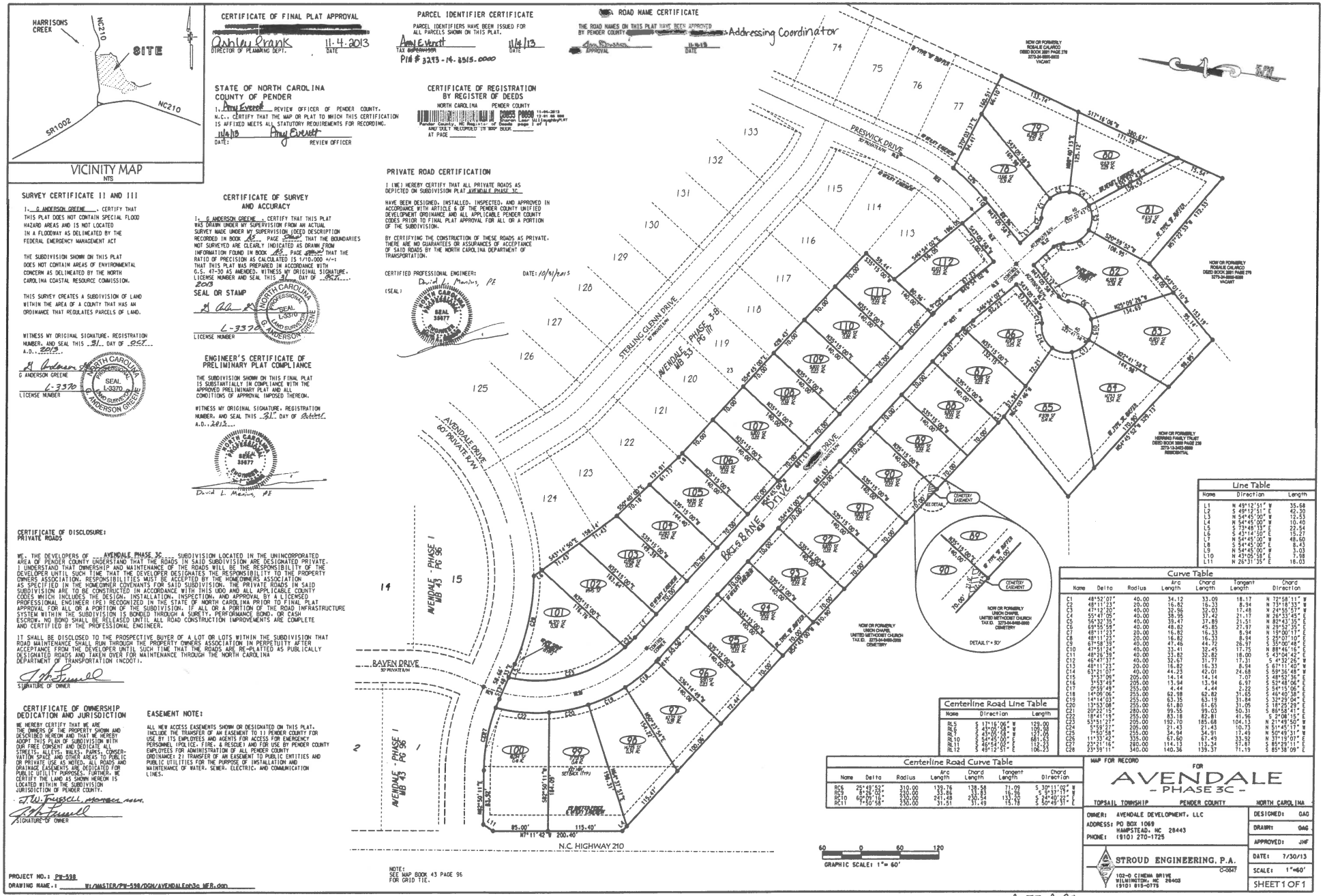
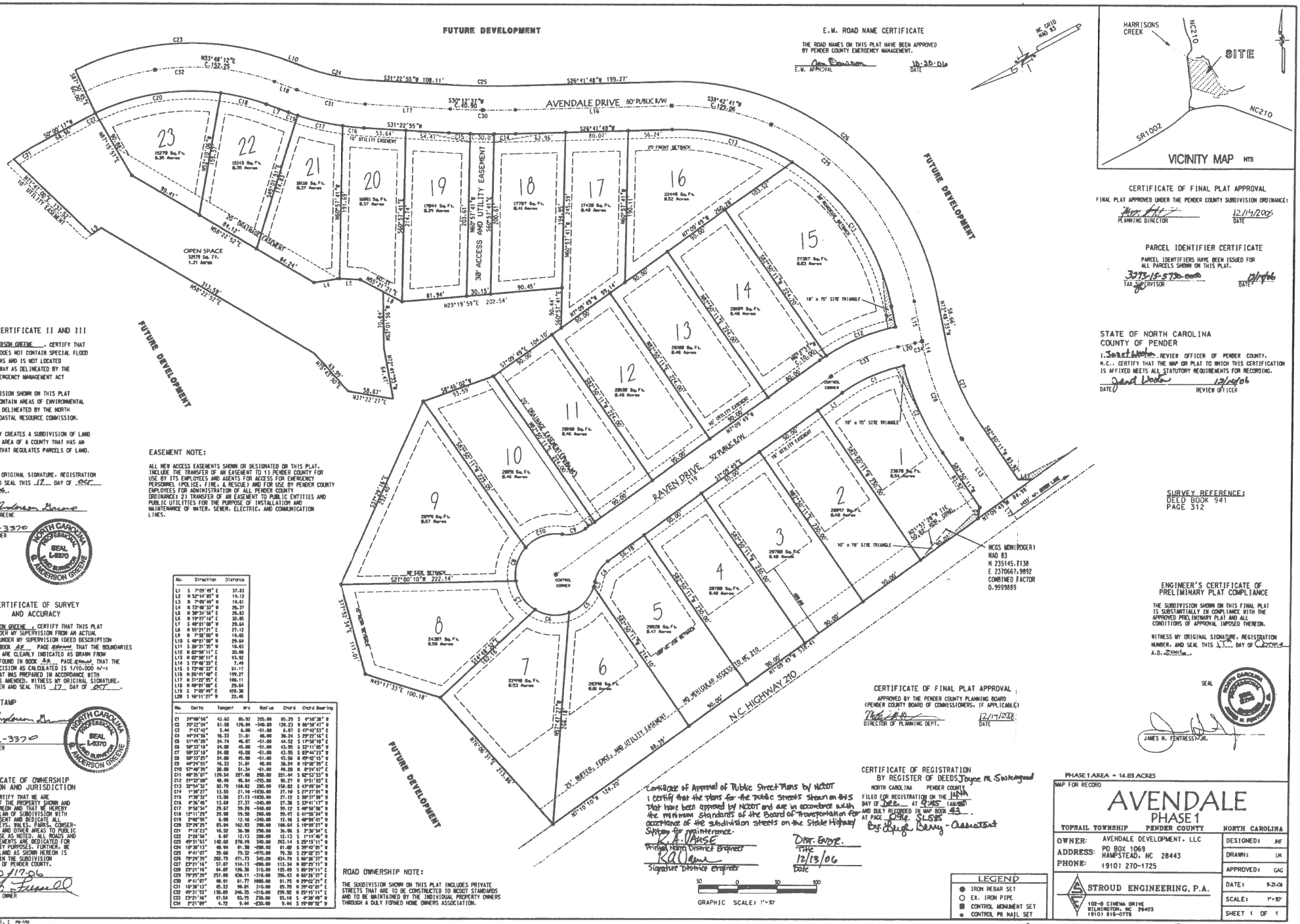

