PLANNING AND COMMUNITY DEVELOPMENT

PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING

APPLICATIONS COVER SHEET

Date Application Filed: 02/20/09

I. REQUIRED NAMES:

Applicant CHAD RIVERS - ESP ASSOCIATES, P.A.
Address 211 RACINE DRIVE
WILMINGTON, NC 28411
Phone (910)-313-6648 Fax 910-313-6823
Email CRIVERS@ESPASSOCIATES.COM

Owner DAVE HOOVER
Address CAROLINA COASTAL PROPERTIES
PO BOX 879
HAMPSTEAD, NC 28443
Phone (910)-270-4444 Fax 270-3054
Email CCPROP1@AOL.COM

Legal Relationship of Applicant to Property Owner: ENGINEER

Consultant Name/Company ESP ASSOCIATES, P.A.

Address 211 RACINE DRIVE, WILMINGTON, NC 28411

Phone (910)-313-6648 Fax (910)-313-6823

Email CRIVERS@ESPASSOCIATES.COM

(Signature of Applicant) (Signature of Owner)

If owner is different from applicant, both signatures are required.

II. TYPE OF APPLICATION:
(Please check one)

Board of Adjustment:
____ Variance
____ Appeal

Zoning:
____ Text Amendment
____ Map Amendment
____ Special Use Permit

Plans:
____ Planned Development
X Subdivision Preliminary Plat
(Revision)

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING

PLANNED DEVELOPMENT APPLICATION

Date: 02/20/09 Application Fee: N/A

I. PROPERTY INFORMATION:

Parcel ID #(S): 4204-57-2049-0000

Property Location: PINNACLE PARKWAY

HAMPSTEAD, NC 28443

Subdivision Name: PINNACLE RIDGE Phase:

Review Type: [ ] Master [X] Preliminary [ ] Final

II. A presubmittal meeting is required 60 days prior to submission. A complete submission must be in the Planning and Community Development Department office 45 days prior to the scheduled Planning Board public hearing date. All of the information listed below must be included for the submission to be considered complete:

- [x] Application Fee
- [x] One addressed legal size (4½ x 9) envelope must be received for the for each of the adjacent property owners with first class postage or check payable to Pender County Planning for current postage fees
- [x] 18 (11x17) map copies for the Planning Board
- [x] 2 full size map copies
- [x] CD containing maps and/or document files in .pdf format to be scanned

**Please see Planned Development Requirements Checklist for further requirements.*

III. SIGNATURE OF OWNER/APPLICANT: [signature]

Additional Information:
According to Section 17.1 of the Pender County Zoning Ordinance, the Planning Board may approve Planned Developments in accordance with the procedures and developments standards specified in this Section and the Pender County Subdivision Ordinance. Any applicant may appeal a denial from the Planning Board to the Board of County Commissioners. Such appeal must be filed in the Planning Office within thirty (30) days of the Planning Board's written decision. The Planning Board may waive any requirements of this section that it deems necessary.

Recording of the Final Plat:
The subdivider shall file the approved final plat with the Register of Deeds of Pender County for recording within sixty (60) days after the date of approval. Otherwise, such approval shall be null and void.

FEE SCHEDULE FOR BOARD HEARINGS

Board of Adjustment:	Applicable Fees:	Fee Calculation:
Variance	$125.00	
Appeal	$150.00	
Zoning:		
Text Amendment	$200.00	
Map Amendment	$200.00 & $10.00 per acre over 5 acres	
Special Use Permit	$200.00 & $10.00 per acre over 5 acres	
SUP, Part of AEC	$300.00 & $10.00 per acre over 5 acres	
SUP, Tower over 75 ft.	$400.00 & $3.00 per acre over 200 ft.	
SUP, Mining Borrow Pit	$400.00 & $10.00 per acre over 5 acres	
SUP, Mining other	$800.00 & $10.00 per acre over 5 acres	
Plans:		
Planned Development Master Plan	$10.00 per acre with a min. of $50.00	
Preliminary Plat	$10.00 per lot/parcel with a min. of $125.00	7 x 10 = 70 < $125
Final Plat	$5.00 per lot/parcel with a min. of $50.00	
	Total Fees Due:	

Attachments Included with Application:
(Please include # of copies)

_____ CD __X__ Plan Sets _____ Other Documents/Reports

Please list documents included: _____

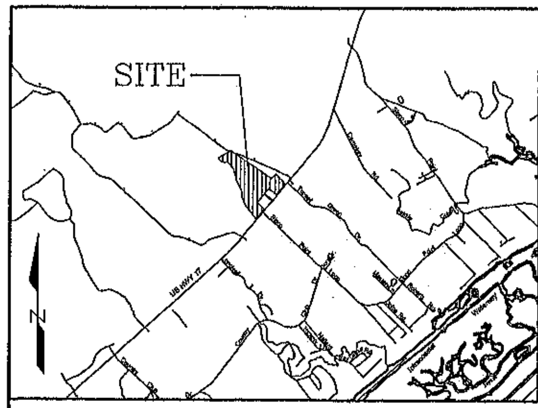
Method of Payment: N/A Cash
_____ Credit Card, We accept VISA ___ and MasterCard ___ only.
✓ Check, Ck. # (1052)

For Office Use Only:

Receipt # 084553

Received By: _____ Date: 2/20/09

COMMUNITYDEVELOPMENT@PENDER-COUNTY.COM • 805 S. WALKER STREET, BURGAW, NC
PHONE 910.259.1202 FAX: 910.259.1295



VICINITY MAP NOT TO SCALE

CERTIFICATE OF FINAL PLAT APPROVAL

FINAL PLAT APPROVED UNDER THE PENDER COUNTY SUBDIVISION ORDINANCE:

PLANNING DIRECTOR DATE

PARCEL IDENTIFIER CERTIFICATE

PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

TAX SUPERVISOR DATE

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) OWN FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, EASEMENTS AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

OWNER DATE

OWNER DATE

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

PENDER COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION ON THE ____ DAY OF ______ 20__ AT ______A.M./P.M. AND DULY RECORDED IN BOOK ______ AT PAGE ______.

