

CERTIFICATE OF ACCURACY & MAPPING

I, Paul D. Talbot, do certify that this plat was drawn under my supervision from an actual survey made under my supervision (said descriptions recorded in Deed Book 383 Page 356 and Deed Book 2393 Page 188); that the boundaries not surveyed are clearly indicated; that the date of preparation as calculated is 1:10,000; that as amended, with my original signature, license number and seal this 25th day of March, A.D., 2007.

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

The subdivision shown on this plat does not contain Special Flood Hazard Areas and is not 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.



Paul D. Talbot P.L.S. L-4099

CERTIFICATE OF OWNERSHIP AND 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, conservation and other areas to public or private use as noted. Further, I (we) certify that the land as shown hereon is located in the subdivision jurisdiction of Pender County.

Date	Owner

CERTIFICATE OF FINAL PLAT APPROVAL

Final Plat Approved Under The Pender County Subdivision Ordinance:

Planning Director: *[Signature]*
5/18/2007
Date

REVIEW OFFICER CERTIFICATE

Review Officer of Pender County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer
Date

PARCEL IDENTIFIER CERTIFICATE

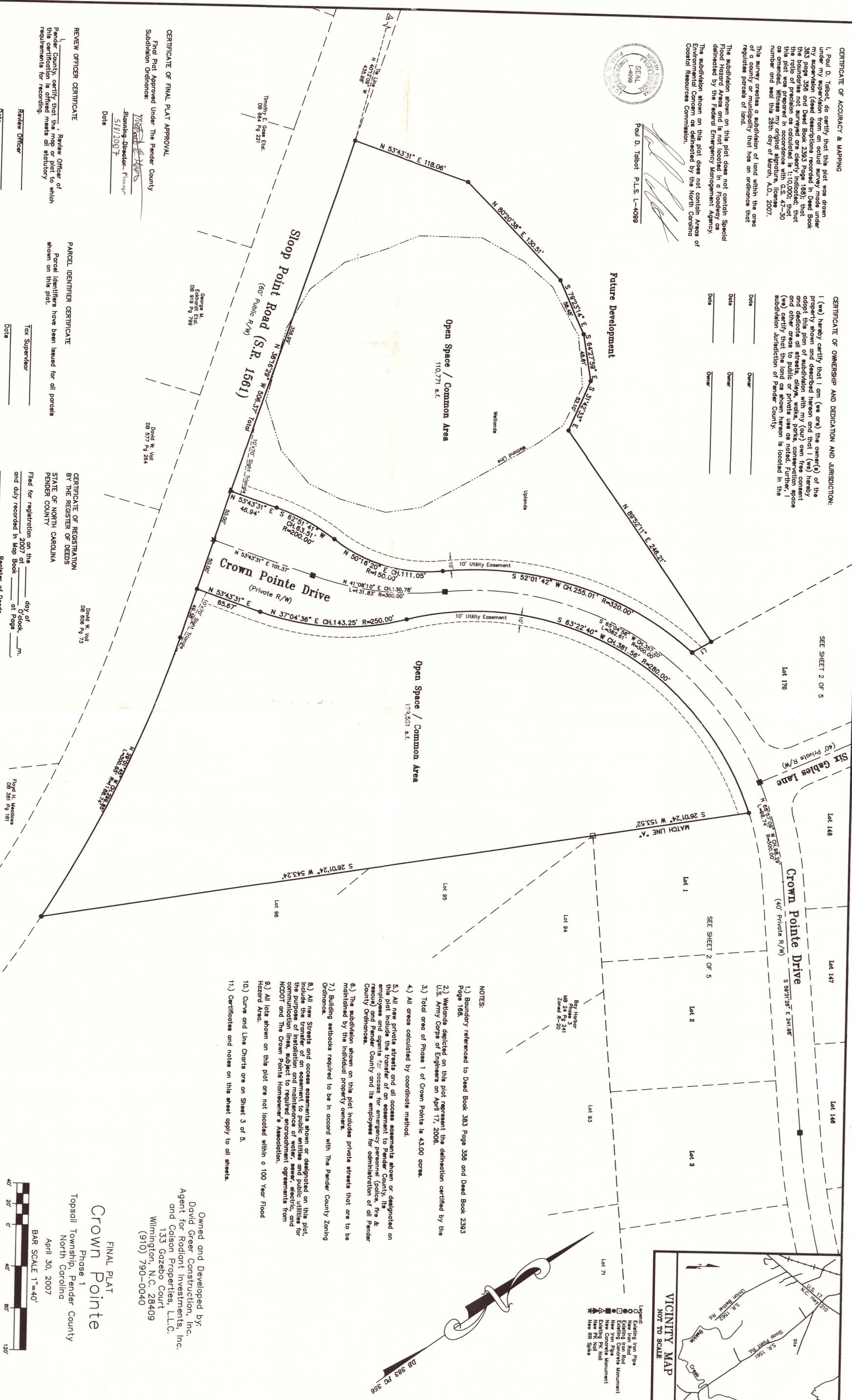
Parcel Identifiers have been issued for all parcels shown on this plat.

Tax Supervisor
Date

Filed for registration on the _____ day of _____, 2007 at _____, N.C. and duly recorded in Map Book _____ at Page _____ of the _____ Register of Deeds.

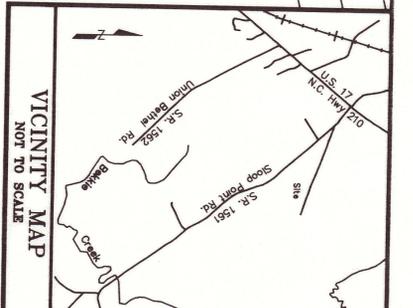
BY: _____
Deputy / Assistant

Job# 05159
Drafted by: JBS
Drawing Name: CrownPointPhase1Plat.DWG



NOTES:

- 1.) Boundary referenced to Deed Book 383 Page 356 and Deed Book 2393 Page 188.
- 2.) Wetlands depicted on this plat represent the delineation certified by the U.S. Army Corps of Engineers on April 17, 2006.
- 3.) Total area of Phase 1 of Crown Pointe is 43,000 acres.
- 4.) All areas calculated by coordinate method.
- 5.) 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 emergency personnel (police, fire & rescue) and Pender County and its employees for administration of all Pender County Ordinances.
- 6.) The subdivision shown on this plat includes private streets that are to be maintained by the individual property owners.
- 7.) Building setbacks required to be in accord with The Pender County Zoning Ordinance.
- 8.) All new streets and access easements shown or designated on this plat, include the transfer of an easement to Pender County, its employees and agents for the purpose of installation and maintenance of sewer, water, electric, and communication lines, subject to required encroachment agreements from NDDOT and The Crown Pointe Homeowner's Association.
- 9.) All lots shown on this plat are not located within a 100 Year Flood Hazard Area.
- 10.) Curve and Line Charts are on Sheet 3 of 5.
- 11.) Certificates and notes on this sheet apply to all sheets.



Owned and Developed by:
David Greer Construction, Inc.
Agent for Roddant Investments, Inc.
and Calson Properties, L.L.C.
133 Gazebo Court
Wilmington, N.C. 28409
(910) 790-0040

FINAL PLAT
Crown Pointe
Phase 1

Topsell Township, Pender County
North Carolina
April 30, 2007



Pender County Subdivision Jurisdiction
SHEET 1 OF 5

Talbot Land Surveying, P.C.
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