HARRISONS CREEK
NC210
SITE
SR1002
NC210
VICINITY MAP
NTS
CERTIFICATE OF FINAL PLAT APPROVAL
DIRECTOR OF PLUMBING DEPT.
11-4-2013
DATE
PARCEL IDENTIFIER CERTIFICATE
PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.
TAX ADMINISTRATOR
11/4/13
DATE
PIN # 3293-14-3515-0000
ROAD NAME CERTIFICATE
THE ROAD NAMES ON THIS PLAT HAVE BEEN APPROVED BY PENDER COUNTY
Addressing Coordinator
APPROVAL
11-6-13
DATE
STATE OF NORTH CAROLINA
COUNTY OF PENDER
I, Amy Everett REVIEW OFFICER OF PENDER COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
11/4/13
DATE:
Amy Everett
REVIEW OFFICER
CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA PENDER COUNTY
Pender County, NC Register of Deeds
AMY COLT RECORDED IN MAP BOOK
AT PAGE
PRIVATE ROAD CERTIFICATION
I (WE) HEREBY CERTIFY THAT ALL PRIVATE ROADS AS DEPICTED ON SUBDIVISION PLAT AVENDALE PHASE 3C
HAVE BEEN DESIGNED, INSTALLED, INSPECTED, AND APPROVED IN ACCORDANCE WITH ARTICLE 6 OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE AND ALL APPLICABLE PENDER COUNTY CODES PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION.
BY CERTIFYING THE CONSTRUCTION OF THESE ROADS AS PRIVATE, THERE ARE NO GUARANTEES OR ASSURANCES OF ACCEPTANCE OF SAID ROADS BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
CERTIFIED PROFESSIONAL ENGINEER:
David L. Mains, PE
DATE: 10/31/2013
(SEAL)
SEAL 33077
SURVEY CERTIFICATE II AND III
I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT ACT
THE SUBDIVISION SHOWN ON THIS PLAT DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCE COMMISSION.
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 31 DAY OF OCT A.D., 2013.
G ANDERSON GREENE
L-3370
LICENSE NUMBER
SEAL L-3370 G ANDERSON GREENE
CERTIFICATE OF SURVEY AND ACCURACY
I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 45 PAGE SHOWN) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 45 PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000 +/-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF OCT, 2013
SEAL OR STAMP
L-3370
LICENSE NUMBER
SEAL L-3370 G ANDERSON GREENE
ENGINEER'S CERTIFICATE OF PRELIMINARY PLAT COMPLIANCE
THE SUBDIVISION SHOWN ON THIS FINAL PLAT IS SUBSTANTIALLY IN COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT AND ALL CONDITIONS OF APPROVAL IMPOSED THEREON.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 31 DAY OF October A.D., 2013
SEAL 33077
David L. Mains, PE
CERTIFICATE OF DISCLOSURE: PRIVATE ROADS
WE, THE DEVELOPERS OF AVENDALE PHASE 3C SUBDIVISION LOCATED IN THE UNINCORPORATED AREA OF PENDER COUNTY UNDERSTAND THAT THE ROADS IN SAID SUBDIVISION ARE DESIGNATED PRIVATE. I UNDERSTAND THAT OWNERSHIP AND MAINTENANCE OF THE ROADS WILL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME THAT THE DEVELOPER DESIGNATES THE RESPONSIBILITY TO THE PROPERTY OWNERS ASSOCIATION. RESPONSIBILITIES MUST BE ACCEPTED BY THE HOMEOWNERS ASSOCIATION AS SPECIFIED IN THE HOMEOWNER COVENANTS FOR SAID SUBDIVISION. THE PRIVATE ROADS IN SAID SUBDIVISION ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THIS UDO AND ALL APPLICABLE COUNTY CODES WHICH INCLUDES THE DESIGN, INSTALLATION, INSPECTION, AND APPROVAL BY A LICENSED PROFESSIONAL ENGINEER (PE) RECOGNIZED IN THE STATE OF NORTH CAROLINA PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION. IF ALL OR A PORTION OF THE ROAD INFRASTRUCTURE SYSTEM WITHIN THE SUBDIVISION IS BONDED THROUGH A SURETY, PERFORMANCE BOND, OR CASH ESCROW, NO BOND SHALL BE RELEASED UNTIL ALL ROAD CONSTRUCTION IMPROVEMENTS ARE COMPLETE AND CERTIFIED BY THE PROFESSIONAL ENGINEER.
IT SHALL BE DISCLOSED TO THE PROSPECTIVE BUYER OF A LOT OR LOTS WITHIN THE SUBDIVISION THAT ROAD MAINTENANCE SHALL RUN THROUGH THE PROPERTY OWNERS ASSOCIATION IN PERPETUITY AFTER ACCEPTANCE FROM THE DEVELOPER UNTIL SUCH TIME THAT THE ROADS ARE RE-PLATTED AS PUBLICALLY DESIGNATED ROADS AND TAKEN OVER FOR MAINTENANCE THROUGH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).
SIGNATURE OF OWNER
CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.
SIGNATURE OF OWNER
EASEMENT NOTE:
ALL NEW ACCESS EASEMENTS SHOWN OR DESIGNATED ON THIS PLAT, INCLUDE THE TRANSFER OF AN EASEMENT TO 1) PENDER COUNTY FOR USE BY ITS EMPLOYEES AND AGENTS FOR ACCESS FOR EMERGENCY PERSONNEL (POLICE, FIRE, & RESCUE) AND FOR USE BY PENDER COUNTY EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCE; 2) TRANSFER OF AN EASEMENT TO PUBLIC ENTITIES AND PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, AND COMMUNICATION LINES.
PROJECT NO.: PW-598
DRAWING NAME.: W:/MASTER/PW-598/DGN/AVENDALEph3c MFR.dgn
NOTE: SEE MAP BOOK 43 PAGE 96 FOR GRID TIE.
PRESWICK DRIVE
STERLING GLENN DRIVE
AVENDALE DRIVE
BRICE BANE DRIVE
BAVEN DRIVE
AVENDALE - PHASE I MB 43 PG 96
AVENDALE - PHASE 3-B MB 53 PG 111
N.C. HIGHWAY 210
NOW OR FORMERLY ROSALIE CALARCO DEED BOOK 2881 PAGE 279 3273-34-8995-0000 VACANT
NOW OR FORMERLY HERRING FAMILY TRUST DEED BOOK 3888 PAGE 238 3273-13-3453-0000 RESIDENTIAL
NOW OR FORMERLY UNION CHAPEL UNITED METHODIST CHURCH TAX ID. 3273-04-8488-0000 CEMETERY
CEMETERY EASEMENT
SEE DETAIL
DETAIL 1" = 50'
GRAPHIC SCALE: 1" = 60'
Line Table
Name | Direction | Length
L1 | N 49°12'51" W | 35.68
L2 | S 49°12'51" E | 42.30
L3 | N 54°45'00" W | 12.53
L4 | N 54°45'00" W | 10.40
L5 | S 73°48'13" E | 22.54
L6 | S 43°14'10" E | 15.27
L7 | N 54°45'00" W | 48.60
L8 | S 54°45'00" E | 8.43
L9 | N 54°45'00" W | 3.03
L10 | N 43°05'58" E | 7.98
L11 | N 26°31'35" E | 18.03
Curve Table
Name | Delta | Radius | Arc Length | Chord Length | Tangent Length | Chord Direction
C1 | 48°52'07" | 40.00 | 34.12 | 33.09 | 18.17 | N 72°58'11" W
C2 | 48°11'23" | 20.00 | 16.82 | 16.33 | 8.94 | N 73°18'33" W
C3 | 47°12'20" | 40.00 | 32.96 | 32.03 | 17.48 | N 24°55'57" W
C4 | 55°47'27" | 40.00 | 38.95 | 37.42 | 21.17 | N 26°53'45" E
C5 | 56°32'35" | 40.00 | 39.47 | 37.89 | 21.51 | N 82°43'35" E
C6 | 69°55'58" | 40.00 | 48.82 | 45.85 | 27.97 | N 29°52'35" E
C7 | 48°11'23" | 20.00 | 16.82 | 16.33 | 8.94 | N 19°00'17" E
C8 | 48°11'23" | 20.00 | 16.82 | 16.33 | 8.94 | S 25°07'10" E
C9 | 67°58'39" | 40.00 | 47.46 | 44.72 | 26.97 | S 55°00'48" E
C10 | 47°51'24" | 40.00 | 33.41 | 32.45 | 17.75 | N 88°46'16" E
C11 | 48°25.39" | 40.00 | 33.82 | 32.82 | 18.00 | S 43°04'42" E
C12 | 4°47'37" | 40.00 | 32.67 | 31.77 | 17.31 | S 4°32'26" W
C13 | 48°11'23" | 20.00 | 16.82 | 16.33 | 8.94 | S 67°11'40" W
C14 | 63°21'07" | 40.00 | 44.23 | 42.01 | 24.68 | S 59°36'48" W
C15 | 3°57'09" | 205.00 | 14.14 | 14.14 | 7.07 | S 48°52'36" E
C16 | 9°52'49" | 205.00 | 13.94 | 13.94 | 6.97 | S 52°48'06" E
C17 | 0°59'48" | 255.00 | 4.44 | 4.44 | 2.22 | S 54°15'06" E
C18 | 14°05'06" | 255.00 | 62.98 | 62.82 | 31.65 | S 46°40'38" E
C19 | 14°14'03" | 255.00 | 63.35 | 63.19 | 31.84 | S 32°29'04" E
C20 | 13°53'08" | 255.00 | 61.80 | 61.65 | 31.05 | S 18°29'29" E
C21 | 20°22'15" | 280.00 | 99.55 | 99.03 | 50.31 | S 86°58'41" E
C22 | 18°41'19" | 255.00 | 83.18 | 82.81 | 41.96 | S 2°08'15" E
C23 | 53°51'27" | 205.00 | 192.70 | 185.68 | 104.13 | N 21°48'50" W
C24 | 5°59'27" | 205.00 | 21.43 | 21.43 | 10.73 | N 51°45'37" W
C25 | 7°40'58" | 255.00 | 34.94 | 34.91 | 17.49 | N 50°49'31" W
C26 | 11°13'42" | 335.00 | 67.60 | 67.49 | 33.92 | N 31°19'07" W
C27 | 23°21'16" | 280.00 | 114.13 | 113.34 | 57.87 | S 85°29'11" E
C28 | 23°59'11" | 340.00 | 140.36 | 139.37 | 71.19 | S 85°38'09" E
Centerline Road Line Table
Name | Direction | Length
RL5 | S 17°16'06" W | 129.00
RL6 | S 49°05'48" W | 106.58
RL7 | S 45°05'48" W | 127.05
RL8 | S 44°54'00" E | 681.53
RL11 | N 46°54'00" W | 112.53
RL12 | S 49°12'51" E | 106.23
Centerline Road Curve Table
Name | Delta | Radius | Arc Length | Chord Length | Tangent Length | Chord Direction
RC6 | 25°49'59" | 310.00 | 139.76 | 138.58 | 71.00 | S 30°11'02" W
RC9 | 8°32.05" | 230.00 | 33.86 | 33.83 | 16.96 | S 9°37'19" W
RC10 | 60°05'16" | 230.00 | 241.48 | 230.54 | 133.40 | S 24°40'44" E
RC11 | 1°50'58" | 230.00 | 31.51 | 31.49 | 15.78 | S 50°49'31" E
MAP FOR RECORD FOR AVENDALE - PHASE 3C -
TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA
OWNER: AVENDALE DEVELOPMENT, LLC
ADDRESS: PO BOX 1069 HAMPSTEAD, NC 28443
PHONE: (910) 270-1725
STROUD ENGINEERING, P.A. C-0847
102-D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775
DESIGNED: GAG
DRAWN: GAG
APPROVED: JNF
DATE: 7/30/13
SCALE: 1"=60'
SHEET 1 OF 1

MB 55 Pg 90




## E.M. ROAD NAME CERTIFICATE

THE ROAD NAMES ON THIS PLAT HAVE BEEN APPROVED BY PENDER COUNTY EMERGENCY MANAGEMENT.

E.M. APPROVAL — DATE 10-20-06

## CERTIFICATE OF FINAL PLAT APPROVAL

FINAL PLAT APPROVED UNDER THE PENDER COUNTY SUBDIVISION ORDINANCE:

PLANNING DIRECTOR — DATE 12/14/2006

## PARCEL IDENTIFIER CERTIFICATE

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

3278-15-5730-0000
TAX SUPERVISOR — DATE 12/14/06

## STATE OF NORTH CAROLINA
## COUNTY OF PENDER

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

DATE 12/14/06 — REVIEW OFFICER

## SURVEY CERTIFICATE II AND III

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT ACT

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

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 12 DAY OF DEC A.D., 2006.

G ANDERSON GREENE

L-3370
LICENSE NUMBER

SEAL

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

## EASEMENT NOTE:

ALL NEW ACCESS EASEMENTS SHOWN OR DESIGNATED ON THIS PLAT, INCLUDE THE TRANSFER OF AN EASEMENT TO 1) PENDER COUNTY FOR USE BY ITS EMPLOYEES AND AGENTS FOR ACCESS FOR EMERGENCY PERSONNEL (POLICE, FIRE, & RESCUE) AND FOR USE BY PENDER COUNTY EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCES; 2) TRANSFER OF AN EASEMENT TO PUBLIC ENTITIES AND PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, AND COMMUNICATION LINES.

| No. | Direction | Distance |
|---|---|---|
| L1 | S 7°09'49" E | 37.83 |
| L2 | N 52°51'05" E | 14.12 |
| L3 | N 7°09'49" W | 14.61 |
| L4 | N 73°48'33" W | 26.37 |
| L5 | N 38°34'56" E | 26.83 |
| L6 | N 19°27'10" E | 32.85 |
| L7 | S 48°01'08" E | 29.64 |
| L8 | N 85°21'21" E | 27.12 |
| L9 | N 7°58'09" W | 16.65 |
| L10 | S 48°01'08" E | 29.64 |
| L11 | S 38°31'35" W | 18.63 |
| L12 | N 82°08'11" E | 30.00 |
| L13 | N 82°08'11" E | 93.52 |
| L14 | S 73°48'33" E | 7.49 |
| L15 | S 72°48'33" E | 51.17 |
| L16 | N 26°41'48" E | 199.27 |
| L17 | N 31°22'55" E | 108.11 |
| L18 | N 48°01'08" E | 29.64 |
| L19 | S 7°09'49" E | 478.38 |
| L20 | S 16°11'27" W | 22.46 |

| No. | Delta | Tangent | Arc | Radius | Chord | Chord Bearing |
|---|---|---|---|---|---|---|
| C1 | 24°08'56" | 43.60 | 85.92 | 205.00 | 85.29 | S 4°56'38" W |
| C2 | 29°22'04" | 61.08 | 126.06 | 246.00 | 124.72 | S 68°58'47" E |
| C3 | 7°43'42" | 3.44 | 6.88 | 51.00 | 6.87 | S 47°42'53" E |
| C4 | 49°24'56" | 16.33 | 31.01 | 40.00 | 30.04 | S 29°22'16" E |
| C5 | 51°45'28" | 24.74 | 46.07 | 51.00 | 44.52 | S 17°58'58" E |
| C6 | 58°33'18" | 24.00 | 45.00 | 51.00 | 43.08 | S 33°11'05" W |
| C7 | 58°33'18" | 24.00 | 45.00 | 51.00 | 43.08 | S 83°44'23" W |
| C8 | 58°33'25" | 24.00 | 45.00 | 51.00 | 43.08 | N 49°42'15" W |
| C9 | 49°24'55" | 16.33 | 31.01 | 40.00 | 30.04 | N 19°08'39" E |
| C10 | 51°45'29" | 25.00 | 51.34 | 51.00 | 49.28 | N 24°06'11" W |
| C11 | 69°35'07" | 126.54 | 227.08 | 280.00 | 221.64 | S 62°53'53" W |
| C12 | 21°32'08" | 48.91 | 95.84 | 255.00 | 95.27 | N 5°51'05" E |
| C13 | 32°54'32" | 42.78 | 164.82 | 290.00 | 158.62 | S 43°09'04" W |
| C14 | 1°38'27" | 13.35 | 27.10 | 1030.00 | 27.10 | S 27°27'01" W |
| C15 | 1°38'32" | 13.36 | 27.13 | 1030.00 | 27.13 | S 30°37'30" W |
| C16 | 4°36'45" | 13.69 | 27.37 | 340.00 | 27.36 | S 33°41'17" W |
| C17 | 8°58'34" | 29.67 | 59.39 | 340.00 | 59.32 | S 40°58'56" W |
| C18 | 12°11'29" | 29.88 | 59.58 | 280.00 | 59.47 | S 41°50'34" W |
| C19 | 2°00'35" | 6.88 | 13.46 | 340.00 | 13.46 | S 48°08'01" W |
| C20 | 33°28'25" | 85.84 | 162.83 | 280.00 | 160.64 | S 19°09'27" W |
| C21 | 7°18'23" | 18.52 | 36.38 | 286.00 | 36.36 | S 3°38'54" E |
| C22 | 2°28'56" | 6.87 | 12.13 | 280.00 | 12.13 | S 1°16'46" W |
| C23 | 49°31'43" | 160.68 | 294.99 | 340.00 | 285.54 | S 25°15'11" W |
| C24 | 10°36'13" | 48.96 | 81.59 | 480.00 | 81.49 | S 39°42'05" W |
| C25 | 9°41'01" | 39.68 | 79.32 | 470.00 | 79.23 | S 29°28'21" W |
| C26 | 79°29'39" | 282.75 | 471.73 | 340.00 | 434.79 | S 66°38'31" W |
| C27 | 23°21'16" | 57.87 | 114.13 | 280.00 | 113.34 | N 88°29'11" E |
| C28 | 23°21'16" | 64.87 | 126.38 | 310.00 | 125.49 | S 88°29'11" E |
| C29 | 79°29'39" | 257.00 | 438.11 | 316.00 | 396.43 | N 66°38'31" E |
| C30 | 9°41'01" | 48.91 | 81.77 | 1000.00 | 81.75 | N 29°02'21" E |
| C31 | 10°36'13" | 45.33 | 90.91 | 310.00 | 89.70 | N 39°42'05" E |
| C32 | 49°31'53" | 138.69 | 246.35 | 318.00 | 238.82 | N 25°15'11" E |
| C33 | 23°21'16" | 61.54 | 93.75 | 230.00 | 93.14 | S 4°38'48" E |
| C34 | 2°21'09" | 4.72 | 9.44 | 230.00 | 9.44 | S 15°09'52" W |

## SURVEY REFERENCE:

DEED BOOK 941
PAGE 312

## CERTIFICATE OF SURVEY AND ACCURACY

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 48 PAGE Edmond) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 48 PAGE Edmond; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000 +/-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 17 DAY OF OCT, 2006.