REGISTER OF DEEDS

MAP REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF PENDER

I, ______________, REVIEW OFFICER OF ______________ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

SURVEYOR'S CERTIFICATE

I, RAYMOND B. DAWBER , PLS CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED

X a. THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

b: THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND AND IS THEREFORE NOT SUBJECT TO REGULATION BY A SUBDIVISION ORDINANCE.

c: THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE IN EXISTING STREETS AS DEFINED IN THE SUBDIVISION ORDINANCE AND IS EXEMPT FROM THE DEFINITION OF SUBDIVISION CONTAINED IN SAID SUBDIVISION ORDINANCE.

d: THIS PLAT IS A SURVEY OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR A NATURAL FEATURE AND IS THEREFORE NOT SUBJECT TO REGULATION BY A SUBDIVISION ORDINANCE.

e: THIS PLAT AND SURVEY IS A CONTROL SURVEY AND IS THEREFORE NOT SUBJECT TO REGULATION BY THE PENDER COUNTY SUBDIVISION ORDINANCE.

f: THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION AND IS THEREFORE; NOT SUJECT TO REGULATION BY A SUBDIVISION ORDINANCE.

g: THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO STATUS OF THIS PLAT FOR RECORDING AND IT THEREFORE MAY BE SUBJECT TO REGULATION BY A SUBDIVISION ORDINANCE.

AND;

THE SUBDIVISION SHOWN ON THIS PLAT DOES CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE SUBDIVISION SHOWN ON THIS PLAT DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCES COMMISSION.

AND;

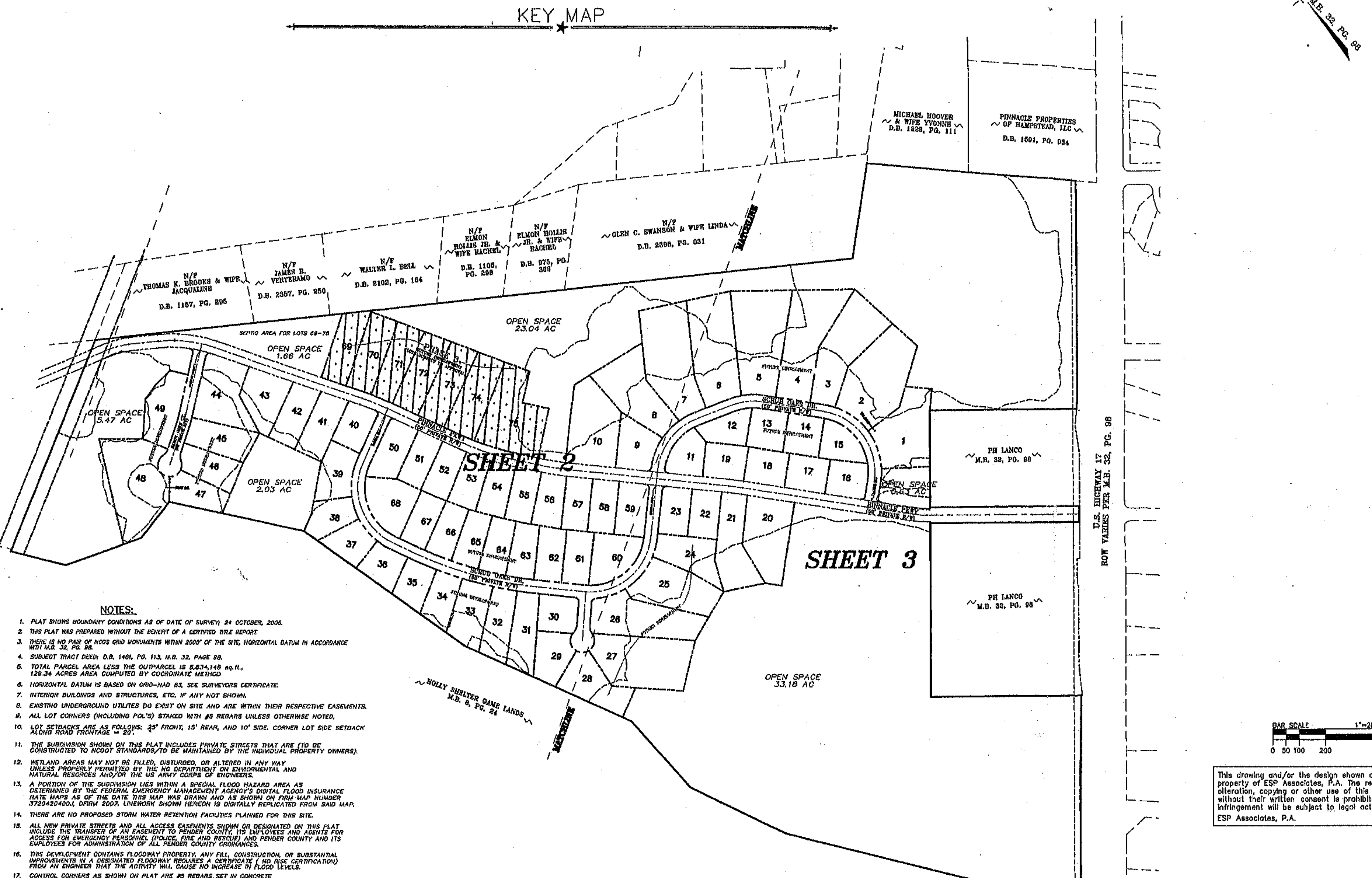
I CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE ABOVE REFERENCES)); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK & PAGE LISTED ABOVE; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS ______ DAY OF ______A.D., 20___.

