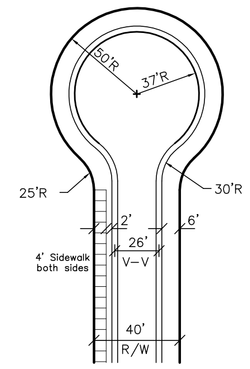
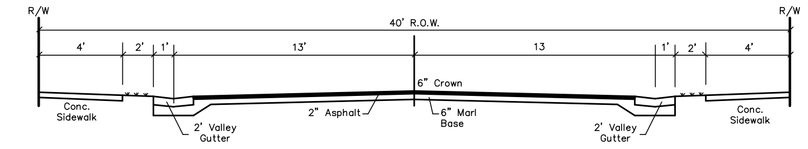
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 64°50'01" E	124.07
L2	S 64°47'53" E	110.95
L3	S 64°25'15" E	117.96
L4	S 64°18'13" E	169.59
L5	S 65°35'33" E	120.76
L6	S 64°37'12" E	230.80
L7	N 21°37'48" W	27.33
L8	N 24°45'54" W	68.02
L9	N 28°18'47" W	66.00
L10	N 32°09'09" W	81.57
L11	N 34°47'12" W	85.77
L12	S 64°21'59" W	24.05
L13	S 62°10'27" W	27.67
L14	S 36°45'15" W	32.98
L15	S 45°51'35" W	37.17
L16	S 73°18'09" W	30.38
L17	S 88°05'38" W	20.40
L18	N 87°00'26" W	21.10
L19	N 88°24'03" W	28.29
L20	N 82°22'30" W	25.52
L21	S 78°36'11" W	29.24
L22	S 76°51'56" W	24.88
L23	S 66°42'18" W	31.73
L24	S 45°32'36" W	19.50
L25	S 55°41'03" W	9.71
L26	S 54°19'01" W	37.01
L27	S 69°24'12" W	31.21
L28	S 46°42'51" W	36.38
L29	S 48°19'01" W	73.52
L30	S 40°10'05" W	50.62
L31	S 24°43'16" W	19.23
L32	S 10°50'55" W	25.23
L33	S 01°46'21" W	14.80
L34	S 07°25'33" W	32.47
L35	S 29°22'47" W	43.29
L36	S 04°13'56" W	38.72
L37	S 02°26'53" W	36.79
L38	S 05°10'11" E	42.42
L39	S 05°06'30" W	40.73
L40	N 17°35'24" W	14.70
L41	N 12°13'06" W	41.69
L42	N 03°01'27" W	48.48
L43	N 16°28'21" W	40.51
L44	N 10°33'28" W	32.40
L45	N 31°53'01" W	38.67
L46	N 63°39'37" W	31.20
L47	N 61°29'58" W	37.46
L48	S 75°41'41" W	49.54
L49	N 56°56'58" W	41.25
L50	N 69°20'18" W	48.70
L51	N 84°00'37" W	40.01
L52	N 75°24'51" W	36.76
L53	N 53°20'24" W	43.36
L54	N 73°34'03" W	41.14
L55	N 68°29'44" W	39.43
L56	N 63°47'25" W	51.92
L57	S 87°38'12" W	48.28
L58	S 53°46'00" W	200.17
L59	S 36°19'31" E	200.17
L100	N 53°43'44" E	100.00
L101	S 59°31'26" E	241.98
L102	S 61°52'03" E	297.65
L103	N 11°37'08" E	158.20
L104	N 64°18'13" W	120.61
L105	N 64°18'13" W	120.61
L106	S 59°31'26" E	719.75
L107	N 05°43'08" W	174.78
L108	N 26°07'34" E	175.00
L109	N 17°59'02" E	38.69
L110	N 61°11'53" E	64.46
L111	N 64°58'00" E	58.27



N.C.D.O.T.
Cul-de-sac Detail

(Not to Scale)



N.C.D.O.T. Local Residential
Subdivision Road X-Section

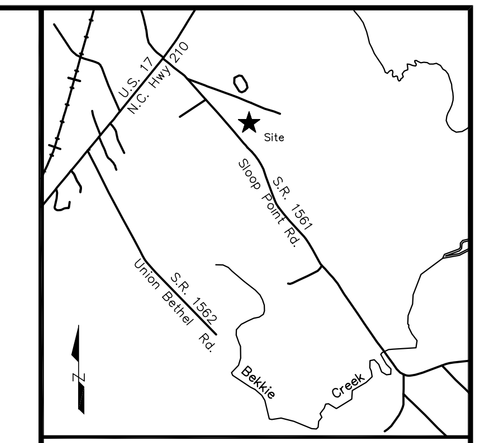
(Not to Scale)

CERTIFICATE OF PRELIMINARY MAP APPROVAL:

Approval by the Pender County Planning Board for a period of (2) years.

