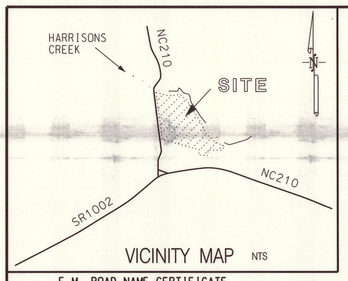


VICINITY MAP NTS

E.M. ROAD NAME CERTIFICATE

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

E.M. APPROVAL _____ DATE _____

PARCEL IDENTIFIER CERTIFICATE

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

TAX SUPERVISOR _____ DATE _____

REVIEWED AND APPROVED BY THE ADDRESSING COORDINATOR

ADDRESSING COORDINATOR _____ DATE 6-30-16

CERTIFICATE OF FINAL PLAT APPROVAL

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

[redacted] PLANNING DEPT. DATE 7-11-16

STATE OF NORTH CAROLINA
COUNTY OF PENDER

I, _____ 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: _____ REVIEW OFFICER

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 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) 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 28 DAY OF JUNE 2016.

SEAL OR STAMP

L-3370 LICENSE NUMBER

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 28 DAY OF JUNE A.D., 2016

G ANDERSON GREENE

L-3370 LICENSE NUMBER

Line Table		
Name	Direction	Length
L1	N 31°37'08" W	48.53
L2	N 45°50'42" W	22.00
L3	N 45°50'42" W	6.28
L4	N 73°33'25" W	50.83
L5	S 34°30'55" E	6.00
L6	N 34°30'55" E	5.34
L7	S 40°07'35" E	51.07
L8	S 3°22'06" W	38.02
L9	S 69°32'30" E	23.95
L10	S 52°48'26" E	32.90
L11	S 37°15'17" E	43.90
L12	S 22°48'14" E	47.34
L13	S 61°27'20" E	33.78
L14	S 33°06'29" E	50.96
L15	S 50°09'47" E	32.07
L16	N 86°37'54" W	20.00
L17	S 62°08'26" E	45.53
L18	S 48°46'48" E	50.89
L19	S 29°44'54" E	30.27
L20	N 78°18'12" E	48.42
L21	S 35°19'14" E	35.07
L22	S 76°04'27" E	48.36

Curve Table						
Name	Delta	Radius	Arc Length	Chord Length	Tangent Length	Chord Direction
C1	3°32'17"	370.00	22.85	22.84	11.43	S 24°14'59" E
C2	9°56'49"	340.00	59.03	58.95	29.59	S 27°27'15" E
C3	10°56'17"	370.00	70.64	70.53	35.43	S 31°29'16" E
C4	13°12'06"	370.00	85.25	85.06	42.82	S 43°33'28" E
C5	13°35'44"	370.00	87.80	87.59	44.11	S 56°57'23" E
C6	13°35'44"	370.00	87.80	87.59	44.11	S 70°33'07" E
C7	8°43'18"	340.00	51.75	51.70	25.93	S 75°22'59" E
C8	2°23'39"	370.00	15.46	15.46	7.73	S 78°32'48" E
C9	4°48'18"	430.00	36.06	36.05	18.04	N 77°20'29" W
C10	7°44'19"	280.00	37.82	37.79	18.94	N 75°52'28" W
C11	54°11'38"	40.00	37.83	36.44	20.47	S 13°25'21" W
C12	48°11'23"	20.00	16.82	16.33	8.94	S 10°25'14" W
C13	84°25'15"	20.00	29.47	26.87	18.14	S 76°43'32" W
C14	13°52'30"	430.00	104.13	103.88	52.32	N 68°00'05" W
C15	55°42'36"	40.00	38.89	37.38	21.14	S 68°22'28" W
C16	55°42'36"	40.00	38.89	37.38	21.14	N 55°54'56" W
C17	55°42'36"	40.00	38.89	37.38	21.14	N 0°12'21" W
C18	13°58'18"	430.00	104.86	104.60	52.69	N 43°52'42" W
C19	85°22'46"	20.00	29.80	27.12	18.45	N 8°10'28" W
C20	48°11'23"	20.00	16.82	16.33	8.94	N 58°36'36" E
C21	55°03'21"	40.00	38.44	36.97	20.85	N 55°10'38" E
C22	10°43'20"	430.00	80.47	80.35	40.35	N 31°31'53" W
C23	10°59'24"	280.00	53.71	53.63	26.94	N 27°58'33" W
C24	3°41'23"	430.00	27.69	27.69	13.85	N 24°19'32" W
C25	2°43'14"	350.00	16.62	16.62	8.31	N 45°09'47" W
C26	13°03'09"	280.00	63.79	63.65	32.03	N 39°59'49" W
C27	14°05'44"	280.00	68.88	68.71	34.62	N 39°28'32" W
C28	9°56'49"	310.00	53.82	53.75	26.98	N 27°27'15" W
C29	33°32'28"	400.00	234.16	230.83	120.54	N 39°15'05" W
C30	23°43'19"	400.00	165.61	164.43	84.01	N 67°52'58" W
C31	8°16'40"	310.00	44.79	44.75	22.43	N 75°36'18" W

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 28 DAY OF JUNE A.D., 2016.