RICHARD A. PINKHAM
PROFESSIONAL LICENSED LAND SURVEYOR
REGISTRATION NUMBER 4646

SURVEYOR'S NOTE:
THE INFORMATION LISTED IN THE BASE FLOOD ELEVATION TABLE IS THE ONLY NEW INFORMATION BEING FILED AS PART OF THIS PLAT REVISION MAP. ALL SUBSEQUENT INFORMATION WAS FILED AND CERTIFIED BY RAY DAWBER PLS. AND IS LOCATED IN THE FOLLOWING LOCATION IN THE PENDER COUNTY REGISTER OF DEEDS:

PHASE 1 – MB 46, PG. 103, SL 528, SHEETS 1–3
PHASE 2 – MB 43, PG. 115, SL 587, SHEETS 1–3

KEY MAP



NOTES:

1. PLAT SHOWS BOUNDARY CONDITIONS AS OF DATE OF SURVEY; 24 OCTOBER, 2006.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT.
3. THERE IS NO PAIR OF NCGS GRID MONUMENTS WITHIN 2000' OF THE SITE, HORIZONTAL DATUM IN ACCORDANCE WITH M.B. 32, PG. 98.
4. SUBJECT TRACT DEED: D.B. 1481, PG. 113, M.B. 32, PAGE 98.
5. TOTAL PARCEL AREA LESS THE OUTPARCEL IS 5,634,148 sq.ft., 129.34 ACRES AREA COMPUTED BY COORDINATE METHOD
6. HORIZONTAL DATUM IS BASED ON GRID-NAD 83, SEE SURVEYORS CERTIFICATE.
7. INTERIOR BUILDINGS AND STRUCTURES, ETC. IF ANY NOT SHOWN.
8. EXISTING UNDERGROUND UTILITES DO EXIST ON SITE AND ARE WITHIN THEIR RESPECTIVE EASEMENTS.
9. ALL LOT CORNERS (INCLUDING POL'S) STAKED WITH #5 REBARS UNLESS OTHERWISE NOTED.
10. LOT SETBACKS ARE AS FOLLOWS: 25' FRONT, 15' REAR, AND 10' SIDE. CORNER LOT SIDE SETBACK ALONG ROAD FRONTAGE = 20'.
11. THE SUBDIVISION SHOWN ON THIS PLAT INCLUDES PRIVATE STREETS THAT ARE (TO BE CONSTRUCTED TO NCDOT STANDARDS/TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS).
12. WETLAND AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT ON ENVIORMENTAL AND NATURAL RESORCES AND/OR THE US ARMY CORPS OF ENGINEERS.
13. A PORTION OF THE SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S DIGITAL FLOOD INSURANCE RATE MAPS AS OF THE DATE THIS MAP WAS DRAWN AND AS SHOWN ON FIRM MAP NUMBER 3720420400J, DFIRM 2007. LINEWORK SHOWN HEREON IS DIGITALLY REPLICATED FROM SAID MAP.
14. THERE ARE NO PROPOSED STORM WATER RETENTION FACILITIES PLANNED FOR THIS SITE.
15. ALL NEW PRIVATE STREETS AND ALL ACCESS EASEMENTS 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 AND RESCUE) AND PENDER COUNTY AND ITS EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCES.
16. THIS DEVELOPMENT CONTAINS FLOODWAY PROPERTY. ANY FILL, CONSTRUCTION, OR SUBSTANTIAL IMPROVEMENTS IN A DESIGNATED FLOODWAY REQUIRES A CERTIFICATE (NO RISE CERTIFICATION) FROM AN ENGINEER THAT THE ACTIVITY WILL CAUSE NO INCREASE IN FLOOD LEVELS.
17. CONTROL CORNERS AS SHOWN ON PLAT ARE #5 REBARS SET IN CONCRETE
18. A CLEAR SIGHT TRIANGLE OF 10' BY 70' (TYPICAL) SHALL BE MAINTAINED AT INTERSECTIONS AS REQUIRED BY NCDOT FOR SECONDARY ROADS AS SHOWN ON PLAT.
19. PROPOSED 30' INGRESS, EGRESS, REGRESS AND UTILITY EASEMENT IN ACCORDANCE WITH PLANNING BOARD REQUESTS, NOT SURVEYED AT THIS TIME, TO BE SURVEYED AND RECORDED AT A LATER DATE.
20. PROPOSED TURNING LANE TO BE CONSTRUCTED AS REQUIRED BY NCDOT.
21. PINNACLE PARKWAY IS AN EXISTING PAVED ROAD ESTABLISHED PRIOR TO THIS SUBDIVISION, THE RIGHT OF WAY FOR WHICH IS RECORDED IN M.B. 34, PG. 123.