SEAL OR STAMP

SURVEYOR

L-3370
LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

## CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED, ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

DATE: 10/17/06

SIGNATURE OF OWNER

## ROAD OWNERSHIP NOTE:

THE SUBDIVISION SHOWN ON THIS PLAT INCLUDES PRIVATE STREETS THAT ARE TO BE CONSTRUCTED TO NCDOT STANDARDS AND TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS THROUGH A DULY FORMED HOME OWNERS ASSOCIATION.

## CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED BY THE PENDER COUNTY PLANNING BOARD (PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)

DIRECTOR OF PLANNING DEPT. — DATE 12/17/2006

## ENGINEER'S CERTIFICATE OF PRELIMINARY PLAT COMPLIANCE

THE SUBDIVISION SHOWN ON THIS FINAL PLAT IS SUBSTANTIALLY IN COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT AND ALL CONDITIONS OF APPROVAL IMPOSED THEREON.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 11 DAY OF Dec A.D. 2006.

SEAL

JAMES H. FENTRESS JR.

## Certificate of Approval of Public Street Plans by NCDOT

I certify that the plans for the public streets shown on this Plat have been approved by NCDOT and are in accordance with the minimum standards of the Board of Transportation for acceptance of the subdivision streets on the State Highway System for maintenance.

R.A. Hause
Printed Name District Engineer

Signature District Engineer

DIST. ENGR.
TITLE
12/13/06
Date

## CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS Joyce M. Swinegood

NORTH CAROLINA PENDER COUNTY

FILED FOR REGISTRATION ON THE 14th DAY OF Dec AT 9:45 (AM/PM) AND DULY RECORDED IN MAP BOOK 43 AT PAGE 096 SLIDE SL585

By: Lynda Berry - Assistant

LEGEND

- IRON REBAR SET
- EX. IRON PIPE
- CONTROL MONUMENT SET
- CONTROL PK NAIL SET

GRAPHIC SCALE: 1"=50'

PHASE 1 AREA = 14.83 ACRES

MAP FOR RECORD

# AVENDALE
## PHASE 1

TOPSAIL TOWNSHIP — PENDER COUNTY — NORTH CAROLINA

| | |
|---|---|
| OWNER: | AVENDALE DEVELOPMENT, LLC |
| ADDRESS: | PO BOX 1069 HAMPSTEAD, NC 28443 |
| PHONE: | (910) 270-1725 |

STROUD ENGINEERING, P.A.
102-B CINEMA DRIVE
WILMINGTON, NC 28403
(910) 815-0776

| | |
|---|---|
| DESIGNED: | MF |
| DRAWN: | LM |
| APPROVED: | GAG |
| DATE: | 9-21-06 |
| SCALE: | 1"=50' |
| SHEET 1 OF 1 | |

PROJECT NO.: 99-149
avendale\MFPP1.dgn 10/17/2006 10:35:25 AM

M B43 pg 096 SL 585

**SURVEY CERTIFICATE II AND III**

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT ACT

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

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 18 DAY OF MAY A.D., 2012.

G Anderson Greene
G ANDERSON GREENE

L-3370
LICENSE NUMBER

SEAL

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

**EASEMENT NOTE:**

ALL NEW ACCESS EASEMENTS SHOWN OR DESIGNATED ON THIS PLAT, INCLUDE THE TRANSFER OF AN EASEMENT TO 1) PENDER COUNTY FOR USE BY ITS EMPLOYEES AND AGENTS FOR ACCESS FOR EMERGENCY PERSONNEL (POLICE, FIRE, & RESCUE) AND FOR USE BY PENDER COUNTY EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCE; 2) TRANSFER OF AN EASEMENT TO PUBLIC ENTITIES AND PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, AND COMMUNICATION LINES.

**CERTIFICATE OF SURVEY AND ACCURACY**

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS PAGE SHOWN THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS PAGE SHOWN THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000 +/-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18 DAY OF MAY, 2012.

SEAL OR STAMP

G Anderson Greene
SURVEYOR

L-3370
LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

**CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

DATE: 5/18/12

SIGNATURE OF OWNER

**CERTIFICATE OF FINAL PLAT APPROVAL**

APPROVED BY THE PENDER COUNTY PLANNING BOARD (PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)

DIRECTOR OF PLANNING DEPT. DATE

**CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS**

NORTH CAROLINA PENDER COUNTY

FILED FOR REGISTRATION ON THE ______ DAY OF ______ AT ______ (AM/PM) AND DULY RECORDED IN MAP BOOK ______ AT PAGE ______

B0053 P0117 05-18-2012 11:52:56.000
Pender County, NC Register of Deeds Faye Teachey Prevatte PLAT page 1 of 1

**CERTIFICATE OF FINAL PLAT APPROVAL**

FINAL PLAT APPROVED UNDER THE PENDER COUNTY SUBDIVISION ORDINANCE:

~~PLANNING~~ DIRECTOR — Senior Planner    5/18/12 DATE

**PARCEL IDENTIFIER CERTIFICATE**

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

AE (mapper) Pid 3278-14-4635-0000    5/18/12
TAX ~~SUPERVISOR~~    DATE

**STATE OF NORTH CAROLINA**
**COUNTY OF PENDER**

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

5/18/12 Amy Everett
DATE: REVIEW OFFICER

| LINE DATA | | |
|---|---|---|
| Name | Direction | Length |
| L1 | [illegible] | [illegible] |
| L2 | [illegible] | [illegible] |
| L3 | [illegible] | [illegible] |
| L4 | [illegible] | [illegible] |
| L5 | [illegible] | [illegible] |
| L6 | [illegible] | [illegible] |
| L7 | [illegible] | 31.74 |
| L8 | [illegible] | [illegible] |
| L9 | [illegible] | [illegible] |
| L10 | [illegible] | [illegible] |
| L11 | [illegible] | [illegible] |
| L12 | [illegible] | 12.14 |
| L13 | [illegible] | 3.27 |
| L14 | [illegible] | 10.56 |
| L15 | [illegible] | 31.77 |
| L16 | [illegible] | [illegible] |
| L17 | [illegible] | [illegible] |
| L18 | [illegible] | [illegible] |
| L19 | [illegible] | [illegible] |
| L20 | [illegible] | [illegible] |
| L21 | [illegible] | [illegible] |

| CURVE DATA | | | | | | |
|---|---|---|---|---|---|---|
| Name | Delta | Radius | Arc Length | Chord Length | Tangent Length | Chord Direction |
| C1 | 04°07'22" | [illegible] | 24.19 | 24.19 | 12.06 | [illegible] |
| C2 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C3 | [illegible] | [illegible] | [illegible] | 71.47 | [illegible] | [illegible] |
| C4 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C5 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C6 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C7 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C8 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C9 | [illegible] | [illegible] | [illegible] | 162.17 | [illegible] | [illegible] |
| C10 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C11 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C12 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C13 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C14 | [illegible] | [illegible] | [illegible] | [illegible] | 17.19 | [illegible] |
| C15 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C16 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C17 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C18 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C19 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

**ENGINEER'S CERTIFICATE OF PRELIMINARY PLAT COMPLIANCE**

THE SUBDIVISION SHOWN ON THIS FINAL PLAT IS SUBSTANTIALLY IN COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT AND ALL CONDITIONS OF APPROVAL IMPOSED THEREON.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 16th DAY OF MAY A.D., 2012.

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 20643 ENGINEER JAMES H. FENTRESS, JR.

JAMES H. FENTRESS, JR.

**E.M. ROAD NAME CERTIFICATE**

THE ROAD NAMES ON THIS PLAT HAVE BEEN APPROVED BY PENDER COUNTY EMERGENCY MANAGEMENT.

E.M. APPROVAL    5/18/12 DATE

**CERTIFICATE OF DISCLOSURE: PRIVATE ROADS**

WE, THE DEVELOPERS OF AVENDALE PHASE 3B SUBDIVISION LOCATED IN THE UNINCORPORATED AREA OF PENDER COUNTY UNDERSTAND THAT THE ROADS IN SAID SUBDIVISION ARE DESIGNATED PRIVATE. I UNDERSTAND THAT OWNERSHIP AND MAINTENANCE OF THE ROADS WILL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME THAT THE DEVELOPER DESIGNATES THE RESPONSIBILITY TO THE PROPERTY OWNERS ASSOCIATION. RESPONSIBILITIES MUST BE ACCEPTED BY THE HOMEOWNERS ASSOCIATION AS SPECIFIED IN THE HOMEOWNER COVENANTS FOR SAID SUBDIVISION. THE PRIVATE ROADS IN SAID SUBDIVISION ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THIS UDO AND ALL APPLICABLE COUNTY CODES WHICH INCLUDES THE DESIGN, INSTALLATION, INSPECTION, AND APPROVAL BY A LICENSED PROFESSIONAL ENGINEER (PE) RECOGNIZED IN THE STATE OF NORTH CAROLINA PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION. IF ALL OR A PORTION OF THE ROAD INFRASTRUCTURE SYSTEM WITHIN THE SUBDIVISION IS BONDED THROUGH A SURETY, PERFORMANCE BOND, OR CASH ESCROW, NO BOND SHALL BE RELEASED UNTIL ALL ROAD CONSTRUCTION IMPROVEMENTS ARE COMPLETE AND CERTIFIED BY THE PROFESSIONAL ENGINEER.

IT SHALL BE DISCLOSED TO THE PROSPECTIVE BUYER OF A LOT OR LOTS WITHIN THE SUBDIVISION THAT ROAD MAINTENANCE SHALL RUN THROUGH THE PROPERTY OWNERS ASSOCIATION IN PERPETUITY AFTER ACCEPTANCE FROM THE DEVELOPER UNTIL SUCH TIME THAT THE ROADS ARE RE-PLATTED AS PUBLICALLY DESIGNATED ROADS AND TAKEN OVER FOR MAINTENANCE THROUGH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

60 0 60 120
GRAPHIC SCALE 1" = 60'

**LEGEND**

- ● IRON REBAR SET
- ○ EX. IRON PIPE
- ■ CONTROL MONUMENT SET
- • CONTROL PK NAIL SET

PHASE 3B AREA = 7.62 ACRES

MAP FOR RECORD

# AVENDALE
## ~ PHASE 3B ~

TOPSAIL TOWNSHIP    PENDER COUNTY    NORTH CAROLINA

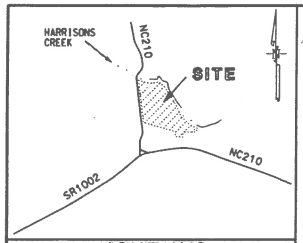
OWNER: AVENDALE DEVELOPMENT, LLC
ADDRESS: PO BOX 1069, HAMPSTEAD, NC 28443
PHONE: (910) 270-1725

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE
WILMINGTON, NC 28403
(910) 815-0775

| | |
|---|---|
| DESIGNED: | CGW |
| DRAWN: | CGW |
| APPROVED: | GAG |
| DATE: | 5/18/11 |
| SCALE: | 1" = 60' |
| SHEET 1 OF 1 | |

PROJECT NO.: PW-590

MB 53 PG 117




VICINITY MAP
NTS

E.M. ROAD NAME CERTIFICATE

THE ROAD NAMES ON THIS PLAT HAVE BEEN APPROVED BY PENDER COUNTY EMERGENCY MANAGEMENT.

E.M. APPROVAL _____ DATE _____

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

NORTH CAROLINA PENDER COUNTY

FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ (AM/PM) AND DULY RECORDED IN MAP BOOK _____ AT PAGE _____

CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED BY THE PENDER COUNTY PLANNING BOARD (PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)

DIRECTOR OF PLANNING DEPT. DATE _____, 2010

SURVEY CERTIFICATE II AND III

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT ACT

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

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 31 DAY OF MARCH A.D., 2010.

G ANDERSON GREENE

L-3370
LICENSE NUMBER

SEAL

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

CERTIFICATE OF SURVEY AND ACCURACY

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 55, PAGE 2042) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 55, PAGE 2042; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000 +/-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF MARCH, 2010.

G ANDERSON GREENE

L-3370
LICENSE NUMBER

SEAL

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

EASEMENT NOTE:

ALL NEW ACCESS EASEMENTS SHOWN OR DESIGNATED ON THIS PLAT, INCLUDE THE TRANSFER OF AN EASEMENT TO 11 PENDER COUNTY FOR USE BY ITS EMPLOYEES AND AGENTS FOR ACCESS FOR EMERGENCY PERSONNEL (POLICE, FIRE, & RESCUE) AND FOR USE BY PENDER COUNTY EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCE; 2) TRANSFER OF AN EASEMENT TO PUBLIC ENTITIES AND PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, AND COMMUNICATION LINES.

PARCEL IDENTIFIER CERTIFICATE

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

3273-14-4958-0000

TAX SUPERVISOR 5/6/10 DATE

STATE OF NORTH CAROLINA
COUNTY OF PENDER

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

5/6/10 DATE

Jessica Wagstaff REVIEW OFFICER

CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

DATE: 4/19/2010

SIGNATURE: _____

PRESIDENT OF PROPERTIES INC
FOR AVENDALE DEVELOPMENT, L.L.C.