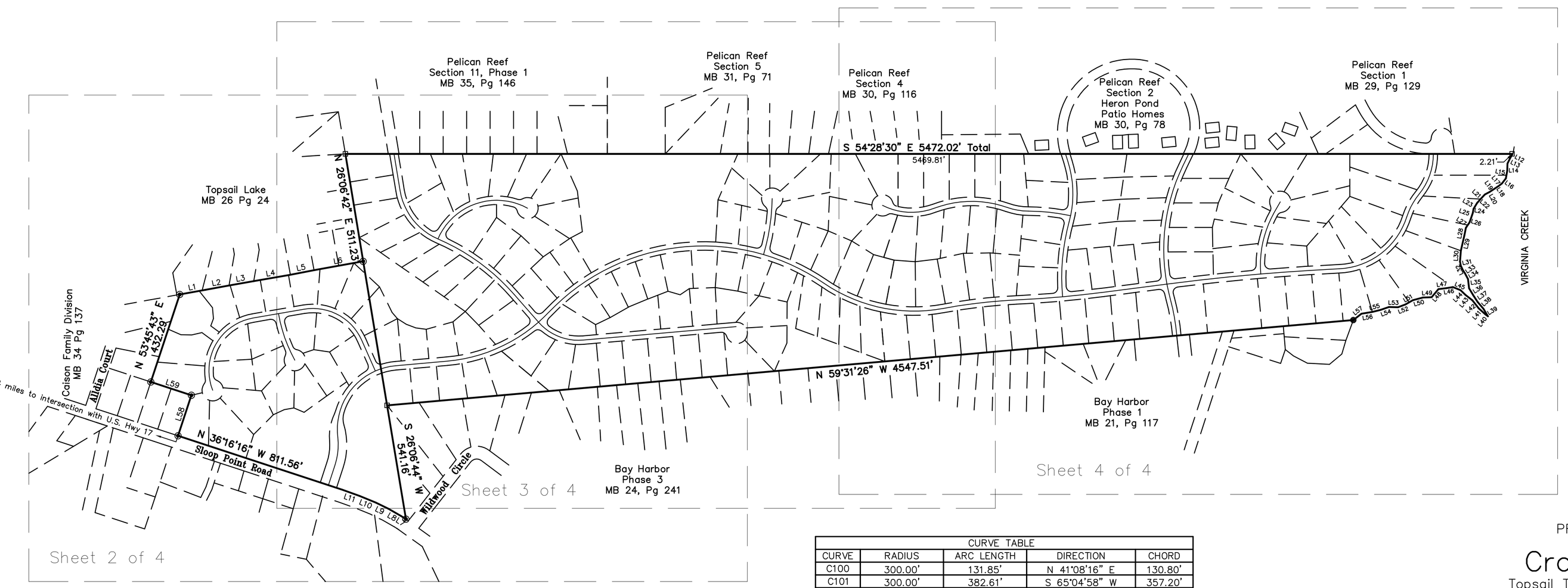
Director of Planning Department

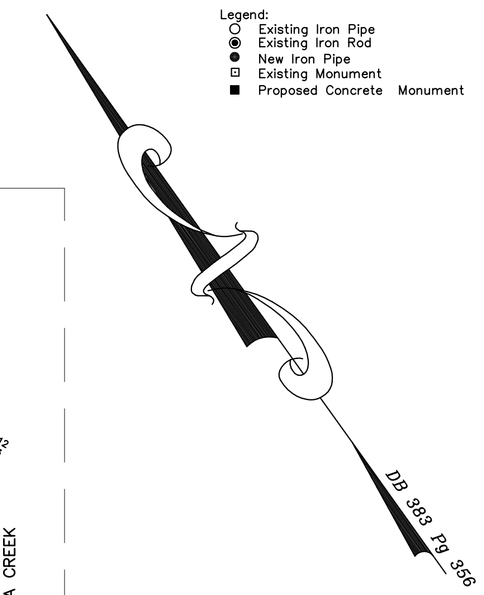
Date



VICINITY MAP
NOT TO SCALE

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





CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DIRECTION	CHORD
C100	300.00'	131.85'	N 41°08'16" E	130.80'
C101	300.00'	382.61'	S 65°04'58" W	357.20'
C102	300.00'	98.74'	N 68°57'09" W	98.29'
C103	750.00'	473.79'	S 77°37'17" E	465.95'
C104	750.00'	67.75'	N 81°41'36" E	67.73'
C105	1000.00'	1096.11'	N 69°29'36" W	1042.06'
C106	1000.00'	314.10'	N 29°05'37" W	312.81'
C107	750.00'	588.41'	S 42°34'15" E	573.43'
C108	2500.00'	344.58'	N 61°05'52" W	344.31'
C109	5000.00'	216.50'	S 58°23'23" E	216.49'
C110	5000.00'	195.24'	S 60°44'56" E	195.22'
C111	10000.00'	442.44'	N 60°36'00" W	442.41'
C112	10000.00'	368.67'	N 58°16'35" W	368.65'
C113	350.00'	371.43'	S 87°37'18" E	354.24'
C114	325.00'	121.79'	N 63°51'50" E	121.08'
C115	250.00'	331.28'	N 26°20'33" W	307.56'
C116	250.00'	444.61'	S 64°44'50" W	388.29'
C117	700.00'	232.44'	S 16°11'01" W	231.37'
C118	250.00'	234.77'	S 32°37'17" E	226.24'
C119	1000.00'	444.20'	N 18°26'39" W	440.56'
C120	300.00'	300.00'	S 02°31'18" E	287.66'
C121	300.00'	500.00'	N 73°25'23" W	444.11'
C122	1000.00'	266.74'	N 44°15'59" E	265.95'
C123	1000.00'	355.25'	S 40°32'49" W	353.38'
C124	500.00'	29.49'	N 49°02'04" E	29.48'
C125	500.00'	256.22'	N 32°39'51" E	253.43'
C126	1000.00'	200.00'	N 48°23'05" W	199.67'
C127	300.00'	100.00'	S 44°33'54" E	99.54'
C128	500.00'	350.00'	N 55°04'09" W	342.90'
C129	300.00'	250.00'	S 51°14'58" E	242.83'
C130	900.00'	72.27'	S 22°47'27" W	72.25'
C131	1000.00'	174.28'	N 25°29'00" E	174.06'
C132	900.00'	567.17'	S 43°08'40" W	557.83'
C133	500.00'	299.32'	S 47°49'02" W	294.87'
C134	300.00'	204.59'	N 55°03'44" E	200.65'

NOTES:

1.) Boundary referenced to Deed Book 383 Page 356 and Deed Book 2393 Page 168. Boundary information taken from a survey entitled "Live Oak Crossing" dated June 30, 2004 by Canady Land Surveying and a survey by Talbot Land Surveying dated November 2005.