LEGEND

ROW – RIGHT-OF-WAY
EIR – EXISTING IRON REBAR
EIP – EXISTING IRON PIPE
M.B. – MAP BOOK
PG. – PAGE
CB – CHORD BEARING
C – CHORD DISTANCE
R – RADIUS
L – LENGTH
D – DELTA
ECM – EXISTING CONCRETE MONUMENT
PTP – PINCH TOP PIPE
FND – FOUND
POL – POINT ON LINE
PNS – POINT NOT SET
DE – DRAINAGE EASEMENT
UE – UTILITY EASEMENT
CC – CONTROL CORNER

■ CONTROL CORNER
⊡ CONCRETE MONUMENT FOUND
● EXISTING IRON REBAR
○ EXISTING IRON PIPE
● IRON REBAR SET
△ PK IN ROAD FOUND
BOUNDARY LINE
RIGHT OF WAY LINE
CENTER LINE
NOT SURVEYED LINE, INPUT BY DEED OR TAX MAP
WETLANDS
SIGHT TRIANGLE

REFERENCES

MAP BOOK 34, PAGE 123
D.B. 1481, PAGE 113
M.B. 32, PAGE 98
M.B. 25, PAGE 124
M.B. 31, PAGE 61
M.B. 11, PAGE 89

PROJECT AREA SUMMARY TABLES

EXISTING 68 LOTS

	ACRES
OVERALL SUBDIVISION	129.34
STREET R-O-W	8.17
LOT AREA (68)	49.52
OPEN SPACE	71.65
% OPEN SPACE = 55.40	

WITH ADDITION OF 7 LOTS

	ACRES
OVERALL SUBDIVISION	129.34
STREETS	8.17
LOT AREA (75*)	55.17
OPEN SPACE	66.01
% OPEN SPACE = 51.04	

* AREA OF ADDITIONAL 7 LOTS = 5.65 ACRES)

BAR SCALE 1"=200'
0 50 100 200 400

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ESP Associates, P.A.

ESP
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Wilmington, NC 28403
phone 910.313.6648
fax 910.313.6823
www.espassociates.com

NO.	DATE	REVISION	BY

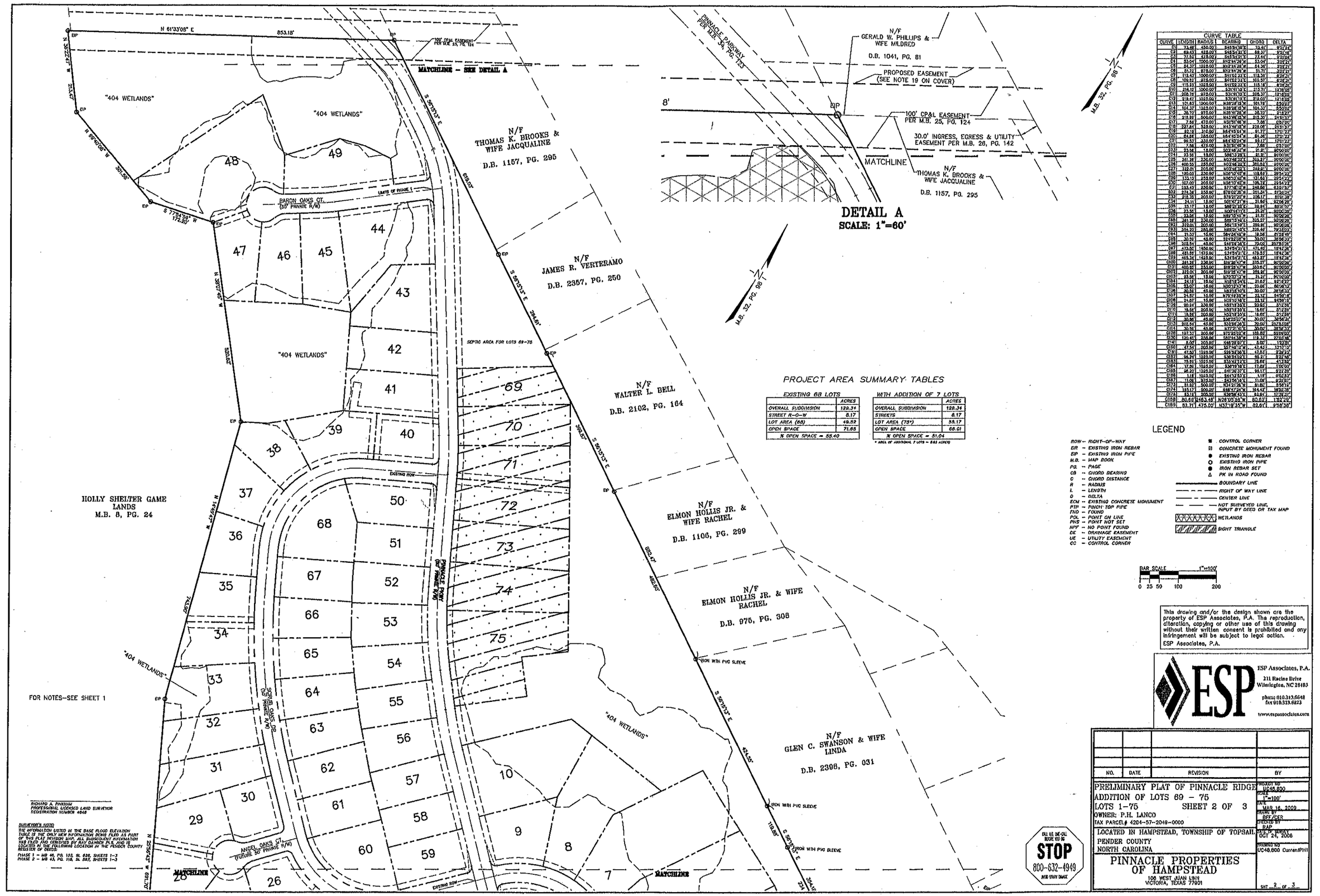
PRELIMINARY PLAT OF PINNACLE RIDGE
ADDITION OF LOTS 69 – 75
LOTS 1–75 SHEET 1 OF 3
OWNER: P.H. LANCO
TAX PARCEL# 4204-57-2049-0000