GRAPHIC SCALE: 1" = 50'

CURVE TABLE

| Name | Delta | Radius | Arc Length | Chord Length | Tangent Length | Chord Direction |
|---|---|---|---|---|---|---|
| C1 | 11°59'44" | 335.00 | 70.14 | 70.01 | 35.20 | N50°17'56"W |
| C2 | 06°07'52" | 335.00 | 35.85 | 35.83 | 17.94 | N41°14'08"W |
| C3 | 03°19'00" | 285.00 | 16.50 | 16.50 | 8.25 | N39°49'42"W |
| C4 | 14°07'23" | 285.00 | 70.25 | 70.07 | 35.30 | N48°32'54"W |
| C5 | 11°34'11" | 335.00 | 67.65 | 67.53 | 33.94 | N50°19'28"W |
| C6 | 00°29'57" | 285.00 | 2.48 | 2.48 | 1.24 | N55°51'35"W |
| C7 | 68°26'32" | 40.00 | 47.78 | 44.99 | 27.21 | S48°46'17"W |
| C8 | 48°11'23" | 20.00 | 16.82 | 16.33 | 8.94 | S38°38'42"W |
| C9 | 11°02'48" | 335.00 | 64.59 | 64.49 | 32.39 | N39°00'58"W |
| C10 | 55°54'00" | 40.00 | 39.03 | 37.50 | 21.22 | N69°03'28"W |
| C11 | 54°34'58" | 40.00 | 38.11 | 36.68 | 20.64 | N13°48'59"W |
| C12 | 68°16'05" | 40.00 | 47.66 | 44.89 | 27.12 | N47°36'33"E |
| C13 | 48°11'23" | 20.00 | 16.82 | 16.33 | 8.94 | N86°50'05"E |
| C14 | 29°11'12" | 40.00 | 20.38 | 20.16 | 10.41 | S83°39'49"E |
| C15 | 17°58'35" | 335.00 | 105.11 | 104.67 | 52.99 | N17°39'03"W |
| C16 | 10°53'14" | 335.00 | 63.66 | 63.56 | 31.92 | N03°13'09"W |
| C17 | 41°34'33" | 285.00 | 206.81 | 202.30 | 108.19 | S12°32'19"E |
| C18 | 14°21'28" | 285.00 | 71.42 | 71.23 | 35.90 | S40°30'20"E |
| C19 | 04°49'04" | 335.00 | 28.17 | 28.16 | 14.09 | S53°42'01"E |
| C20 | 08°25'30" | 285.00 | 41.91 | 41.87 | 20.99 | S51°53'48"E |
| C21 | 12°03'31" | 335.00 | 70.50 | 70.37 | 35.38 | S45°15'44"E |
| C22 | 01°03'46" | 335.00 | 6.21 | 6.21 | 3.11 | S38°42'05"E |
| C23 | 09°14'07" | 285.00 | 45.94 | 45.89 | 23.02 | S42°47'16"E |
| C24 | 00°50'24" | 970.00 | 14.22 | 14.22 | 7.11 | N27°07'00"E |
| C25 | 12°45'29" | 285.00 | 63.46 | 63.33 | 31.86 | S53°47'04"E |
| C26 | 00°53'29" | 970.00 | 15.09 | 15.09 | 7.54 | N30°56'11"E |
| C27 | 12°13'43" | 280.00 | 59.76 | 59.65 | 29.99 | N31°29'46"E |
| C28 | 03°52'01" | 335.00 | 22.61 | 22.61 | 11.31 | N58°13'48"W |
| C29 | 21°59'37" | 310.00 | 119.00 | 118.27 | 60.24 | S49°10'01"E |
| C30 | 17°56'21" | 310.00 | 97.06 | 96.66 | 48.93 | S47°08'23"E |
| C31 | 25°49'21" | 310.00 | 139.71 | 138.53 | 71.06 | S43°11'53"E |
| C32 | 41°12'34" | 310.00 | 222.96 | 218.18 | 116.55 | S09°40'56"E |
| C33 | 10°55'16" | 335.00 | 63.85 | 63.76 | 32.02 | N07°41'06"E |

LINE TABLE

| Name | Direction | Length |
|---|---|---|
| L1 | N38°10'12"W | 35.62 |
| L2 | S57°37'26"E | 2.17 |
| L3 | N38°49'32"E | 17.44 |
| L4 | S17°18'33"W | 39.38 |
| L5 | N50°14'34"W | 28.16 |
| L6 | S38°10'12"E | 25.25 |
| L7 | N31°22'55"E | 108.11 |
| L8 | S43°33'54"E | 1.14 |
| L10 | N60°09'49"W | 45.69 |
| L11 | S60°09'49"E | 30.33 |
| L12 | N62°44'24"E | 117.90 |
| L13 | S60°09'49"E | 45.33 |
| L14 | S60°09'49"E | 44.97 |
| L15 | S62°44'24"W | 49.73 |
| L16 | N62°44'24"E | 47.77 |

ENGINEER'S CERTIFICATE OF PRELIMINARY PLAT COMPLIANCE

THE SUBDIVISION SHOWN ON THIS FINAL PLAT IS SUBSTANTIALLY IN COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT AND ALL CONDITIONS OF APPROVAL IMPOSED THEREON.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 4th DAY OF May A.D. 2010.

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 30403 ENGINEER JAMES H. PENTRESS, JR.

JAMES H. PENTRESS, JR.

LEGEND

- IRON REBAR SET
- EX. IRON PIPE
- CONTROL MONUMENT SET
- CONTROL PK NAIL SET

PHASE 3A AREA = 8.05 ACRES

RECORD MAP

FOR

# AVENDALE
## - PHASE 3A -

TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

OWNER: AVENDALE DEVELOPMENT, LLC
ADDRESS: PO BOX 1069 HAMPSTEAD, NC 28443
PHONE: (910) 270-1725

DESIGNED: GAG
DRAWN: CGW
APPROVED: JHF
DATE: 2/19/10
SCALE: 1"=50'
SHEET 1 OF 1

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE
WILMINGTON, NC 28403
(910) 815-0775

PROJECT NO.: PW-598
DRAWING NAME: W:\MASTER\PW-598\DGN\ph3a_MER.dgn

MB 50 PG 87

SURVEY CERTIFICATE II AND III

I, JAMES H FENTRESS, JR, CERTIFY THAT THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT ACT

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

THIS SURVEY IS OF A CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS OF LAND OR OTHER EXCEPTION FROM THE DEFINTION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 22 DAY OF March A.D. 2011

SURVEYOR

L-3902

LICENSE NUMBER

SEAL

CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES H FENTRESS, JR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 52 PAGE 2) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 52 PAGE 2 THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000 +/-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22 DAY OF March

SEAL OR STAMP

SURVEYOR

L-3902

LICENSE NUMBER

ENGINEER'S CERTIFICATE OF PRELIMINARY PLAT COMPLIANCE

THE SUBDIVISION SHOWN ON THIS FINAL PLAT IS SUBSTANTIALLY IN COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT AND ALL CONDITIONS OF APPROVAL IMPOSED THEREON.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 22 DAY OF March A.D. 2011.

SEAL

JAMES H. FENTRESS, JR.

NORTH CAROLINA PROFESSIONAL SEAL 20643 ENGINEER JAMES H. FENTRESS, JR.

Exempt Subdivision Pender County

Office of Planning

Date 4/1/2011

WATER/SEWER NOTE:

THE LOTS SHOWN ON THIS PLAT SHALL BE SERVED BY PUBLIC WATER SUPPLY AND ON-SITE WASTE WATER TREATMENT. INDIVIDUAL WELL AND SEPTIC SYSTEMS SHALL NOT BE ALLOWED FOR ANY LOT SHOWN ON THIS MAP.

ROAD OWNERSHIP NOTE:

THE SUBDIVISION SHOWN ON THIS PLAT INCLUDES PRIVATE STREETS THAT ARE TO BE CONSTRUCTED TO NCDOT STANDARDS AND TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS THROUGH A DULY FORMED HOME OWNERS ASSOCIATION.

EASEMENT NOTE:

ALL NEW ACCESS EASEMENTS SHOWN OR DESIGNATED ON THIS PLAT, INCLUDE THE TRANSFER OF AN EASEMENT TO 1) PENDER COUNTY FOR USE BY ITS EMPLOYEES AND AGENTS FOR ACCESS FOR EMERGENCY PERSONNEL (POLICE, FIRE, & RESCUE) AND FOR USE BY PENDER COUNTY EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCE; 2) TRANSFER OF AN EASEMENT TO PUBLIC ENTITIES AND PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, AND COMMUNICATION LINES.

CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

DATE: 3-30-11

SIGNATURE OF OWNER

PROJECT NO.: PH-598

FILE: F:/MASTER/PH-598/DGN/AVENDALEVILLAGEmfr2 REVISION3b.dgn

STATE OF NORTH CAROLINA
COUNTY OF PENDER

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

4/4/11 Amy Everett

DATE: REVIEW OFFICER

CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED BY THE PENDER COUNTY PLANNING BOARD (PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)

DIRECTOR OF PLANNING DEPT. DATE

PARCEL IDENTIFIER CERTIFICATE

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

3273-15-9693-0000 & others 4/4/11

TAX SUPERVISOR mapper AE DATE

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

NORTH CAROLINA PENDER COUNTY

FILED FOR REGISTRATION ON THE ______ DAY OF ________ AT ________ (AM/PM) AND DULY RECORDED IN MAP BOOK ______

B0052 P0004 04-04-2011 11:44:40.000 Faye Tomahoy Prevatte PLAT
Pender County, NC Register of Deeds page 1 of 1

| SURVEY REFERENCE |
|---|
| DEED BOOK 941 PAGE 312 |
| MAP BOOK 43 PAGE 96 |
| MAP BOOK 47 PAGE 112 |

| NC GRID TIE |
|---|
| FOR NC GRID MONUMENT TIE, SEE MAP BOOK 43 PAGE 96. |

ZERO LOT LINE DETAIL

NOTE: MAINTENANCE EASEMENT SHALL BE COINCIDENTAL TO 4' WIDE SMALL YARD REGARDLESS OF SIDE.

THE SOLE PURPOSE OF THIS MAP IS TO CORRECT THE WIDTH OF UNITS 1R-8R. REVISED UNITS ARE SHOWN WITH AN "R" AS SHOWN ON MAP BOOK 51 PAGE 91

LINE DATA

| NO. | DIRECTION | DISTANCE |
|---|---|---|
| L1 | N40°01'08"E | 29.64 |
| L2 | N75°43'20"E | 28.53 |
| L3 | S79°26'07"E | 1.57 |
| L4 | [illegible]°35'11"E | 21.82 |
| L5 | [illegible]°22'13"E | 34.15 |
| L6 | [illegible]°43'23"E | 173.74 |
| L7 | S22°14'37"E | 30.00 |
| L8 | [illegible]°43'23"W | 173.74 |
| L9 | [illegible]°22'13"W | 34.15 |
| L10 | [illegible]°35'11"W | 21.82 |
| L11 | S40°43'26"E | 51.61 |
| L12 | S76°43'10"E | 190.44 |
| L13 | S67°37'17"E | 184.70 |
| L14 | S22°22'43"W | 30.00 |
| L15 | N67°37'17"W | 50.74 |
| L16 | S22°22'43"W | 210.28 |
| L17 | N67°37'17"W | 30.00 |
| L18 | N22°22'43"E | 210.28 |
| L19 | N67°37'17"W | 103.96 |
| L20 | N76°43'10"W | 69.45 |
| L21 | S19°28'49"W | 227.19 |
| L22 | N70°31'11"W | 30.00 |
| L23 | N19°28'49"E | 223.93 |
| L24 | N76°43'10"W | 90.02 |
| L25 | N40°43'22"W | 4.30 |
| L26 | S49°00'12"W | 201.98 |
| L27 | N43°59'48"W | 30.00 |
| L28 | N49°00'12"E | 204.23 |
| L29 | N40°43'26"W | 17.53 |
| L31 | N79°26'07"W | 1.57 |
| L32 | S79°26'07"E | 31.24 |
| L33 | S40°43'26"E | 31.25 |
| L34 | S40°43'22"E | 20.46 |
| L35 | S76°43'10"E | 107.53 |
| L36 | S76°43'10"E | 82.91 |
| L37 | S67°37'17"E | 118.96 |
| L38 | S67°37'17"E | 65.74 |
| L39 | S49°00'12"W | 218.15 |
| L40 | S19°28'49"W | 240.64 |
| L41 | S22°22'43"W | 223.20 |
| L42 | [illegible]°35'11"E | 36.36 |
| L43 | [illegible]°22'13"E | 34.15 |
| L44 | [illegible]°43'23"E | 173.74 |

