. standards with concrete curb and gutter, sidewalks, and traffic control devices.
17.) A homeowners association will be formed to be responsible for the maintenance of common areas and private streets.
18.) All utilities will be located within the proposed right-of-ways unless otherwise noted.
19.) Lots will be served by public water and individual septic systems.
20.) Developer will install waterline to be connected to the County Water System.
21.) All private roads will serve as an easement for immediate access available for Pender County and Pender County Emergency Service personnel and vehicles.
22.) There are 21.70 Acres of Open Space proposed.
23.) All Open Space is to be common area owned and maintained by the Home Owners Association.
24.) All lots are subject to a 10' Utility Easement along all subdivision street right-of-ways.

Job# 05159
Drafted by: JBS
Drawing Name: 05159ep1of4.dwg

PRELIMINARY PLAT
OF
Crown Pointe
Topsail Township, Pender County
North Carolina

March 27, 2006
Revised: January 21, 2016

BAR SCALE 1"=300'

300' 150' 0' 300' 600' 900'

Pender County Subdivision Jurisdiction

Developed By:
Radiant Investment, Inc.
and Caison Properties, L.L.C.
2406 N 23rd Street
Wilmington, N.C. 28401
(910) 231-2874

Preliminary
Not for recordation, conveyances, or sales

SHEET 1 OF 4

Talbot Land Surveying, P.C.
16747 U.S. Hwy 17, Suite 118
Hampstead, North Carolina 28443
Phone: (910) 270-9824

NOTES:

1.) Curve Charts and Line Charts are located on Sheet 1 of 4.
2.) All notes and certificates are shown on Sheet 1 of 4.

DB 933 Pg 269

Water View Inc.
DB 1046 Pg 119

Pelican Reef
Section 11, Phase 1
MB 35 Pg 146
Zoned PD

Pelican Reef
Section 5
MB 31 Pg 71
Zoned PD

Topsail Lake
MB 26 Pg 24
Zoned R-20

Colson Family Division
MB 34 Pg 137
Zoned R-20

Bay Harbor
Phase 1
MB 21 Pg 117
Zoned R-20

Bay Harbor
Phase 3
MB 24 Pg 241
Zoned R-20

Harry L. Strickland Etal.
DB 1341 Pg 177

Jonnie Kinson Etal.
DB 1341 Pg 325

Gloria S. Lowe
DB 1037 Pg 333

Timothy E. Goss Etal.
DB 884 Pg 221

George M. Eckhardt Etal.
DB 919 Pg 799

David W. Vail
DB 577 Pg 264

David W. Vail
DB 606 Pg 73

Floyd H. Meadows
DB 351 Pg 181

Zoned R-20

Legend:
- Existing Iron Pipe
- Existing Iron Rod
- New Iron Pipe
- Existing Monument
- Proposed Concrete Monument
- Proposed Street Sign

PRELIMINARY PLAT
OF
Crown Pointe
Topsail Township, Pender County
North Carolina

March 27, 2008
Revised: January 21, 2016

BAR SCALE 1"=100'