LOCATED IN HAMPSTEAD, TOWNSHIP OF TOPSAIL
PENDER COUNTY
NORTH CAROLINA

PINNACLE PROPERTIES OF HAMPSTEAD
106 WEST JUAN LINN
VICTORIA, TEXAS 77901

PROJECT NO UC48.800
SCALE 1"=200'
DATE MAR 18, 2009
DRAWN BY BFF/CER
CHECKED BY RAP
DATE OF SURVEY OCT 24, 2006
DRAWING NO UC48.800 Current(PH)

SHT 1 OF 3



PROJECT AREA SUMMARY TABLES

EXISTING 68 LOTS	ACRES
OVERALL SUBDIVISION	120.34
STREET R-O-W	8.17
LOT AREA (68)	49.52
OPEN SPACE	71.65
% OPEN SPACE = 59.40	

WITH ADDITION OF 7 LOTS	ACRES
OVERALL SUBDIVISION	120.34
STREETS	8.17
LOT AREA (75*)	55.17
OPEN SPACE	66.01
% OPEN SPACE = 51.04	

* AREA OF ADDITIONAL 7 LOTS = 5.65 ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	73.49'	450.00'	S45°54'50"E	73.41'	9°21'44"
C2	69.43'	458.00'	S45°54'51"E	69.37'	8°41'04"
C3	77.54'	475.00'	S45°54'51"E	77.44'	9°21'04"
C4	53.04'	1000.00'	N42°44'56"W	53.04'	3°02'21"
C5	54.37'	1025.00'	N42°44'56"W	54.36'	3°02'41"
C6	51.72'	975.00'	N42°44'56"W	51.71'	3°02'41"
C7	112.42'	1000.00'	S51°32'33"E	112.35'	6°26'21"
C8	109.93'	975.00'	S51°32'33"E	109.87'	6°26'21"
C9	115.23'	1025.00'	S51°32'33"E	115.16'	6°26'21"
C10	214.12'	1000.00'	S31°11'13"E	213.71'	12°16'05"
C11	208.78'	975.00'	S31°11'13"E	208.37'	12°16'05"
C12	219.40'	1025.00'	S31°11'13"E	219.00'	12°16'05"
C13	101.63'	1000.00'	N28°28'18"W	101.78'	5°50'03"
C14	104.37'	1025.00'	N28°28'18"W	104.32'	5°50'03"
C15	38.70'	975.00'	N28°31'28"W	38.70'	2°16'27"
C16	218.80'	500.00'	N43°46'18"W	218.30'	24°51'00"
C17	7.86'	575.00'	N31°01'48"W	7.86'	0°47'00"
C18	237.84'	525.00'	N43°46'18"W	236.06'	24°51'37"
C19	52.10'	310.00'	N64°43'33"E	51.77'	17°01'37"
C20	84.66'	285.00'	N64°16'04"E	84.36'	17°01'23"
C21	99.51'	335.00'	N64°16'04"E	99.17'	17°01'23"
C22	7.86'	575.00'	N31°01'48"W	7.86'	0°47'00"
C23	23.56'	15.00'	S03°46'18"E	21.21'	90°00'00"
C24	23.56'	15.00'	S86°13'42"W	21.21'	90°00'00"
C25	361.28'	230.00'	N03°46'18"W	325.27'	90°00'00"
C26	400.55'	255.00'	N03°46'18"W	360.61'	90°00'00"
C27	332.20'	205.00'	N03°46'18"W	298.61'	93°00'00"
C28	120.00'	230.00'	N56°13'00"W	118.68'	29°54'23"
C29	133.03'	255.00'	N56°13'00"W	131.62'	29°54'23"
C30	107.00'	205.00'	N56°13'00"W	105.78'	29°54'23"
C31	333.43'	230.00'	S77°38'10"E	246.86'	83°07'21"
C32	274.34'	255.00'	S78°00'06"E	261.43'	61°36'01"
C33	218.33'	205.00'	S78°21'20"E	208.17'	61°01'39"
C34	24.11'	15.00'	S01°21'18"E	21.66'	92°06'20"
C35	33.17'	15.00'	S88°31'44"E	30.05'	89°31'51"
C36	23.56'	15.00'	N00°14'11"E	21.21'	90°00'00"
C37	23.56'	15.00'	N89°45'49"W	21.21'	90°00'00"
C38	361.28'	230.00'	S89°13'49"E	325.27'	90°00'00"
C39	372.00'	205.00'	S89°13'49"E	329.90'	90°00'00"
C40	354.22'	205.00'	N88°30'14"E	328.46'	79°53'03"
C41	21.33'	15.00'	S84°34'18"W	19.58'	81°27'07"
C42	50.93'	45.00'	S12°22'06"E	48.00'	58°06'33"
C43	202.54'	45.00'	S46°09'36"E	79.05'	257°57'06"
C44	473.60'	1450.00'	S39°05'31"E	471.49'	18°42'36"
C45	481.89'	1475.00'	S39°05'31"E	479.57'	18°42'36"
C46	465.34'	1425.00'	S39°05'31"E	463.27'	18°42'36"
C100	361.28'	230.00'	S86°26'47"W	325.27'	90°00'00"
C101	400.55'	255.00'	S86°26'47"W	360.61'	90°00'00"
C102	372.00'	205.00'	S86°26'47"W	329.90'	90°00'00"
C103	23.56'	15.00'	N70°33'13"W	21.21'	90°00'00"
C104	24.19'	15.00'	N18°18'44"E	21.67'	92°18'31"
C105	23.02'	15.00'	N00°23'47"E	20.86'	88°00'13"
C106	30.59'	45.00'	N53°18'40"E	30.00'	38°56'33"
C107	24.57'	15.00'	N76°18'23"W	22.12'	94°06'18"
C108	21.67'	15.00'	N05°16'18"E	19.72'	82°39'31"
C109	20.94'	230.00'	N55°13'23"E	20.93'	5°12'55"
C110	18.66'	205.00'	N55°13'23"E	18.65'	5°12'55"
C111	18.66'	205.00'	N55°13'23"E	18.65'	5°12'55"
C112	30.59'	45.00'	S47°23'07"E	30.00'	38°56'33"
C113	202.54'	45.00'	S31°56'06"E	79.05'	257°57'06"
C114	30.59'	45.00'	S77°21'41"E	30.00'	38°56'33"
C115	187.37'	205.00'	S75°22'04"E	181.60'	53°00'00"
C116	120.47'	255.00'	S60°44'38"E	119.33'	27°03'46"
C117	5.00'	205.00'	S44°29'07"E	5.00'	1°23'51"
C118	47.53'	205.00'	S37°16'11"E	47.42'	13°17'10"
C119	47.53'	1025.00'	S26°32'26"E	47.52'	2°39'23"
C120	56.24'	1025.00'	S30°33'03"E	56.23'	3°22'46"
C121	75.51'	1025.00'	S33°42'22"E	75.49'	4°13'04"
C122	17.00'	1025.00'	S36°13'10"E	17.00'	1°00'00"
C123	96.22'	1025.00'	S41°26'37"E	96.17'	5°22'39"
C124	1.18'	1025.00'	S44°13'53"E	1.18'	0°02'53"
C125	11.00'	975.00'	S43°36'06"E	11.00'	0°23'01"
C173	81.82'	500.00'	N34°21'28"E	81.82'	9°38'15"
C174	195.13'	500.00'	N46°12'40"E	194.43'	22°22'38"
C175	53.14'	500.00'	N59°56'43"E	53.11'	6°05'27"
C189	80.60'	2463.48'	N26°05'58"W	80.60'	1°52'29"
C190	57.71'	475.00'	N37°19'35"W	57.67'	6°58'39"