CURVE DATA

| NO. | DELTA | TANGENT | ARC | RADIUS | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C1 | 04°24'30" | 10.78 | 21.54 | 280.00 | 21.54 | N45°48'53"E |
| C2 | 24°14'15" | 73.01 | 143.83 | 340.00 | 142.76 | N35°34'01"E |
| C3 | 08°26'00" | 25.07 | 50.08 | 340.00 | 50.03 | N19°33'53"W |
| C4 | 15°20'36" | 45.80 | 91.08 | 340.00 | 90.78 | [illegible] |
| C5 | 10°27'10" | 32.02 | 63.85 | 350.00 | 63.76 | N85°13'10"W |
| C6 | [illegible] | 40.65 | 81.30 | [illegible] | 81.30 | N75°15'30"E |
| C7 | 06°30'42" | 13.94 | 27.84 | 245.00 | 27.83 | S67°10'46"E |
| C8 | 27°12'58" | 14.52 | 28.50 | 60.00 | 28.23 | N15°58'47"E |
| C9 | 64°23'11" | 56.66 | 101.14 | 90.00 | 95.90 | N34°33'48"E |
| C10 | 64°23'10" | 37.77 | 67.43 | 60.00 | 63.93 | S34°33'48"W |
| C11 | 27°12'58" | 21.79 | 42.75 | 90.00 | 42.35 | S15°58'47"W |
| C12 | 16°56'59" | 36.51 | 72.48 | 245.00 | 72.21 | S48°25'43"E |
| C13 | 35°53'40" | 27.62 | 53.40 | 85.00 | 52.53 | S58°43'16"E |
| C14 | 09°05'53" | 9.15 | 18.26 | 115.00 | 18.24 | S72°10'14"E |
| C15 | 09°05'53" | 6.76 | 13.50 | 85.00 | 13.49 | N72°10'13"W |
| C16 | 35°59'40" | 37.36 | 72.25 | 115.00 | 71.07 | N58°43'16"W |
| C17 | 30°30'23" | 58.63 | 114.47 | 215.00 | 113.13 | N65°10'56"W |
| C18 | 10°01'18" | 20.17 | 40.23 | 230.00 | 40.18 | S65°25'28"E |
| C19 | 20°29'05" | 41.56 | 82.23 | 230.00 | 81.79 | S50°10'17"E |
| C20 | 35°59'40" | 32.49 | 62.83 | 100.00 | 61.8 | S58°43'16"E |
| C21 | 09°05'53" | 7.96 | 15.88 | 100.00 | 15.86 | S72°10'14"E |
| C22 | 27°12'58" | 18.16 | 35.63 | 75.00 | 35.29 | N15°58'47"E |
| C23 | 64°23'11" | 47.22 | 84.28 | 75.00 | 79.92 | N34°33'48"E |

GRAPHIC SCALE: 1" = 40'

E.M. ROAD NAME CERTIFICATE

THE ROAD NAMES ON THIS PLAT HAVE BEEN APPROVED BY PENDER COUNTY EMERGENCY MANAGEMENT.

E.M. APPROVAL DATE

AREA = 8.90 ACRES
OPEN SPACE = 4.78 ACRES

| LEGEND |
|---|
| ● IRON REBAR SET |
| ○ EX. IRON PIPE |
| ■ CONTROL MONUMENT SET |
| • CONTROL PK NAIL SET |
| LIMITED COMMON AREA |

- PHASE II -

MAP FOR RECORD (REVISION)

# THE COTTAGES AT AVENDALE

## A TOWNHOME DEVELOPMENT

TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

OWNER: AVENDALE DEVELOPMENT, LLC
ADDRESS: PO BOX 1059 HAMPSTEAD, NC 28443
PHONE: (910) 270-1725

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775

| | |
|---|---|
| DESIGNED: | LM |
| DRAWN: | CGW |
| APPROVED: | GAG |
| DATE: | 2/9/11 |
| SCALE: | 1" = 40' |
| SHEET 1 OF 1 | |

MB 52 Pg 4

PROJECT NO.: PH-598

## SURVEY CERTIFICATE II AND III

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT ACT

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

THIS SURVEY IS OF A CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS OF LAND OR OTHER EXCEPTION FROM THE DEFINTION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 2 DAY OF MAY A.D., 2011

G Anderson Greene
SURVEYOR

L-3370
LICENSE NUMBER

SEAL

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

## CERTIFICATE OF SURVEY AND ACCURACY

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 43 PAGE 96 ETC) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 43 PAGE 96 THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000 +/-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 2 DAY OF MAY 2011.

SEAL OR STAMP

G Anderson Greene
SURVEYOR

L-3370
LICENSE NUMBER

## ENGINEER'S CERTIFICATE OF PRELIMINARY PLAT COMPLIANCE

THE SUBDIVISION SHOWN ON THIS FINAL PLAT IS SUBSTANTIALLY IN COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT AND ALL CONDITIONS OF APPROVAL IMPOSED THEREON.

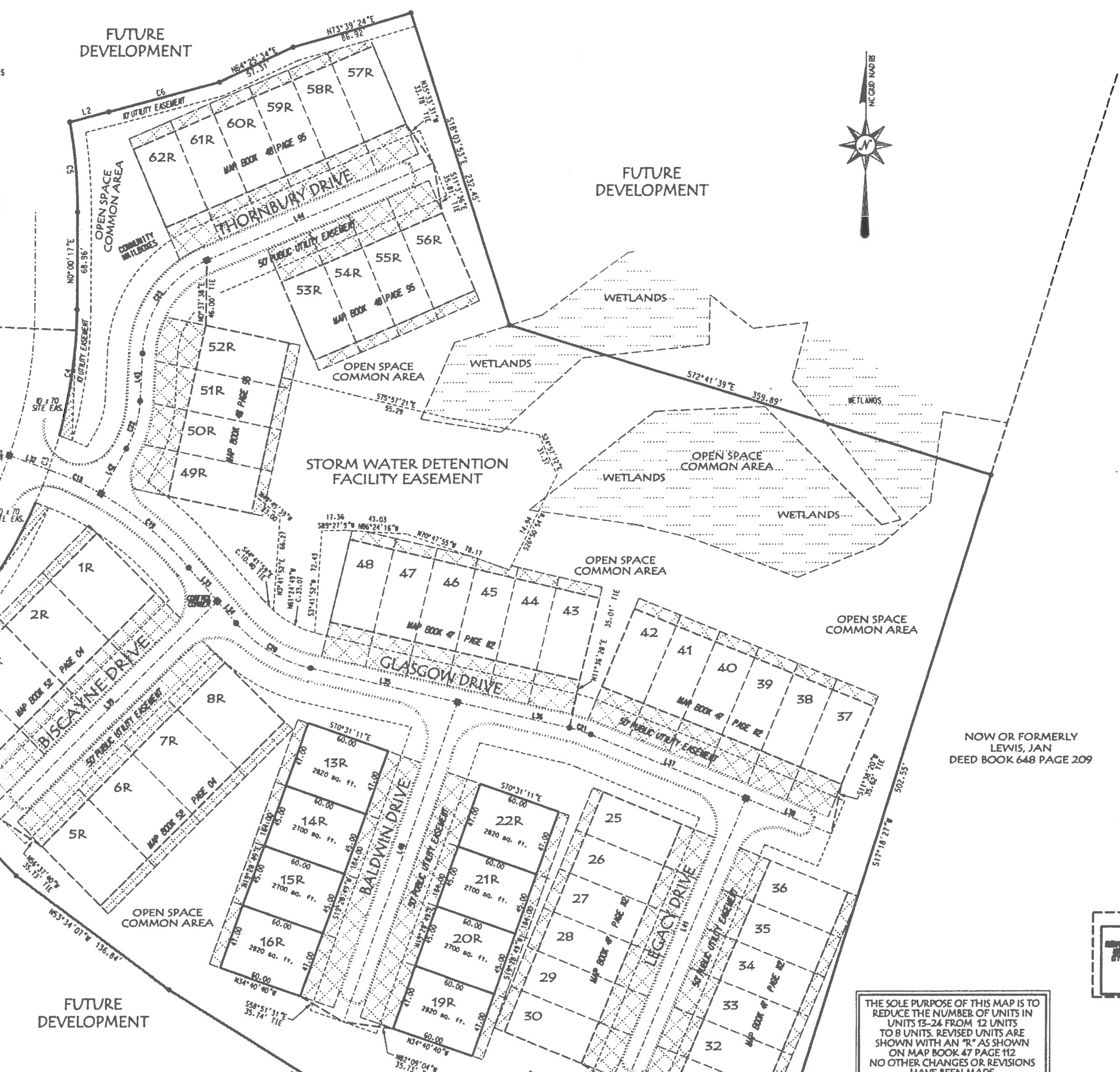
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS _____ DAY OF ________ A.D.,________.

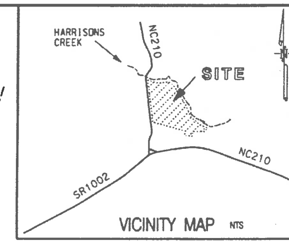
SEAL

SEE MAP BOOK 47 PAGE 112

JAMES H. FENTRESS, JR.

Exempt Subdivision
Pender County
Office of Planning
Date 5/4/2011




STATE OF NORTH CAROLINA
COUNTY OF PENDER

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

5/4/11 Amy Everett
DATE: REVIEW OFFICER

## CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED BY THE PENDER COUNTY PLANNING BOARD (PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)

DIRECTOR OF PLANNING DEPT. DATE

## PARCEL IDENTIFIER CERTIFICATE

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

3293-15-8584-0000 & others AE 5/4/11
TAX SUPERVISOR DATE

## CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

NORTH CAROLINA PENDER COUNTY

FILED FOR REGISTRATION ON THE ______ DAY OF ________ AT ________ (AM/PM) AND DULY RECORDED IN MAP BOOK ______ AT

B0052 P0032 05-04-2011 14:06:44.000 Faye Teachey Prevatte PLAT
Pender County, NC Register of Deeds page 1 of 1

| SURVEY REFERENCE |
|---|
| DEED BOOK 941 PAGE 312 |
| MAP BOOK 43 PAGE 96 |
| MAP BOOK 47 PAGE 112 |
| MAP BOOK 52 PAGE 04 |

| NC GRID TIE |
|---|
| FOR NC GRID MONUMENT TIE, SEE MAP BOOK 43 PAGE 96. |

### WATER/SEWER NOTE:

THE LOTS SHOWN ON THIS PLAT SHALL BE SERVED BY PUBLIC WATER SUPPLY AND ON-SITE WASTE WATER TREATMENT. INDIVIDUAL WELL AND SEPTIC SYSTEMS SHALL NOT BE ALLOWED FOR ANY LOT SHOWN ON THIS MAP.

### ROAD OWNERSHIP NOTE:

THE SUBDIVISION SHOWN ON THIS PLAT INCLUDES PRIVATE STREETS THAT ARE TO BE CONSTRUCTED TO NCDOT STANDARDS AND TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS THROUGH A DULY FORMED HOME OWNERS ASSOCIATION.

### EASEMENT NOTE:

ALL NEW ACCESS EASEMENTS SHOWN OR DESIGNATED ON THIS PLAT, INCLUDE THE TRANSFER OF AN EASEMENT TO 1) PENDER COUNTY FOR USE BY ITS EMPLOYEES AND AGENTS FOR ACCESS FOR EMERGENCY PERSONNEL (POLICE, FIRE, & RESCUE) AND FOR USE BY PENDER COUNTY EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCE; 2) TRANSFER OF AN EASEMENT TO PUBLIC ENTITIES AND PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, AND COMMUNICATION LINES.

## CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

DATE: 5/3/11

SIGNATURE OF OWNER

PROJECT NO.: PW-598

FILE: F:/MASTER/PW-598/DGN/AVENDALEVILLAGEmfr2 REVISION4.dgn

### LINE DATA

| NO. | DIRECTION | DISTANCE |
|---|---|---|
| L1 | N48°01'08"E | 29.64 |
| L2 | N75°43'28"E | 28.53 |
| L3 | S70°26'07"E | 1.57 |
| L4 | N33°35'11"E | 21.82 |
| L5 | N82°22'13"E | 34.15 |
| L6 | N66°45'23"E | 173.74 |
| L7 | S27°14'37"E | 30.00 |
| L8 | S66°45'23"W | 173.74 |
| L9 | S82°22'13"W | 34.15 |
| L10 | S33°35'11"W | 21.82 |
| L11 | S48°43'26"E | 51.61 |
| L12 | S76°43'10"E | 190.44 |
| L13 | S67°31'17"E | 184.70 |
| L14 | S22°22'43"W | 30.00 |
| L15 | N67°31'17"W | 58.74 |
| L16 | S22°22'43"W | 210.20 |
| L17 | N67°31'17"W | 30.00 |
| L18 | N22°22'43"E | 210.20 |
| L19 | [illegible] | 103.96 |
| L20 | [illegible] | 69.45 |
| L21 | [illegible] | 227.19 |
| L22 | [illegible] | 30.00 |
| L23 | [illegible] | 223.93 |
| L24 | [illegible] | 50.82 |
| L25 | [illegible] | [illegible] |
| L26 | [illegible] | 4.50 |
| L27 | [illegible] | 201.98 |
| L28 | [illegible] | 30.00 |
| L29 | [illegible] | 204.23 |
| L30 | [illegible] | 17.53 |
| L31 | [illegible] | 1.57 |
| L32 | [illegible] | 31.24 |
| L33 | [illegible] | 31.25 |
| L34 | [illegible] | 20.46 |
| L35 | [illegible] | 107.53 |
| L36 | [illegible] | 82.91 |
| L37 | [illegible] | 118.96 |
| L38 | [illegible] | 65.74 |
| L39 | [illegible] | 218.15 |
| L40 | [illegible] | 240.64 |
| L41 | [illegible] | 223.20 |
| L42 | [illegible] | 36.36 |
| L43 | N82°22'13"E | 34.15 |
| L44 | N66°45'23"E | 173.74 |