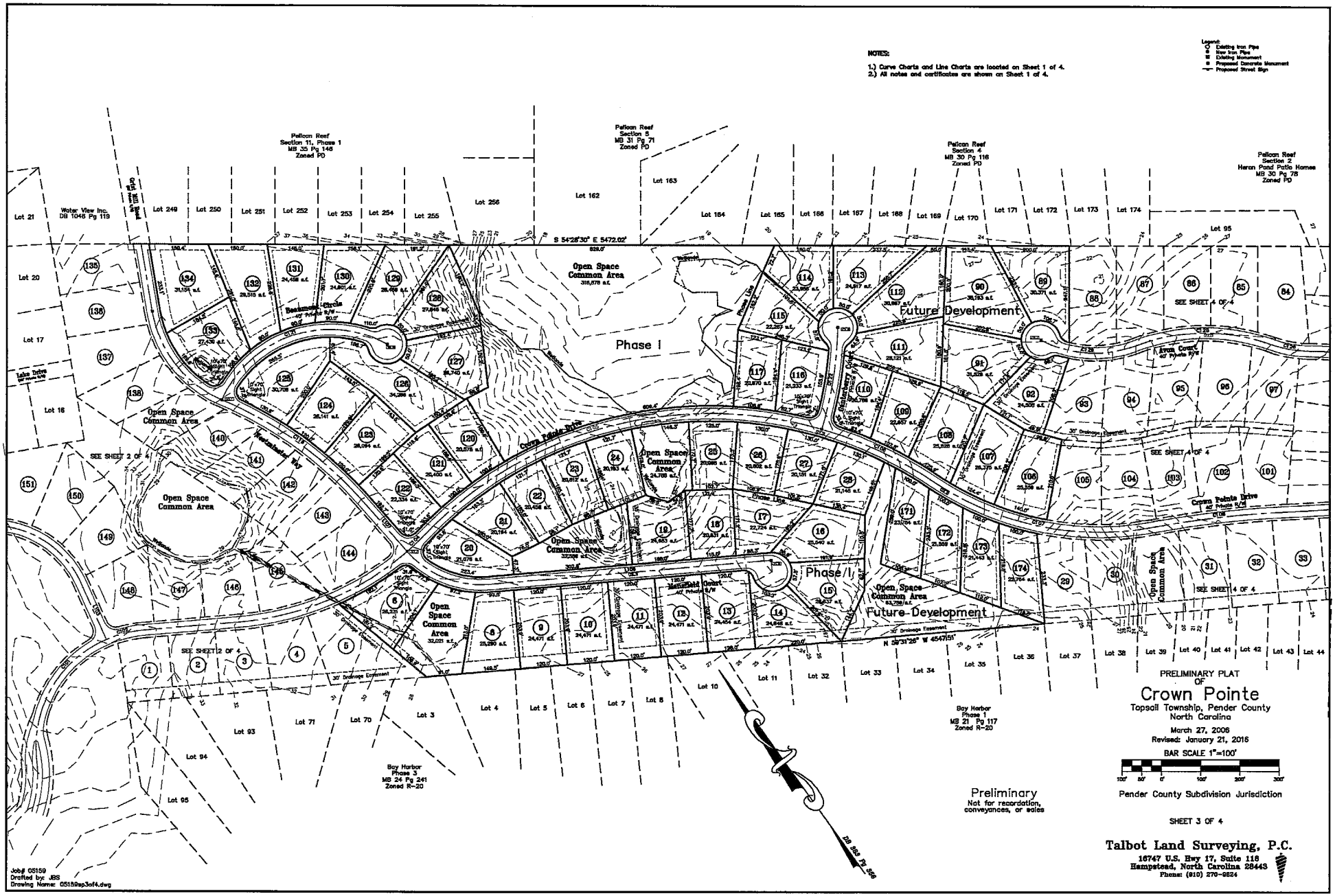
Pender County Subdivision Jurisdiction

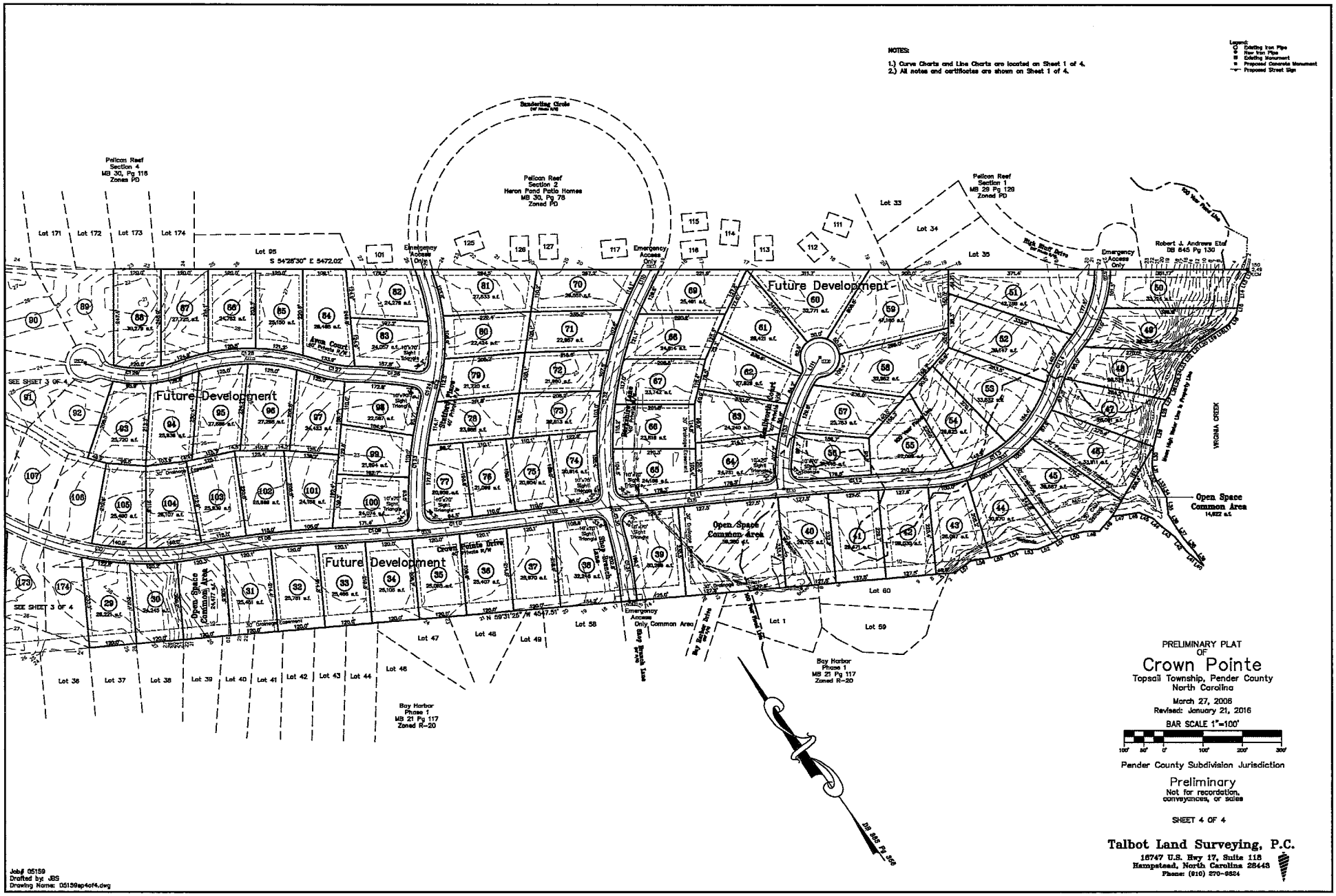
Preliminary
Not for recordation, conveyances, or sales