LEGEND
ROW – RIGHT-OF-WAY
EIR – EXISTING IRON REBAR
EIP – EXISTING IRON PIPE
M.B. – MAP BOOK
PG. – PAGE
CB – CHORD BEARING
C – CHORD DISTANCE
R – RADIUS
L – LENGTH
Δ – DELTA
ECM – EXISTING CONCRETE MONUMENT
PTP – PINCH TOP PIPE
FND – FOUND
POL – POINT ON LINE
PNS – POINT NOT SET
NPF – NO POINT FOUND
DE – DRAINAGE EASEMENT
UE – UTILITY EASEMENT
CC – CONTROL CORNER
CONTROL CORNER
CONCRETE MONUMENT FOUND
EXISTING IRON REBAR
EXISTING IRON PIPE
IRON REBAR SET
PK IN ROAD FOUND
BOUNDARY LINE
RIGHT OF WAY LINE
CENTER LINE
NOT SURVEYED LINE, INPUT BY DEED OR TAX MAP
WETLANDS
SIGHT TRIANGLE

RICHARD A. PINDRUM
PROFESSIONAL LICENSED LAND SURVEYOR
REGISTRATION NUMBER 4848

SURVEYOR'S NOTE:
THE INFORMATION LISTED IN THE BASE FLOOD ELEVATION TABLE IS THE ONLY NEW INFORMATION BEING FILED AS PART OF THIS PLAT REVISION MAP. ALL SUBSEQUENT INFORMATION WAS FILED AND CERTIFIED BY RAY DAMBOE PLS. AND IS LOCATED IN THE FOLLOWING LOCATION IN THE PENDER COUNTY REGISTER OF DEEDS:
PHASE 1 – MB 43, PG. 103, SL 626, SHEETS 1–3
PHASE 2 – MB 43, PG. 110, SL 687, SHEETS 1–3

PROJECT AREA SUMMARY TABLES

EXISTING 68 LOTS	ACRES
OVERALL SUBDIVISION	128.34
STREET A-D-H	8.17
LOT AREA (68)	49.52
OPEN SPACE	71.65
% OPEN SPACE = 55.40	