### CURVE DATA

| NO. | DELTA | TANGENT | ARC | RADIUS | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C1 | 04°24'30" | 10.78 | 21.54 | 280.00 | 21.54 | N45°40'53"E |
| C2 | 24°14'15" | 73.01 | 143.83 | 340.00 | 142.76 | N35°54'01"E |
| C3 | 08°26'00" | 25.07 | 50.05 | 340.00 | 50.00 | N19°33'53"E |
| C4 | 15°20'36" | 45.80 | 91.05 | 340.00 | 90.78 | N07°40'35"E |
| C5 | 10°27'10" | 32.02 | 63.85 | 350.00 | 63.76 | N05°13'18"W |
| C6 | 08°55'37" | 40.65 | 81.30 | 350.00 | 81.30 | N73°15'39"W |
| C7 | 06°30'42" | 13.94 | 27.84 | 245.00 | 27.83 | S67°10'46"E |
| C8 | 27°12'58" | 14.52 | 28.50 | 60.00 | 28.23 | N15°58'42"E |
| C9 | 64°23'11" | 56.66 | 101.14 | 90.00 | 95.90 | N34°33'48"E |
| C10 | 64°23'10" | 37.77 | 67.43 | 60.00 | 63.93 | S34°33'48"W |
| C11 | 27°12'58" | 21.79 | 42.75 | 90.00 | 42.35 | S15°58'42"W |
| C12 | 16°56'59" | 36.51 | 72.48 | 245.00 | 72.21 | S48°25'43"E |
| C13 | 35°59'48" | 27.62 | 53.40 | 85.00 | 52.53 | S58°43'16"E |
| C14 | 09°05'53" | 9.15 | 18.26 | 115.00 | 18.24 | S72°10'14"E |
| C15 | 09°05'53" | 6.76 | 13.50 | 85.00 | 13.48 | N72°10'13"W |
| C16 | 35°59'48" | 37.36 | 72.25 | 115.00 | 71.07 | N58°43'16"W |
| C17 | 30°30'23" | 58.63 | 114.47 | 215.00 | 113.13 | N55°10'36"W |
| C18 | 10°01'18" | 20.17 | 40.23 | 230.00 | 40.18 | S65°25'28"E |
| C19 | 20°29'05" | 41.56 | 82.23 | 230.00 | 81.79 | S50°10'17"E |
| C20 | 35°59'48" | 32.49 | 62.83 | 100.00 | 61.8 | S58°43'16"E |
| C21 | 09°05'53" | 7.96 | 15.88 | 100.00 | 15.86 | S72°10'14"E |
| C22 | 27°12'58" | 18.16 | 35.63 | 75.00 | 35.29 | N15°58'42"E |
| C23 | 64°23'11" | 47.22 | 84.28 | 75.00 | 79.92 | N34°33'48"E |

GRAPHIC SCALE: 1" = 40'

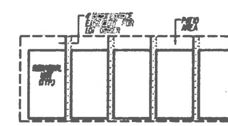
## E.M. ROAD NAME CERTIFICATE

THE ROAD NAMES ON THIS PLAT HAVE BEEN APPROVED BY PENDER COUNTY EMERGENCY MANAGEMENT.

SEE MAP BOOK 47 PAGE 112

E.M. APPROVAL DATE

THE SOLE PURPOSE OF THIS MAP IS TO REDUCE THE NUMBER OF UNITS IN UNITS 13-24 FROM 12 UNITS TO 8 UNITS. REVISED UNITS ARE SHOWN WITH AN "R" AS SHOWN ON MAP BOOK 47 PAGE 112 NO OTHER CHANGES OR REVISIONS HAVE BEEN MADE




ZERO LOT LINE DETAIL

AREA = 8.90 ACRES
OPEN SPACE = 4.78 ACRES

### LEGEND

- ● IRON REBAR SET
- ○ EX. IRON PIPE
- ■ CONTROL MONUMENT SET
- • CONTROL PK NAIL SET
- LIMITED COMMON AREA

- PHASE II -

MAP FOR RECORD(REVISION)

# THE COTTAGES AT AVENDALE

## A TOWNHOME DEVELOPMENT

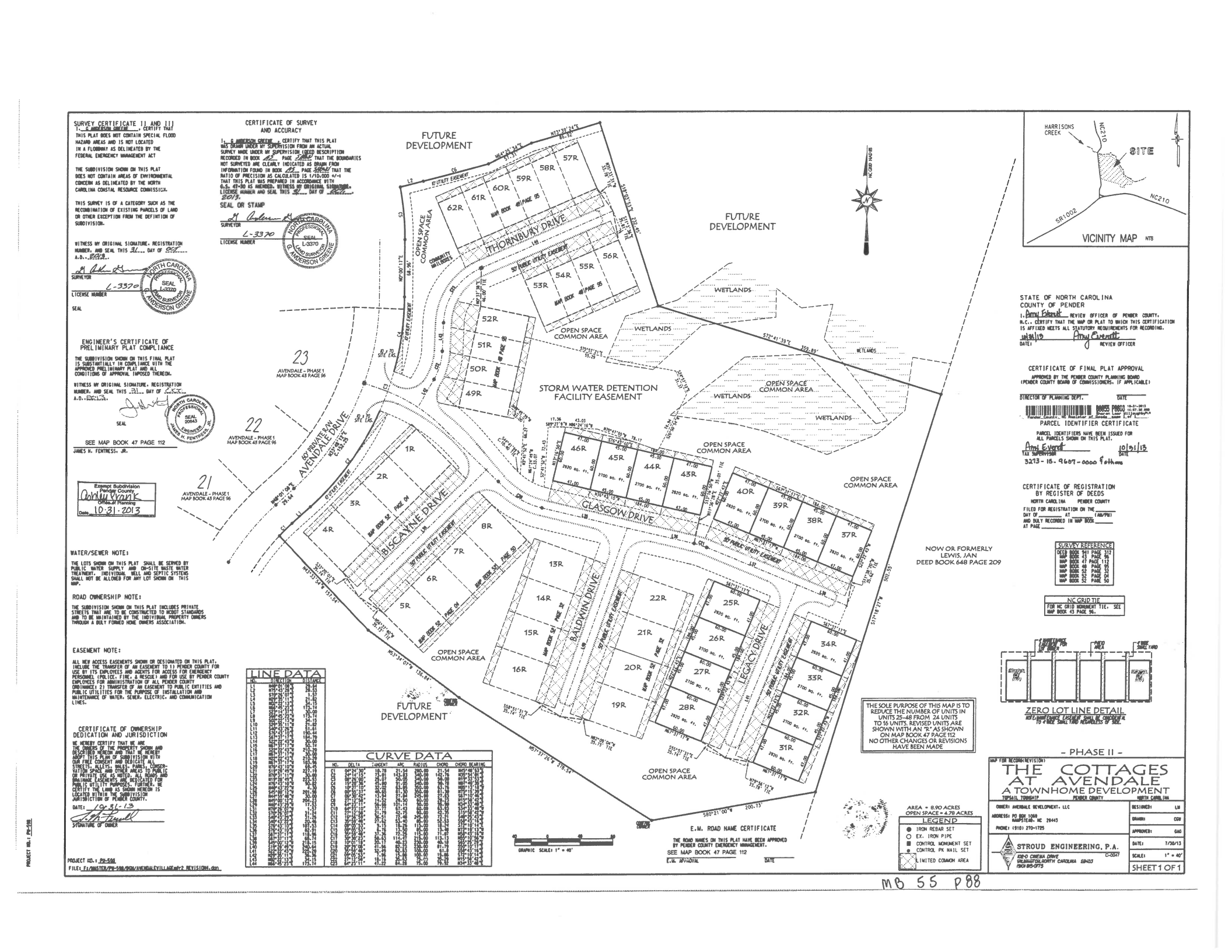
TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

OWNER: AVENDALE DEVELOPMENT, LLC
ADDRESS: PO BOX 1069 HAMPSTEAD, NC 28443
PHONE: (910) 270-1725

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775

| | |
|---|---|
| DESIGNED: | LM |
| DRAWN: | CGW |
| APPROVED: | GAG |
| DATE: | 2/9/11 |
| SCALE: | 1" = 40' |
| SHEET 1 OF 1 | |