2.) Parcel numbers of tracts to be subdivided are 4214-88-7816-0000 & 4215-40-6570-0000
3.) The tracts of land to be subdivided contain 134.46 Acres.
4.) There are 170 lots in the proposed subdivision.
5.) Property is zoned PD.
6.) The total lot area is 99.57 Acres.
7.) The total area in road easements is 13.18 Acres.
8.) The total area of drainage easements is 6.06 Acres.
9.) Minimum building setback lines for PD zoning are: Front = 25' Side = 10' Rear = 15'
10.) Minimum building setback lines for FA zoning are: Front = 40' Side = 20' Rear = 30'
11.) Individual lot sizes vary, however, all will exceed 20,098 square feet per lot.
12.) A portion of the property shown is within the 100 Year Flood Hazard Area. Flood Line shown taken from Pender County GIS.
13.) The right-of-way widths of proposed streets are 40' and the cul-de-sac radii are 50'.
14.) All streets within subdivision will be private.
15.) There are 13,151 linear feet of proposed roads.
16.) All streets will be built to N.C.D.O.T. standards with concrete curb and gutter, sidewalks, and traffic control devices.
17.) A homeowners association will be formed to be responsible for the maintenance of common areas and private streets.
18.) All utilities will be located within the proposed right-of-ways unless otherwise noted.
19.) Lots will be served by public water and individual septic systems.
20.) Developer will install waterline to be connected to the County Water System.
21.) All private roads will serve as an easement for immediate access available for Pender County and Pender County Emergency Service personnel and vehicles.
22.) There are 21.70 Acres of Open Space proposed.
23.) All Open Space is to be common area owned and maintained by the Home Owners Association.
24.) All lots are subject to a 10' Utility Easement along all subdivision street right-of-ways.