CERTIFIED PROFESSIONAL ENGINEER: _____ DATE: 6/28/16

SEAL

PRIVATE ROAD CERTIFICATION

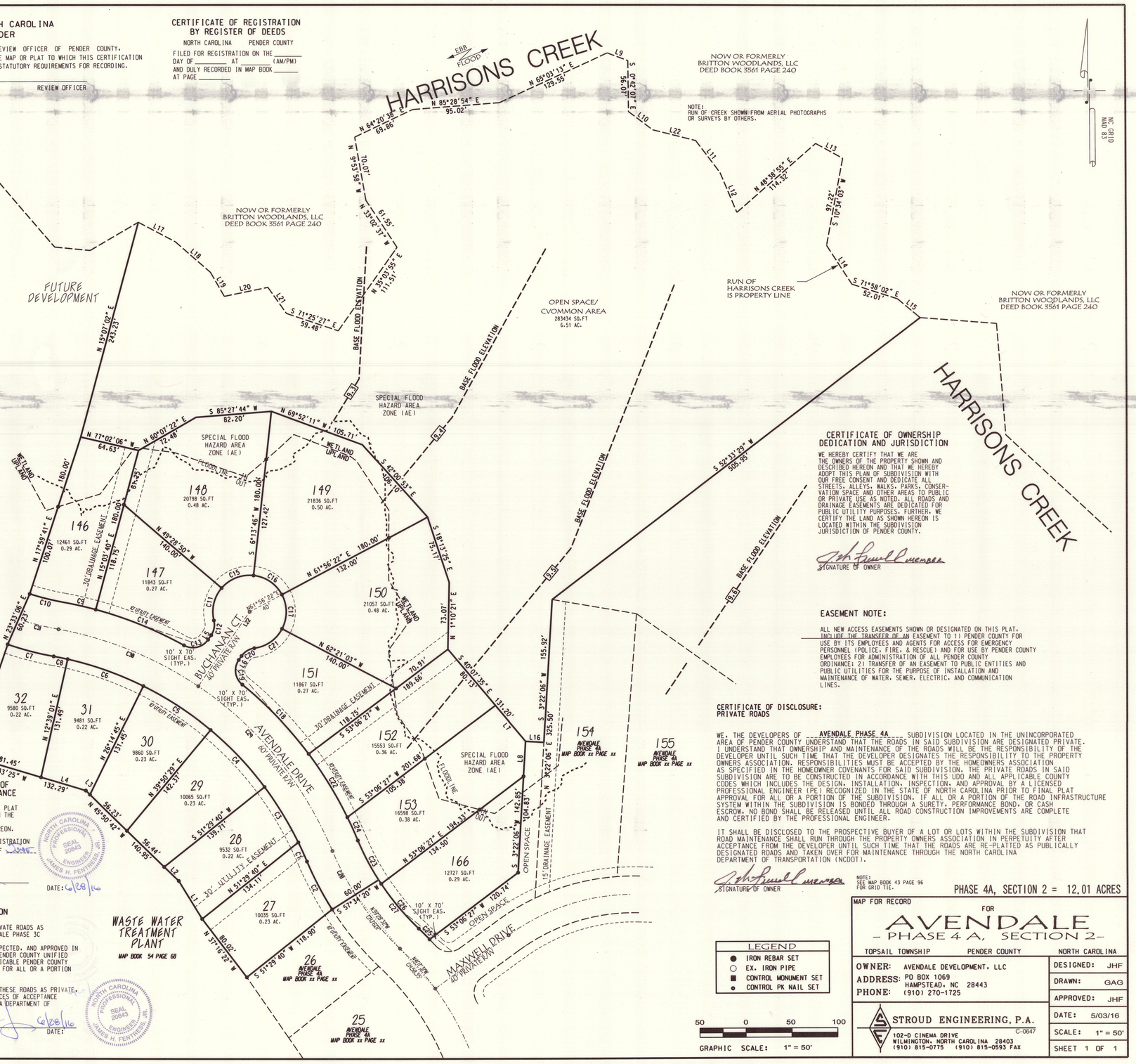
I (WE) HEREBY CERTIFY THAT ALL PRIVATE ROADS AS DEPICTED ON SUBDIVISION PLAT AVENDALE PHASE 3C

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: _____ DATE: 6/28/16

(SEAL)



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.

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 OF OWNER

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

PHASE 4A, SECTION 2 = 12.01 ACRES

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

50 0 50 100
GRAPHIC SCALE: 1" = 50'

MAP FOR RECORD FOR

AVENDALE
- PHASE 4 A, SECTION 2 -

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-0647
102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 Fax

DESIGNED:	JHF
DRAWN:	GAG
APPROVED:	JHF
DATE:	5/03/16
SCALE:	1" = 50'
SHEET	1 OF 1

DRAWING NO.: W:/MASTER/PW-598/DGN/AVENDALE PHASE 4A SECT2 MFR.DGN