MB52 PG32


SURVEY CERTIFICATE II AND III
I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT ACT
THE SUBDIVISION SHOWN ON THIS PLAT DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCE COMMISSION.
THIS SURVEY IS OF A CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS OF LAND OR OTHER EXCEPTION FROM THE DEFINITION OF SUBDIVISION.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 31 DAY OF OCT A.D., 2013.
SURVEYOR
L-3370
LICENSE NUMBER
SEAL
NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE
CERTIFICATE OF SURVEY AND ACCURACY
I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 43 PAGE 5 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 43 PAGE 5 THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000 +/-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF Oct 2013.
SEAL OR STAMP
SURVEYOR
L-3370
LICENSE NUMBER
NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE
ENGINEER'S CERTIFICATE OF PRELIMINARY PLAT COMPLIANCE
THE SUBDIVISION SHOWN ON THIS FINAL PLAT IS SUBSTANTIALLY IN COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT AND ALL CONDITIONS OF APPROVAL IMPOSED THEREON.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 31 DAY OF OCT A.D., 2013.
SEAL
NORTH CAROLINA PROFESSIONAL SEAL 20643 ENGINEER JAMES H. FENTRESS, JR.
SEE MAP BOOK 47 PAGE 112
JAMES H. FENTRESS, JR.
Exempt Subdivision Pender County
Office of Planning
Date 10-31-2013
WATER/SEWER NOTE:
THE LOTS SHOWN ON THIS PLAT SHALL BE SERVED BY PUBLIC WATER SUPPLY AND ON-SITE WASTE WATER TREATMENT. INDIVIDUAL WELL AND SEPTIC SYSTEMS SHALL NOT BE ALLOWED FOR ANY LOT SHOWN ON THIS MAP.
ROAD OWNERSHIP NOTE:
THE SUBDIVISION SHOWN ON THIS PLAT INCLUDES PRIVATE STREETS THAT ARE TO BE CONSTRUCTED TO MEET STANDARDS AND TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS THROUGH A DULY FORMED HOME OWNERS ASSOCIATION.
EASEMENT NOTE:
ALL NEW ACCESS EASEMENTS SHOWN OR DESIGNATED ON THIS PLAT, INCLUDE THE TRANSFER OF AN EASEMENT TO 1) PENDER COUNTY FOR USE BY ITS EMPLOYEES AND AGENTS FOR ACCESS FOR EMERGENCY PERSONNEL (POLICE, FIRE, & RESCUE) AND FOR USE BY PENDER COUNTY EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCE; 2) TRANSFER OF AN EASEMENT TO PUBLIC ENTITIES AND PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, AND COMMUNICATION LINES.
CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.
DATE: 10-31-13
SIGNATURE OF OWNER
PROJECT NO.: PH-568
FILE: F:/MASTER/PH-500/PH568/AVENDALEVILLAGEmk2 REVISION4.dgn
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
OPEN SPACE COMMON AREA
OPEN SPACE COMMON AREA
OPEN SPACE COMMON AREA
OPEN SPACE COMMON AREA
OPEN SPACE COMMON AREA
OPEN SPACE COMMON AREA
WETLANDS
WETLANDS
WETLANDS
WETLANDS
STORM WATER DETENTION FACILITY EASEMENT
THORNBURY DRIVE
AVENDALE DRIVE
BISCAYNE DRIVE
GLASGOW DRIVE
BALDWIN DRIVE
LEGACY DRIVE
60' PRIVATE R/W
50' PUBLIC UTILITY EASEMENT
50' PUBLIC DRAINAGE EASEMENT
COMMUNITY MAILBOXES
1R
2R
3R
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60R
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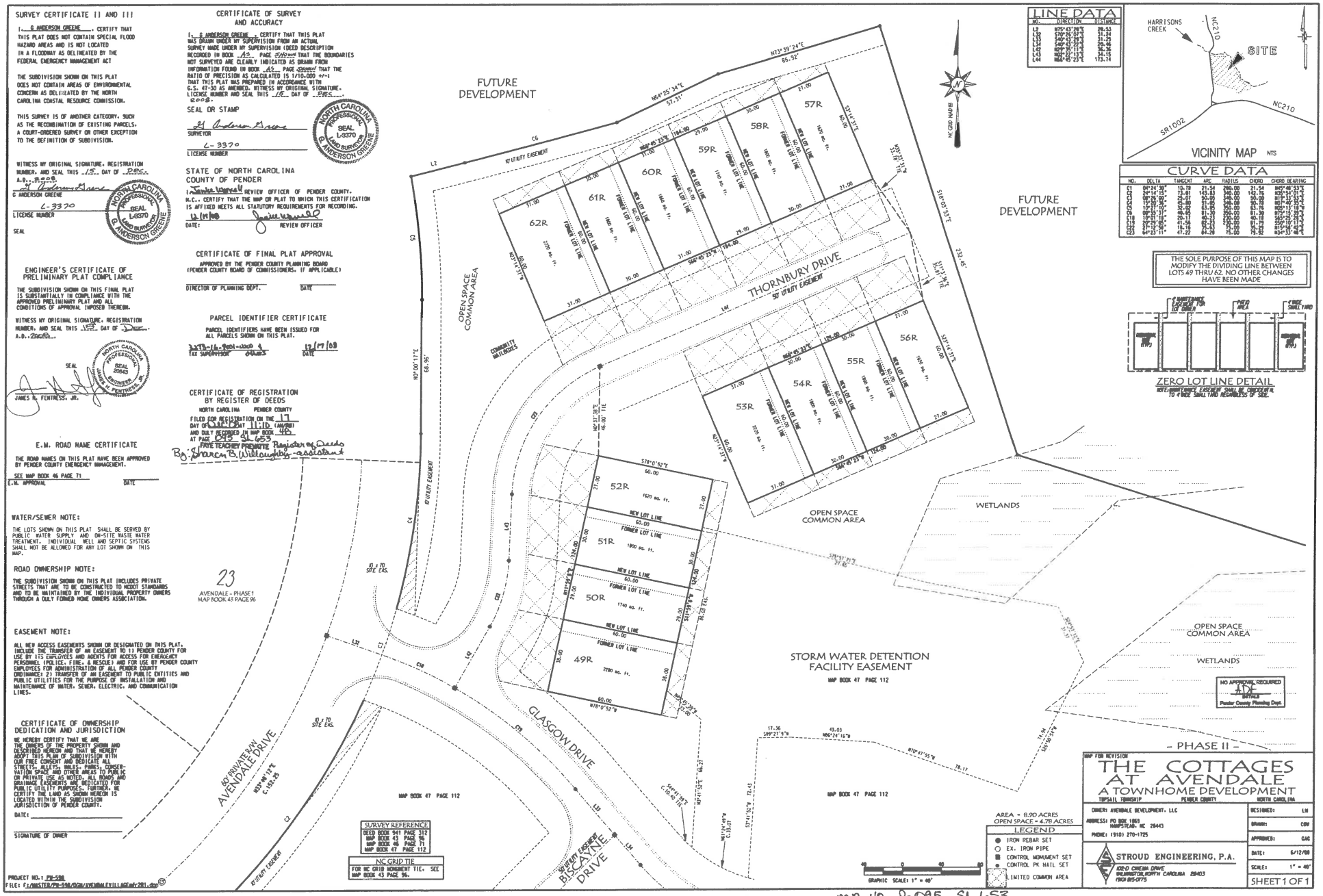
62R
23
AVENDALE - PHASE 1 MAP BOOK 43 PAGE 96
22
AVENDALE - PHASE 1 MAP BOOK 43 PAGE 96
21
AVENDALE - PHASE 1 MAP BOOK 43 PAGE 96
NOW OR FORMERLY LEWIS, JAN DEED BOOK 648 PAGE 209
LINE DATA
CURVE DATA
GRAPHIC SCALE: 1" = 40'
E.M. ROAD NAME CERTIFICATE
THE ROAD NAMES ON THIS PLAT HAVE BEEN APPROVED BY PENDER COUNTY EMERGENCY MANAGEMENT.
SEE MAP BOOK 47 PAGE 112
E.M. OFFICIAL
DATE
THE SOLE PURPOSE OF THIS MAP IS TO REDUCE THE NUMBER OF UNITS IN UNITS 25-48 FROM 24 UNITS TO 16 UNITS. REVISED UNITS ARE SHOWN WITH AN "R" AS SHOWN ON MAP BOOK 47 PAGE 112 NO OTHER CHANGES OR REVISIONS HAVE BEEN MADE
AREA = 8.90 ACRES
OPEN SPACE = 4.78 ACRES
LEGEND
IRON REBAR SET
EX. IRON PIPE
CONTROL MONUMENT SET
CONTROL PK NAIL SET
LIMITED COMMON AREA
HARRISONS CREEK
NC210
SITE
NC210
SR1002
VICINITY MAP NTS
STATE OF NORTH CAROLINA
COUNTY OF PENDER
I, Amy Everett REVIEW OFFICER OF PENDER COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
10/30/13 DATE
Amy Everett REVIEW OFFICER
CERTIFICATE OF FINAL PLAT APPROVAL
APPROVED BY THE PENDER COUNTY PLANNING BOARD (PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)
DIRECTOR OF PLANNING DEPT. DATE
PARCEL IDENTIFIER CERTIFICATE
PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.
Amy Everett 10/31/13
TAX SUPERVISOR DATE
3273-15-9607-0000 Fothms
CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA PENDER COUNTY
FILED FOR REGISTRATION ON THE ____ DAY OF ____ AT ____ (AM/PM) AND DULY RECORDED IN MAP BOOK ____ AT PAGE ____
SURVEY REFERENCE
DEED BOOK 941 PAGE 312
MAP BOOK 43 PAGE 96
MAP BOOK 47 PAGE 112
MAP BOOK 48 PAGE 95
MAP BOOK 52 PAGE 52
MAP BOOK 53 PAGE 54
MAP BOOK 52 PAGE 50
NC GRID TIE
FOR NC GRID MONUMENT TIE, SEE MAP BOOK 43 PAGE 96.
ZERO LOT LINE DETAIL
NOTE: MAINTENANCE EASEMENT SHALL BE CONSTRUCTED TO A MINIMUM SIDE YARD REQUIRED OF ONE.
- PHASE II -
MAP FOR RECORDING REVISION1
THE COTTAGES AT AVENDALE
A TOWNHOME DEVELOPMENT
TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA
OWNER: AVENDALE DEVELOPMENT, LLC
ADDRESS: PO BOX 1069 HAMPSTEAD, NC 28443
PHONE: (910) 270-1725
STROUD ENGINEERING, P.A.
C-0347
DESIGNED: LH
DRAWN: CGV
APPROVED: GAG
DATE: 7/30/13
SCALE: 1" = 40'
SHEET 1 OF 1
MB 55 P88


SURVEY CERTIFICATE II AND III
I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT ACT
THE SUBDIVISION SHOWN ON THIS PLAT DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCE COMMISSION.
THIS SURVEY IS OF ANOTHER CATEGORY. SUCH AS THE RECOMBINATION OF EXISTING PARCELS. A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
WITNESS MY ORIGINAL SIGNATURE. REGISTRATION NUMBER. AND SEAL THIS 15 DAY OF Dec. A.D., 2008.
G ANDERSON GREENE
L-3370
LICENSE NUMBER
SEAL
NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE
ENGINEER'S CERTIFICATE OF PRELIMINARY PLAT COMPLIANCE
THE SUBDIVISION SHOWN ON THIS FINAL PLAT IS SUBSTANTIALLY IN COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT AND ALL CONDITIONS OF APPROVAL IMPOSED THEREON.
WITNESS MY ORIGINAL SIGNATURE. REGISTRATION NUMBER. AND SEAL THIS 15 DAY OF Dec. A.D., 2008.
SEAL
NORTH CAROLINA PROFESSIONAL SEAL 20643 ENGINEER JAMES R. FENTRESS JR.
JAMES R. FENTRESS, JR.
E.M. ROAD NAME CERTIFICATE
THE ROAD NAMES ON THIS PLAT HAVE BEEN APPROVED BY PENDER COUNTY EMERGENCY MANAGEMENT.
SEE MAP BOOK 46 PAGE 71
E.M. APPROVAL DATE
WATER/SEWER NOTE:
THE LOTS SHOWN ON THIS PLAT SHALL BE SERVED BY PUBLIC WATER SUPPLY AND ON-SITE WASTE WATER TREATMENT. INDIVIDUAL WELL AND SEPTIC SYSTEMS SHALL NOT BE ALLOWED FOR ANY LOT SHOWN ON THIS MAP.
ROAD OWNERSHIP NOTE:
THE SUBDIVISION SHOWN ON THIS PLAT INCLUDES PRIVATE STREETS THAT ARE TO BE CONSTRUCTED TO NCDOT STANDARDS AND TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS THROUGH A DULY FORMED HOME OWNERS ASSOCIATION.
23
AVENDALE - PHASE 1
MAP BOOK 45 PAGE 96
EASEMENT NOTE:
ALL NEW ACCESS EASEMENTS SHOWN OR DESIGNATED ON THIS PLAT, INCLUDE THE TRANSFER OF AN EASEMENT TO 1) PENDER COUNTY FOR USE BY ITS EMPLOYEES AND AGENTS FOR ACCESS FOR EMERGENCY PERSONNEL (POLICE, FIRE, & RESCUE) AND FOR USE BY PENDER COUNTY EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCES; 2) TRANSFER OF AN EASEMENT TO PUBLIC ENTITIES AND PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, AND COMMUNICATION LINES.
CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL UTILITY AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.
DATE:
SIGNATURE OF OWNER
CERTIFICATE OF SURVEY AND ACCURACY
I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK A5 PAGE 5360 ETC.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK A5 PAGE 5360 ETC.; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000 +/-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE. LICENSE NUMBER AND SEAL THIS 15 DAY OF DEC. 2008.
SEAL OR STAMP
SURVEYOR
L-3370
LICENSE NUMBER
NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE
STATE OF NORTH CAROLINA
COUNTY OF PENDER
I, Janice Worrell REVIEW OFFICER OF PENDER COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
12/17/08
DATE: REVIEW OFFICER
CERTIFICATE OF FINAL PLAT APPROVAL
APPROVED BY THE PENDER COUNTY PLANNING BOARD (PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)
DIRECTOR OF PLANNING DEPT. DATE
PARCEL IDENTIFIER CERTIFICATE
PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.
3273-16-9901-0000
TAX SUPERVISOR
12/17/08
DATE
CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA PENDER COUNTY
FILED FOR REGISTRATION ON THE 17 DAY OF DEC 2008 AT 11:10 (AM/PM) AND DULY RECORDED IN MAP BOOK 48 AT PAGE 095 SL 653
FAYE TEACHEY PRESCOTT Register of Deeds
By: Sharon B. Willoughby Assistant
E.M. ROAD NAME CERTIFICATE
THE ROAD NAMES ON THIS PLAT HAVE BEEN APPROVED BY PENDER COUNTY EMERGENCY MANAGEMENT.
SEE MAP BOOK 46 PAGE 71
E.M. APPROVAL DATE
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
THORNBURY DRIVE
50' UTILITY EASEMENT
OPEN SPACE COMMON AREA
OPEN SPACE COMMON AREA
OPEN SPACE COMMON AREA
WETLANDS
WETLANDS
STORM WATER DETENTION FACILITY EASEMENT
MAP BOOK 47 PAGE 112
GLASGOW DRIVE
BISCAYNE DRIVE
60' PRIVATE R/W AVENDALE DRIVE
60' UTILITY EASEMENT
10' UTILITY EASEMENT
MAP BOOK 47 PAGE 112
MAP BOOK 47 PAGE 112
SURVEY REFERENCE
DEED BOOK 941 PAGE 312
MAP BOOK 43 PAGE 96
MAP BOOK 46 PAGE 71
MAP BOOK 47 PAGE 112
NC GRID TIE
FOR NC GRID MONUMENT TIE, SEE MAP BOOK 43 PAGE 96.
NC GRID NAD83
LINE DATA
NO. DIRECTION DISTANCE
L2 N75°43'28"E 28.53
L25 S32°26'39"E 31.25
L26 S40°47'52"E 37.58
L27 S48°43'22"E 29.80
L28 N52°25'11"E 36.38
L29 N82°57'13"E 34.15
L30 N84°45'23"E 173.74
CURVE DATA
NO. DELTA TANGENT ARC RADIUS CHORD CHORD BEARING
C2 04°24'38" 10.78 21.54 280.00 21.54 N45°48'53"E
C3 24°14'15" 17.81 143.83 340.00 142.76 N32°54'01"E
C4 08°28'08" 25.07 50.65 340.00 50.60 N17°32'53"E
C5 12°28'56" 25.80 51.69 238.00 51.59 N07°40'35"E
C6 10°27'10" 32.08 63.65 350.00 63.56 N00°13'18"W
C7 09°53'37" 19.65 39.50 229.00 39.45 N11°12'39"E
C8 19°01'18" 20.17 40.51 122.00 40.18 S65°25'29"E
C9 90°29'05" 41.56 49.33 125.00 44.39 S59°10'17"E
C10 3°12'36" 16.16 32.63 582.00 32.63 N15°46'42"E
C11 64°23'11" 47.22 84.28 75.00 79.92 N34°57'48"E
LEGEND
IRON REBAR SET
EX. IRON PIPE
CONTROL MONUMENT SET
CONTROL PK NAIL SET
LIMITED COMMON AREA
GRAPHIC SCALE: 1" = 40'
AREA = 8.90 ACRES
OPEN SPACE = 4.78 ACRES
HARRISONS CREEK
NC210
SITE
NC210
SR1002
VICINITY MAP NTS
THE SOLE PURPOSE OF THIS MAP IS TO MODIFY THE DIVIDING LINE BETWEEN LOTS 49 THRU 62. NO OTHER CHANGES HAVE BEEN MADE
5' MAINTENANCE EASEMENT FOR 1ST OWNER
ZERO AREA
3' EAVE SHALL YARD
ZERO LOT LINE DETAIL
NOTE: MAINTENANCE EASEMENT SHALL BE CONFIDERAL TO 4' WIDE SHALL YARD REGARDLESS OF SIDE.
NO APPROVAL REQUIRED
Pender County Planning Dept.
- PHASE II -
MAP FOR REVISION
THE COTTAGES AT AVENDALE
A TOWNHOME DEVELOPMENT
TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA
OWNER: AVENDALE DEVELOPMENT, LLC
ADDRESS: PO BOX 1869 HAMPSTEAD, NC 28443
PHONE: (910) 270-1725
STROUD ENGINEERING, P.A.
106-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775
DESIGNED: LM
DRAWN: CBW
APPROVED: GAG
DATE: 6/12/08
SCALE: 1" = 40'
SHEET 1 OF 1
PROJECT NO.: PM-598
FILE: F:/MASTER/PM-598/DGN/AVENMALEVILLAGE.mfr 281.dgn
MB 48 Pg 095 SL 653

**E.M. ROAD NAME CERTIFICATE**

THE ROAD NAMES ON THIS PLAT HAVE BEEN APPROVED BY PENDER COUNTY EMERGENCY MANAGEMENT.