Job# 05159
Drafted by: JBS
Drawing Name: 05159sp1of4.dwg

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

March 27, 2006
Revised: January 21, 2016

BAR SCALE 1"=300'

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

Pender County Subdivision Jurisdiction

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

Preliminary
Not for recordation, conveyances, or sales

SHEET 1 OF 4

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

2004 - FINAL D. TALBOT, PLS

NOTES:

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

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

March 27, 2006
Revised: January 21, 2016

BAR SCALE 1"=100'

100' 50' 0' 100' 200' 300'

Pender County Subdivision Jurisdiction

Preliminary
Not for recordation,
conveyances, or sales

SHEET 2 OF 4

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

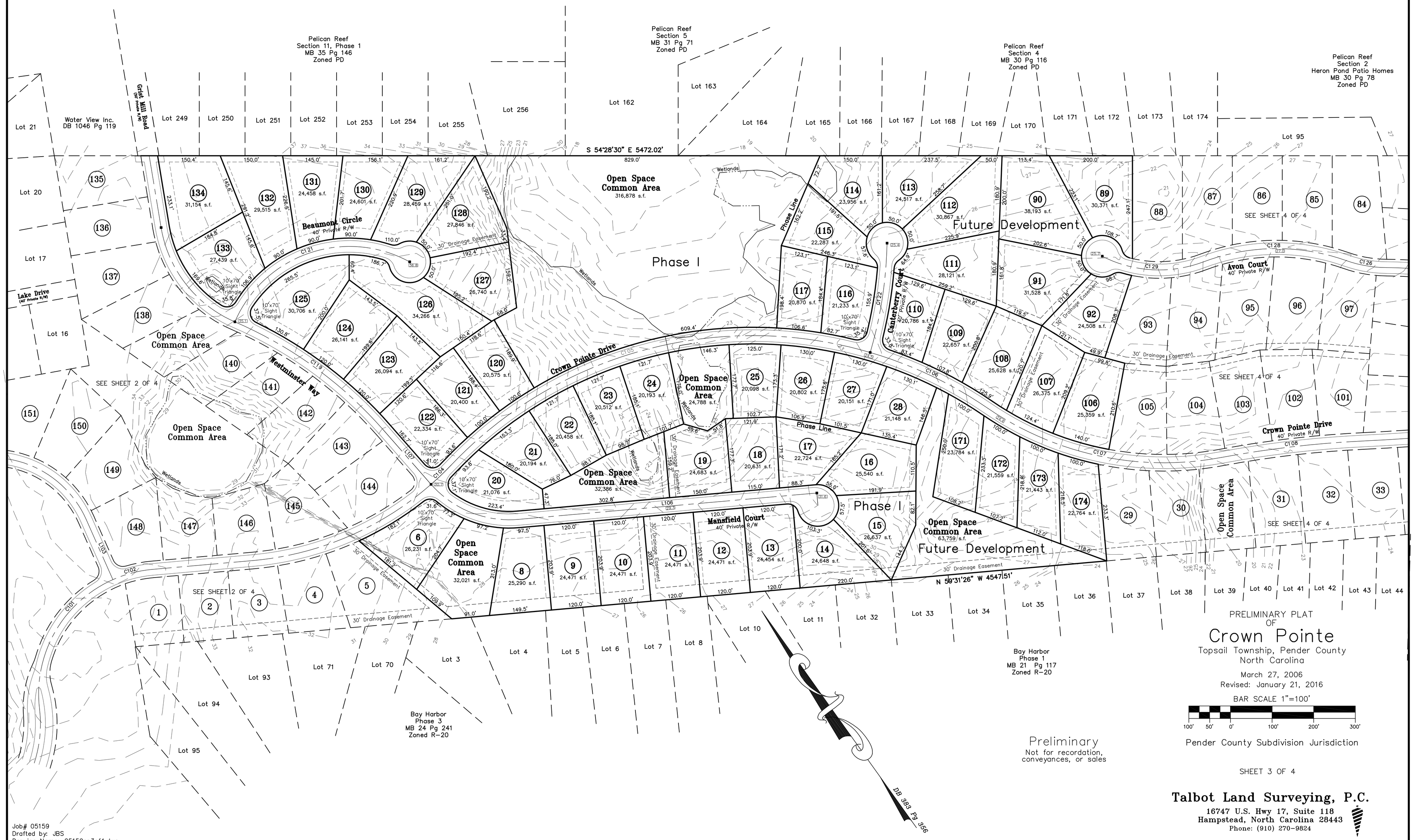
Job# 05159
Drafted by: JBS
Drawing Name: 05159sp2of4.dwg

2004 - PAUL D. TALBOT, PLS

NOTES:

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

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



PRELIMINARY PLAT
OF
Crown Pointe

Topsail Township, Pender County
North Carolina

March 27, 2006
Revised: January 21, 2016

BAR SCALE 1"=100'

100' 50' 0' 100' 200' 300'