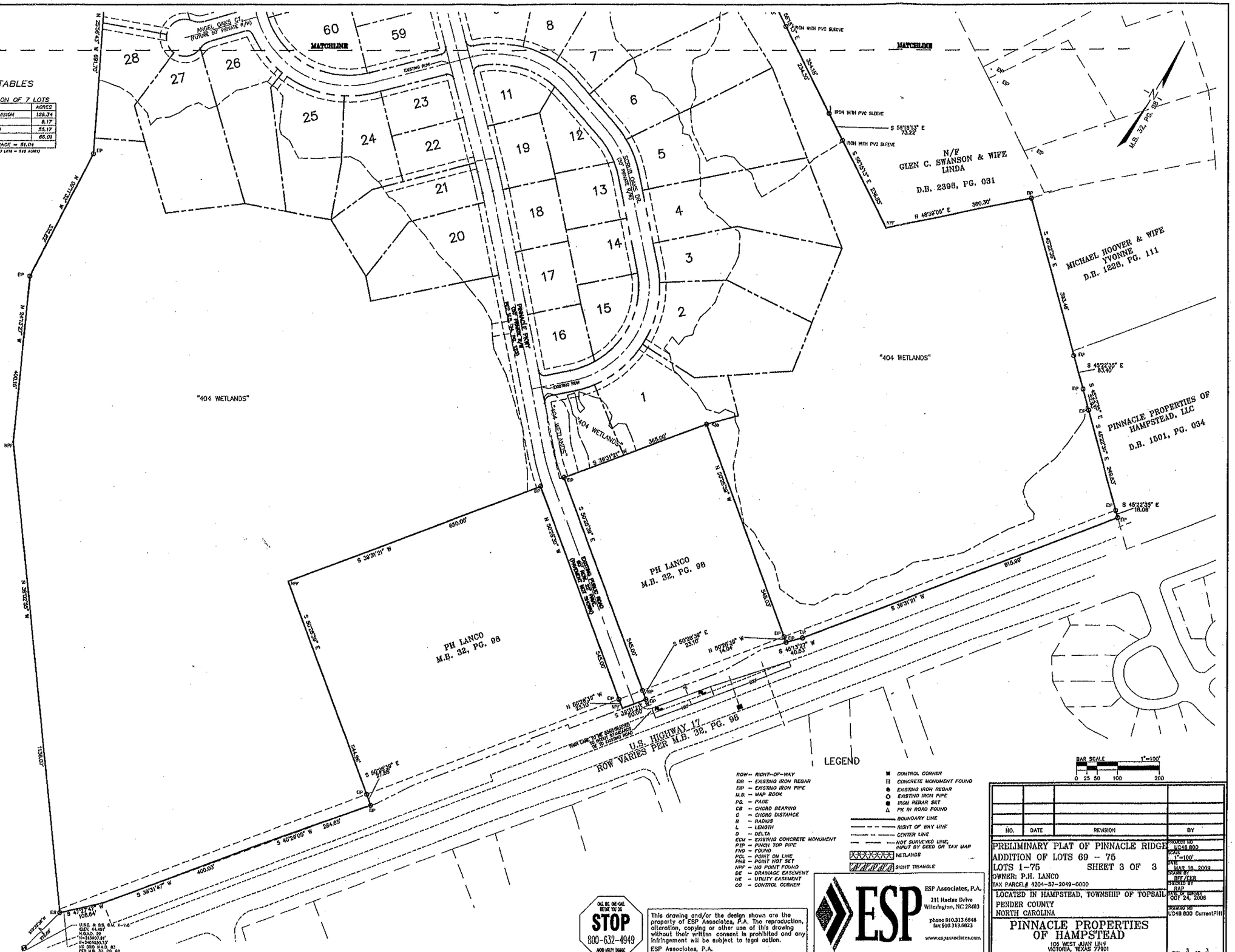
WITH ADDITION OF 7 LOTS	ACRES
OVERALL SUBDIVISION	128.34
STREETS	8.17
LOT AREA (75+)	55.17
OPEN SPACE	65.01
% OPEN SPACE = 51.04	

* AREA OF ADDITIONAL 7 LOTS = 5.65 ACRES

HOLLY SHELTER GAME LANDS
M.B. 6, PG. 24

FOR NOTES--SEE SHEET 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	73.49'	450.00'	S65°54'10"E	73.42'	9°21'34"
C2	68.45'	425.00'	S65°54'21"E	68.37'	9°21'46"
C3	77.52'	475.00'	S65°54'01"E	77.44'	9°21'06"
C4	83.04'	1000.00'	N42°44'28"W	83.04'	4°45'31"
C5	84.37'	1025.00'	N42°44'39"W	84.36'	4°42'23"
C6	81.72'	975.00'	N42°44'28"W	81.70'	4°48'01"
C7	112.43'	1000.00'	S41°02'33"E	112.36'	6°26'31"
C8	109.62'	975.00'	S41°02'33"E	109.57'	6°26'31"
C9	115.28'	1025.00'	S41°02'33"E	115.18'	6°26'31"
C10	214.12'	1000.00'	S31°41'18"E	213.73'	12°16'05"
C11	209.78'	975.00'	S31°41'18"E	209.37'	12°16'05"
C12	218.47'	1025.00'	S31°41'13"E	218.05'	12°16'05"
C13	101.57'	1000.00'	N28°28'18"W	101.36'	5°50'03"
C14	104.37'	1025.00'	N28°28'18"W	104.32'	5°50'03"
C15	38.70'	975.00'	N29°17'28"W	38.70'	2°16'27"
C16	216.99'	500.00'	N43°56'18"W	215.30'	24°51'37"
C17	7.88'	575.00'	N31°51'46"W	7.88'	0°47'00"
C18	227.84'	525.00'	N43°56'18"W	226.09'	24°51'37"
C19	92.46'	300.00'	N64°53'54"W	91.77'	17°01'24"
C20	64.68'	285.00'	N64°53'54"W	64.54'	12°59'23"
C21	56.53'	335.00'	N64°53'54"W	56.47'	9°40'23"
C22	7.88'	475.00'	N31°51'46"W	7.88'	0°57'00"
C23	23.56'	15.00'	S51°55'22"W	21.21'	90°00'00"
C24	23.56'	15.00'	S38°13'26"E	21.21'	90°00'00"
C25	361.28'	230.00'	N53°46'32"E	325.27'	90°00'00"
C26	360.53'	255.00'	N53°46'32"E	325.21'	80°00'00"
C27	322.01'	205.00'	N53°46'32"E	289.91'	90°00'00"
C28	133.03'	235.00'	N58°10'45"W	118.69'	29°54'23"
C29	133.10'	235.00'	N58°10'45"W	131.39'	29°54'23"
C30	107.00'	205.00'	N58°10'45"W	105.79'	29°54'23"
C31	253.43'	230.00'	S77°18'12"W	240.80'	63°07'37"
C32	274.38'	255.00'	S73°54'34"W	261.32'	61°39'04"
C33	218.35'	205.00'	S78°21'20"W	208.17'	61°00'30"
C34	24.11'	15.00'	S01°37'21"W	21.60'	92°06'29"
C35	33.17'	15.00'	S88°31'24"E	30.84'	126°37'05"
C36	23.56'	15.00'	N00°14'11"E	21.21'	90°00'00"
C37	23.56'	15.00'	N89°45'49"W	21.21'	90°00'00"
C38	361.28'	230.00'	S53°13'46"E	325.27'	90°00'00"
C39	323.01'	205.00'	S53°13'46"E	290.91'	90°00'00"
C40	354.20'	255.00'	S53°31'42"E	324.62'	79°33'03"
C41	21.33'	15.00'	S52°24'06"W	19.66'	81°27'18"
C42	30.58'	45.00'	S24°23'08"W	30.00'	38°56'23"
C43	202.54'	45.00'	S88°06'36"E	70.00'	257°33'08"
C44	473.50'	1450.00'	S34°54'31"E	471.42'	18°42'38"
C45	481.49'	1475.00'	S34°54'31"E	479.53'	18°42'38"
C46	465.34'	1425.00'	S34°54'31"E	463.27'	18°42'38"
C100	361.28'	230.00'	S12°26'42"W	325.27'	90°00'00"
C101	400.53'	255.00'	S12°26'42"W	360.67'	90°00'00"
C102	323.01'	205.00'	S12°26'42"W	290.91'	90°00'00"
C103	23.56'	15.00'	N00°33'13"W	21.21'	90°00'00"
C104	24.18'	15.00'	N18°18'24"E	21.67'	92°18'21"
C105	23.07'	15.00'	N00°12'43"W	20.86'	88°06'13"
C106	38.97'	45.00'	N53°18'40"E	36.92'	49°36'33"
C107	24.57'	15.00'	N78°42'50"W	22.12'	94°18'18"
C108	24.57'	15.00'	N05°19'28"E	22.12'	94°18'18"
C109	30.91'	330.00'	N55°18'50"E	30.91'	5°21'56"
C110	19.88'	285.00'	N55°18'50"E	19.88'	3°57'58"
C111	24.48'	205.00'	N55°18'50"E	24.48'	6°51'58"
C112	30.58'	45.00'	S38°23'02"W	30.00'	38°56'23"
C113	202.54'	45.00'	S32°06'36"E	70.00'	257°33'08"
C114	30.58'	45.00'	N12°23'02"E	30.00'	38°56'23"
C128	197.33'	220.00'	S75°23'02"W	190.90'	52°06'03"
C130	120.43'	255.00'	S57°41'58"W	119.33'	27°03'56"
C141	5.00'	205.00'	N15°28'02"E	5.00'	1°23'51"
C160	47.54'	205.00'	S37°48'12"W	47.43'	13°17'15"
C161	47.63'	1025.00'	S33°32'56"E	47.63'	2°39'24"
C162	96.21'	1025.00'	S30°31'02"E	96.21'	5°22'49"
C163	73.80'	1025.00'	S33°22'22"E	73.80'	4°07'07"
C164	17.86'	1025.00'	S38°16'18"E	17.86'	1°00'00"
C165	96.20'	1025.00'	S41°30'37"E	96.17'	5°22'38"
C166	1.11'	1025.00'	S44°53'51"E	1.11'	0°03'51"
C167	11.08'	975.00'	S43°28'18"E	11.08'	0°39'01"
C171	51.92'	500.00'	N31°21'28"W	51.90'	5°56'19"
C174	165.17'	500.00'	N46°31'24"W	164.42'	18°55'38"
C175	83.18'	500.00'	N39°54'43"E	82.64'	9°32'37"
C188	80.80'	2453.49'	N26°55'58"W	80.80'	1°52'24"
C189	82.71'	475.00'	N37°19'35"W	82.61'	9°58'38"