E.M. APPROVAL ____________ DATE ____________

**PARCEL IDENTIFIER CERTIFICATE**

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

Amy Everett 6/7/16
TAX SUPERVISOR DATE

Pt of 3273-16-3369-0000

**REVIEWED AND APPROVED BY THE ADDRESSING COORDINATOR**

[signature] 6-6-2016
ADDRESSING COORDINATOR DATE

**CERTIFICATE OF FINAL PLAT APPROVAL**

APPROVED BY THE PENDER COUNTY PLANNING BOARD (PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)

KW 6-6-16
PLANNING DEPT. DATE

**STATE OF NORTH CAROLINA**
**COUNTY OF PENDER**

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

6/6/16 Amy Everett
DATE: REVIEW OFFICER

**ENGINEER'S CERTIFICATE OF PRELIMINARY PLAT COMPLIANCE**

THE SUBDIVISION SHOWN ON THIS FINAL PLAT IS SUBSTANTIALLY IN COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT AND ALL CONDITIONS OF APPROVAL IMPOSED THEREON.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 6th DAY OF June A.D. 2016.

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 20643 ENGINEER JAMES H. FENTRESS, JR.

**CERTIFICATE OF SURVEY AND ACCURACY**

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 45 PAGE [illegible]) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 45 PAGE [illegible] THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000 +/- THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23 DAY OF FEB 2016.

SEAL OR STAMP

L-3370
LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

**SURVEY CERTIFICATE II AND III**

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT DOES CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT ACT

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

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 23 DAY OF FEB A.D., 2016.

G ANDERSON GREENE

L-3370
LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

NOTE:
SEE MAP BOOK 43 PAGE 96 FOR GRID TIE.

**CERTIFICATE OF DISCLOSURE: PRIVATE ROADS**

WE, THE DEVELOPERS OF AVENDALE PHASE 4A SUBDIVISION LOCATED IN THE UNINCORPORATED AREA OF PENDER COUNTY UNDERSTAND THAT THE ROADS IN SAID SUBDIVISION ARE DESIGNATED PRIVATE. I UNDERSTAND THAT OWNERSHIP AND MAINTENANCE OF THE ROADS WILL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME THAT THE DEVELOPER DESIGNATES THE RESPONSIBILITY TO THE PROPERTY OWNERS ASSOCIATION. RESPONSIBILITIES MUST BE ACCEPTED BY THE HOMEOWNERS ASSOCIATION AS SPECIFIED IN THE HOMEOWNER COVENANTS FOR SAID SUBDIVISION. THE PRIVATE ROADS IN SAID SUBDIVISION ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THIS UDO AND ALL APPLICABLE COUNTY CODES WHICH INCLUDES THE DESIGN, INSTALLATION, INSPECTION, AND APPROVAL BY A LICENSED PROFESSIONAL ENGINEER (PE) RECOGNIZED IN THE STATE OF NORTH CAROLINA PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION. IF ALL OR A PORTION OF THE ROAD INFRASTRUCTURE SYSTEM WITHIN THE SUBDIVISION IS BONDED THROUGH A SURETY, PERFORMANCE BOND, OR CASH ESCROW, NO BOND SHALL BE RELEASED UNTIL ALL ROAD CONSTRUCTION IMPROVEMENTS ARE COMPLETE AND CERTIFIED BY THE PROFESSIONAL ENGINEER.

IT SHALL BE DISCLOSED TO THE PROSPECTIVE BUYER OF A LOT OR LOTS WITHIN THE SUBDIVISION THAT ROAD MAINTENANCE SHALL RUN THROUGH THE PROPERTY OWNERS ASSOCIATION IN PERPETUITY AFTER ACCEPTANCE FROM THE DEVELOPER UNTIL SUCH TIME THAT THE ROADS ARE RE-PLATTED AS PUBLICALLY DESIGNATED ROADS AND TAKEN OVER FOR MAINTENANCE THROUGH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

[signature]
SIGNATURE OF OWNER

**CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

[signature]
SIGNATURE OF OWNER

**EASEMENT NOTE:**

ALL NEW ACCESS EASEMENTS SHOWN OR DESIGNATED ON THIS PLAT, INCLUDE THE TRANSFER OF AN EASEMENT TO 1) PENDER COUNTY FOR USE BY ITS EMPLOYEES AND AGENTS FOR ACCESS FOR EMERGENCY PERSONNEL (POLICE, FIRE, & RESCUE) AND FOR USE BY PENDER COUNTY EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCE; 2) TRANSFER OF AN EASEMENT TO PUBLIC ENTITIES AND PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, AND COMMUNICATION LINES.

**CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS**

NORTH CAROLINA PENDER COUNTY

FILED FOR REGISTRATION ON THE ______ DAY OF ______ AT ______ (AM/PM) AND DULY RECORDED IN MAP BOOK ______ AT PAGE ______

**PRIVATE ROAD CERTIFICATION**

I (WE) HEREBY CERTIFY THAT ALL PRIVATE ROADS AS DEPICTED ON SUBDIVISION PLAT AVENDALE PHASE 3C

HAVE BEEN DESIGNED, INSTALLED, INSPECTED, AND APPROVED IN ACCORDANCE WITH ARTICLE 6 OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE AND ALL APPLICABLE PENDER COUNTY CODES PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION.

BY CERTIFYING THE CONSTRUCTION OF THESE ROADS AS PRIVATE, THERE ARE NO GUARANTEES OR ASSURANCES OF ACCEPTANCE OF SAID ROADS BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

[signature] 4/15/2016
CERTIFIED PROFESSIONAL ENGINEER DATE:

(SEAL)

NORTH CAROLINA PROFESSIONAL SEAL 20643 ENGINEER JAMES H. FENTRESS, JR.

| Name | Delta | Radius | Arc Length | Chord Length | Tangent Length | Chord Direction |
|---|---|---|---|---|---|---|
| C1 | 22°38'25" | 290.00 | 114.59 | 113.85 | 58.05 | S 18°37'18" E |
| C2 | 0°34'55" | 340.00 | 3.45 | 3.45 | 1.73 | S 46°13'56" E |
| C3 | 16°34'53" | 290.00 | 83.93 | 83.63 | 42.26 | S 38°13'57" E |
| C4 | 13°30'49" | 340.00 | 80.19 | 80.01 | 40.28 | S 39°11'04" E |
| C5 | 21°15'48" | 250.00 | 92.78 | 92.25 | 46.93 | S 75°23'49" W |
| C6 | 9°14'38" | 250.00 | 40.33 | 40.29 | 20.21 | N 83°39'53" W |
| C7 | 5°41'05" | 250.00 | 24.80 | 24.79 | 12.41 | S 88°52'16" W |
| C8 | 25°54'17" | 250.00 | 113.03 | 112.07 | 57.50 | N 66°05'26" W |
| C9 | 5°32'31" | 250.00 | 24.18 | 24.17 | 12.10 | N 50°22'02" W |
| C10 | 63°09'06" | 40.00 | 44.09 | 41.89 | 24.58 | N 64°12'36" W |
| C11 | 48°11'23" | 20.00 | 16.82 | 16.33 | 8.94 | N 71°41'28" W |
| C12 | 42°01'37" | 40.00 | 29.34 | 28.69 | 15.37 | N 11°37'14" W |
| C13 | 55°33'49" | 40.00 | 38.79 | 37.29 | 21.07 | N 37°10'28" E |
| C14 | 52°37'47" | 40.00 | 36.74 | 35.46 | 19.78 | S 88°43'43" E |
| C15 | 48°11'23" | 20.00 | 16.82 | 16.33 | 8.94 | S 23°30'05" E |
| C16 | 63°00'27" | 40.00 | 43.99 | 41.80 | 24.52 | S 30°54'37" E |
| C17 | 30°27'24" | 210.00 | 111.63 | 110.32 | 57.17 | S 62°49'28" E |
| C18 | 0°07'02" | 5025.00 | 10.27 | 10.27 | 5.14 | S 74°51'21" W |
| C19 | 8°51'57" | 210.00 | 32.49 | 32.46 | 16.28 | N 87°16'50" E |
| C20 | 10°14'02" | 210.00 | 37.51 | 37.46 | 18.80 | S 83°10'11" E |
| C21 | 0°48'36" | 5025.00 | 71.03 | 71.03 | 35.51 | S 75°19'10" W |
| C22 | 26°01'12" | 210.00 | 95.37 | 94.55 | 48.52 | N 69°50'15" E |
| C23 | 2°28'58" | 280.00 | 12.13 | 12.13 | 6.07 | N 1°14'46" E |
| C24 | 7°18'23" | 290.00 | 36.98 | 36.96 | 18.52 | N 3°38'54" W |
| C25 | 14°05'44" | 280.00 | 68.88 | 68.71 | 34.62 | S 39°28'32" E |
| C26 | 2°43'14" | 350.00 | 16.62 | 16.62 | 8.31 | S 45°09'47" E |
| C27 | 0°55'37" | 5025.00 | 81.30 | 81.30 | 40.65 | S 75°15'39" W |
| C28 | 10°27'10" | 350.00 | 63.85 | 63.76 | 32.02 | S 5°13'18" E |
| C29 | 2°28'58" | 340.00 | 14.73 | 14.73 | 7.37 | S 1°14'46" W |
| C30 | 17°04'38" | 310.00 | 92.40 | 92.06 | 46.54 | N 11°01'34" E |
| C31 | 2°28'58" | 310.00 | 13.43 | 13.43 | 6.72 | N 1°14'46" E |
| C32 | 36°03'56" | 320.00 | 201.43 | 198.12 | 104.18 | N 18°01'41" W |
| C33 | 10°27'45" | 320.00 | 58.43 | 58.35 | 29.30 | N 41°17'31" W |
| C34 | 14°05'44" | 310.00 | 76.26 | 76.07 | 38.33 | N 39°28'32" W |
| C35 | 37°46'27" | 230.00 | 151.64 | 148.90 | 78.69 | N 72°49'35" E |
| C36 | 40°41'26" | 230.00 | 163.34 | 159.93 | 85.29 | S 67°56'29" E |
| C37 | 10°01'18" | 230.00 | 40.23 | 40.18 | 20.17 | S 65°25'28" E |

NOTE:
RUN OF CREEK SHOWN FROM AERIAL PHOTOGRAPHS OR SURVEYS BY OTHERS.

| Name | Direction | Length |
|---|---|---|
| L1 | N 88°17'12" W | 16.15 |
| L2 | N 47°35'46" W | 25.19 |
| L3 | N 18°03'53" W | 47.52 |
| L4 | S 47°35'46" E | 12.75 |
| L5 | S 88°17'12" E | 16.15 |
| L6 | S 86°37'54" E | 20.00 |
| L7 | S 51°28'07" E | 36.37 |
| L8 | S 4°51'31" E | 28.79 |
| L9 | S 75°43'28" W | 28.53 |
| L10 | N 0°00'17" E | 68.96 |
| L11 | N 53°56'21" E | 99.05 |
| L12 | S 88°17'12" E | 16.15 |
| L13 | S 47°35'46" E | 125.60 |
| L32 | S 70°26'07" E | 31.24 |

Doc No: 20011276
Recorded: 06/07/2016 11:18:12 AM
Fee Amt: $21.00 Page 1 of 1
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 59 PG 60 - 60 (1)

**LEGEND**

- ● IRON REBAR SET
- ○ EX. IRON PIPE
- ■ CONTROL MONUMENT SET
- • CONTROL PK NAIL SET

PHASE 4A, SECTION 1 = 15.42 ACRES

MAP FOR RECORD
FOR
# AVENDALE
## - PHASE 4 A, SECTION 1 -

TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

OWNER: AVENDALE DEVELOPMENT, LLC
ADDRESS: PO BOX 1069 HAMPSTEAD, NC 28443
PHONE: (910) 270-1725

STROUD ENGINEERING, P.A. C-0847
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX

| | |
|---|---|
| DESIGNED: | JHF |
| DRAWN: | GAG |
| APPROVED: | JHF |
| DATE: | 9/29/15 |
| SCALE: | 1" = 50' |
| SHEET | 1 OF 1 |

DRAWING NO.: W:/MASTER/PW-598/DGN/AVENDALE PHASE 4A MFR.DGN

MB 59 60