Pender County Subdivision Jurisdiction

Preliminary
Not for recordation, conveyances, or sales

SHEET 3 OF 4

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

Job# 05159
Drafted by: JBS
Drawing Name: 05159sp3of4.dwg

2004 - PAUL G. TALBOT, PLS

NOTES:

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

Legend:
- Existing Iron Pipe
- New Iron Pipe
- Existing Monument
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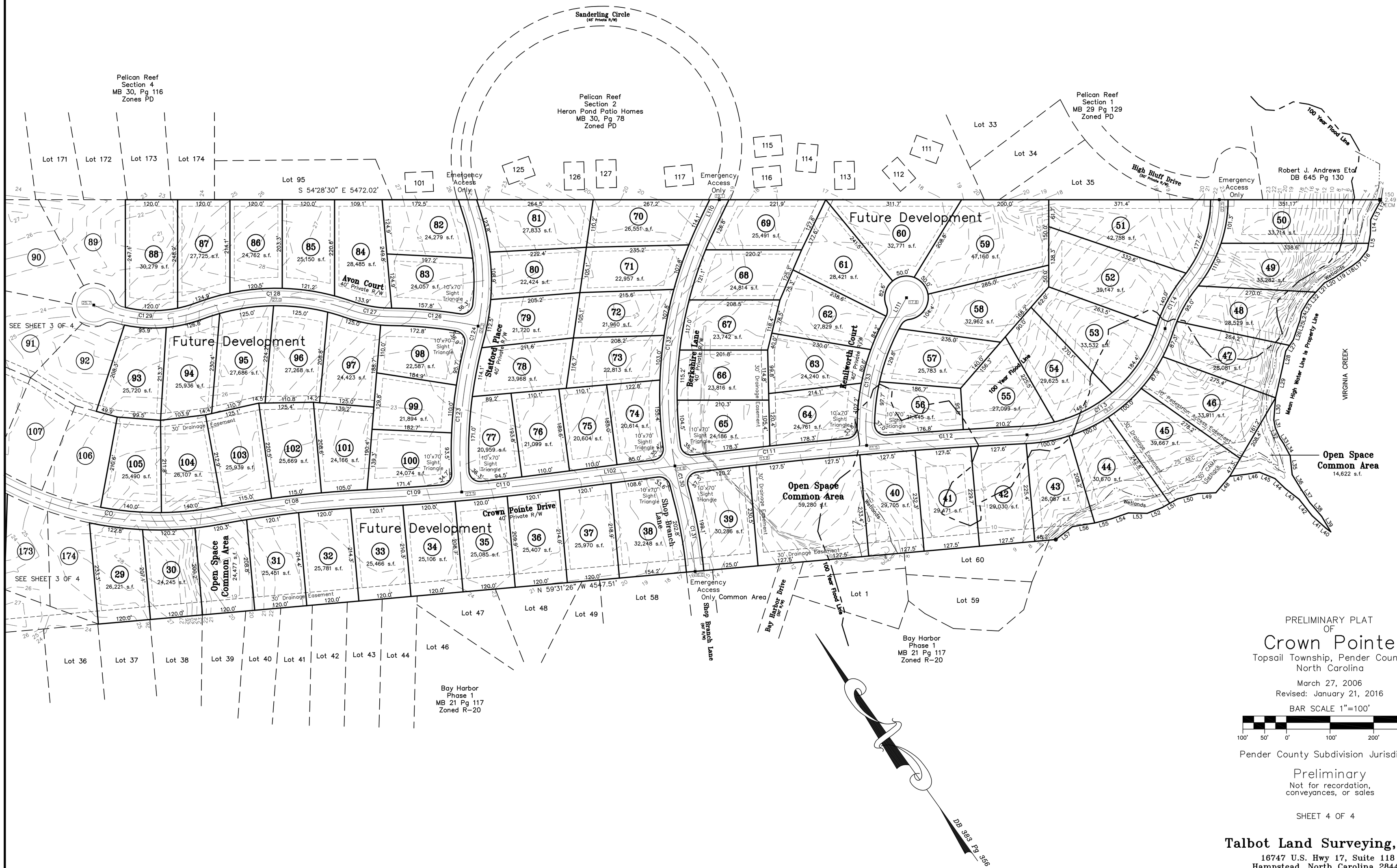

PRELIMINARY PLAT
OF
Crown Pointe
Topsail Township, Pender County
North Carolina

March 27, 2006
Revised: January 21, 2016

BAR SCALE 1"=100'

100' 50' 0' 100' 200' 300'

Pender County Subdivision Jurisdiction

Preliminary
Not for recordation, conveyances, or sales

SHEET 4 OF 4

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

Job# 05159
Drafted by: JBS
Drawing Name: 05159sp4of4.dwg