RICHARD A. PARKHAM
PROFESSIONAL LICENSED LAND SURVEYOR
REGISTRATION NUMBER 4648

SURVEYOR'S NOTE:
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PHASE 1 – M9 65, PG. 103, SL 626, SHEETS 1–3
PHASE 2 – M9 43, PG. 115, SL 557, SHEETS 1–3

LEGEND

ROW -- RIGHT-OF-WAY
EIR -- EXISTING IRON REBAR
EIP -- EXISTING IRON PIPE
M.B. -- MAP BOOK
PG. -- PAGE
CB -- CHORD BEARING
C -- CHORD DISTANCE
R -- RADIUS
L -- LENGTH
Δ -- DELTA
ECM -- EXISTING CONCRETE MONUMENT
PTP -- PINCH TOP PIPE
FND -- FOUND
FCL -- POINT ON LINE
PNS -- POINT NOT SET
NPF -- NO POINT FOUND
DE -- DRAINAGE EASEMENT
UE -- UTILITY EASEMENT
CO -- CONTROL CORNER

CONTROL CORNER
CONCRETE MONUMENT FOUND
EXISTING IRON REBAR
EXISTING IRON PIPE
IRON REBAR SET
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RIGHT OF WAY LINE
CENTER LINE
NOT SURVEYED LINE, INPUT BY DEED OR TAX MAP
WETLANDS
SIGHT TRIANGLE

BAR SCALE 1"=100'
0 25 50 100 200

CALL BEFORE YOU DIG!
STOP
800-632-4949
AVOID UTILITY DAMAGE

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NO.	DATE	REVISION	BY

PRELIMINARY PLAT OF PINNACLE RIDGE
ADDITION OF LOTS 69 – 75
LOTS 1–75 SHEET 3 OF 3
OWNER: P.H. LANCO
TAX PARCEL# 4204-57-2049-0000
LOCATED IN HAMPSTEAD, TOWNSHIP OF TOPSAIL
PENDER COUNTY
NORTH CAROLINA

PINNACLE PROPERTIES
OF HAMPSTEAD
106 WEST JUAN LINN
VICTORIA, TEXAS 77901

PROJECT NO UC48.600
SCALE 1"=100'
DATE MAR 18, 2009
DRAWN BY RFF/CEB
CHECKED BY RAP
DATE OF SURVEY OCT 24, 2006
DRAWING NO UC48.600 Current.PHI

SHT 3 OF 3