SHEET 2 OF 4

Talbot Land Surveying, P.C.
16747 U.S. Hwy 17, Suite 116
Hampstead, North Carolina 28443
Phone: (910) 270-9624

Job# 05159
Drafted by: JBS
Drawing Name: 05159sp2of4.dwg


NOTES:
1.) Curve Charts and Line Charts are located on Sheet 1 of 4.
2.) All notes and certificates are shown on Sheet 1 of 4.
Legend:
Existing Iron Pipe
New Iron Pipe
Existing Monument
Proposed Concrete Monument
Proposed Street Sign
Pelican Reef Section 11, Phase 1 MB 35 Pg 146 Zoned PD
Pelican Reef Section 5 MB 31 Pg 71 Zoned PD
Pelican Reef Section 4 MB 30 Pg 116 Zoned PD
Pelican Reef Section 2 Heron Pond Patio Homes MB 30 Pg 78 Zoned PD
Water View Inc. DB 1046 Pg 119
Grist Mill Road
S 54°28'30" E 5472.02'
Open Space Common Area
Phase I
Future Development
Beaumont Circle
Westminster Way
Crown Pointe Drive
Avon Court
Lake Drive
Mansfield Court
Phase II
Bay Harbor Phase 3 MB 24 Pg 241 Zoned R-20
Bay Harbor Phase 1 MB 21 Pg 117 Zoned R-20
N 59°31'26" W 4547.51'
DB 883 Pg 368
SEE SHEET 2 OF 4
SEE SHEET 4 OF 4
30' Drainage Easement
Preliminary
Not for recordation, conveyances, or sales
PRELIMINARY PLAT OF
Crown Pointe
Topsail Township, Pender County North Carolina
March 27, 2006
Revised: January 21, 2016
BAR SCALE 1"=100'
100' 50' 0' 100' 200' 300'
Pender County Subdivision Jurisdiction
SHEET 3 OF 4
Talbot Land Surveying, P.C.
16747 U.S. Hwy 17, Suite 118
Hampstead, North Carolina 28443
Phone: (910) 270-9824
Job# 05159
Drafted by: JBS
Drawing Name: 05159sp3of4.dwg


NOTES:
1.) Curve Charts and Line Charts are located on Sheet 1 of 4.
2.) All notes and certificates are shown on Sheet 1 of 4.
Legend:
Existing Iron Pipe
New Iron Pipe
Existing Monument
Proposed Concrete Monument
Proposed Street Sign
Pelican Reef Section 4 MB 30, Pg 116 Zones PD
Pelican Reef Section 2 Heron Pond Patio Homes MB 30, Pg 78 Zoned PD
Pelican Reef Section 1 MB 29 Pg 129 Zoned PD
Robert J. Andrews Etal DB 645 Pg 130
Future Development
Open Space Common Area
Crown Pointe Drive
Emergency Access Only
Bay Harbor Phase 1 MB 21 Pg 117 Zoned R-20
VIRGINIA CREEK
DB 885 Pg 366
PRELIMINARY PLAT OF
Crown Pointe
Topsail Township, Pender County North Carolina
March 27, 2006
Revised: January 21, 2016
BAR SCALE 1"=100'
Pender County Subdivision Jurisdiction
Preliminary
Not for recordation, conveyances, or sales
SHEET 4 OF 4
Talbot Land Surveying, P.C.
16747 U.S. Hwy 17, Suite 118
Hampstead, North Carolina 28443
Phone: (910) 270-9524
Job# 05159
Drafted by: JBS
Drawing Name: 05159sp4of4.dwg