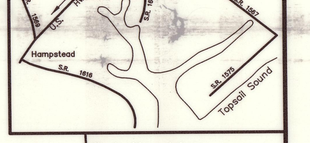
C3	335.00'	19°25'07"	113.56'	114.00'	60.54'
C4	25.00'	89°57'20"	39.25'	35.34'	S19°52'34"W
C5	25.00'	90°02'40"	39.29'	35.37'	S70°07'26"E
C6	425.00'	1°16'31"	9.46'	9.46'	N25°44'22"W
C7	375.00'	4°51'23"	31.78'	31.78'	N40°06'56"W
C8	335.00'	5°58'57"	34.98'	34.96'	S28°05'35"E
C9	335.00'	5°04'00"	29.62'	29.61'	S53°29'32"E
C10	25.00'	90°00'00"	39.27'	35.36'	N87°32'37"W
C11	25.00'	90°00'00"	39.27'	35.36'	S02°27'23"W
C12	25.00'	90°00'00"	39.27'	35.36'	S87°32'37"E
C13	25.00'	90°00'00"	39.27'	35.36'	N02°27'23"E
C14	285.00'	8°39'24"	40.57'	40.54'	N37°59'08"W
C15	285.00'	13°24'42"	66.71'	66.56'	N27°12'05"W
C16	335.00'	21°01'06"	122.89'	122.20'	N44°36'41"W
C17	335.00'	14°01'51"	82.04'	81.83'	N27°05'13"W
C18	335.00'	0°54'18"	5.29'	5.29'	N55°34'23"W

L4	S35°19'52"E	60.62'
L5	S24°26'47"E	24.28'



Vicinity Map
(No Scale)

NOW OR FORMERLY
JOANNE E. DONNELLY
REVOCABLE TRUST
BOOK 4216 PAGE 285
MAP BOOK 14 PAGE 36

NOW OR FORMERLY
MELBA W WEST et al
BOOK 371 PAGE 110

MATCHLINE SHEET 2
MATCHLINE SHEET 1

S42°46'21"E 677.15'(TOTAL) 304.80'(TO MATCHLINE)

FUTURE DEVELOPMENT
MUNGO HOMES OF NC, INC.

FUTURE R/W

FUTURE R/W
UTILITY/ACCESS EASEMENT

50' ACCESS/UTILITY EASEMENT
MAP BOOK 56 PAGE 115

RELOCATABLE

S24°38'25"E 1150.09' (total)

BRAMBLE DRIVE
(50' PUBLIC R/W)

WALDORF WAY
(50' PUBLIC R/W)

S25°06'05"E 1021.79' (total)

S25°06'05"E 644.86'

10' UTILITY EASEMENT

10'x70' SIGHT TRIANGLE

OPEN SPACE (PASSIVE)
9,789 sq. ft.+/-
0.22 ACRES +/-

OPEN SPACE (PASSIVE)
30,835 sq. ft.+/-
0.71 ACRES +/-

FUTURE COMMERCIAL AREA

DRAINAGE EASEMENT (PUBLIC)

SIGHT TRIANGLE

EIP Control Corner

CAPTAIN BEAM BLVD

COUNTRY CLUB DRIVE
(NCSR 1565)
(60' Public R/W)

EMERALD RIDGE DR

SHANDY WAY

EMERALD RIDGE
MAP BOOK 36 PAGE 101

EMERALD RIDGE
SECTION 2
MAP BOOK 36 PAGE 99

44
EMERALD RIDGE
SECTION 2
MAP BOOK 36 PAGE 99

NOW OR FORMERLY
EMERALD RIDGE HOA INC
BOOK 2660 PAGE 210
MAP BOOK 36 PAGE 99

SAWGRASS ROAD

IRON PIPES SET AT
ALL PROPERTY CORNERS

SURVEY REFERENCE
BOOK 4478 PAGE 301
MAP BOOK 56 PAGE 115

LEGEND
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON REBAR
- IRON PIPES SET AT ALL PROPERTY CORNERS

GRAPHIC SCALE: 1"=50'
0 25 50 100 150 200

CERTIFICATE OF FINAL PLAT APPROVAL
APPROVED BY THE PENDER COUNTY PLANNING BOARD
(PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)
3-18-16
PLANNING DEPARTMENT

GENERAL NOTES:
1) MINIMUM LOT SQUARE FOOTAGE – 5,844 SF
2) WASTE WATER TREATMENT METHOD – "COMMUNITY" SEWER SYSTEM/PLURIS HAMPSTEAD LLC
3) MINIMUM SETBACKS PHASE 1
FRONT – 20'
SIDE – 8'
REAR – 15'
CORNER – 10

CERTIFICATE:
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
MICHAEL N. UNDERWOOD, P.L.S. L-2962

NORTH CAROLINA PROFESSIONAL SEAL L-2962 LAND SURVEYOR MICHAEL N. UNDERWOOD

MAP FOR RECORD

VILLAGES AT OLDE POINT PHASE 1A

TOPSAIL TOWNSHIP PENDER COUNTY
NORTH CAROLINA

OWNER: MUNGO HOMES OF NC, INC.
441 Western Lane
Irmo, South Carolina 29063

MICHAEL UNDERWOOD and ASSOCIATES, PA
102 CINEMA DRIVE, SUITE A
WILMINGTON, NC 28403
PHONE: 910-815-0650
FAX: 910-815-0393
E-MAIL: muo@bizec.rr.com Firm License #C-0615

SURVEYED: MR/DC	APPROVED: MNU
DRAWN BY: TBM	DATE: MARCH 3, 2016
CHECKED BY: MNU	SCALE: 1"=50'

Surveyor Certificate II
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 contain Areas of Environmental Concern ("USACOE 404 wetlands" shown on survey map) as delineated by the North Carolina Coastal Resources Commission. Witness my original signature, registration number and seal this day of 3/7 A.D. 2016
Signature: _____ (Seal)
Registration Number: L-2962

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: 3-17-16

SHEET 1 OF 3

CERTIFICATE OF PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS
CERTIFICATION APPROVED.
DATE: 3/16/16
DISTRICT ENGINEER

MAP REVIEW OFFICER

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

MAP REVIEW OFFICER

DATE

CERTIFICATE OF DISCLOSURE FOR PRIVATE DEVELOPMENTS

I (WE) ACKNOWLEDGE THAT NEITHER THE STATE NOR THE COUNTY SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY STREETS, PARKS, DRAINAGE, OPEN SPACE OR OTHER AREAS WHICH ARE DESIGNATED FOR PRIVATE USE. I (WE) ACKNOWLEDGE THAT PRIOR TO CONTRACTING WITH A PROSPECTIVE BUYER, I SHALL GIVE THE BUYER A WRITTEN STATEMENT WHICH DISCLOSES, THE EXISTENCE AND LOCATION OF SUCH PRIVATE AREAS AND

FOR SAME. WHEN APPLICABLE, THE STATEMENT SHALL DISCLOSE THAT THE STREET(S) WILL NOT BE CONSTRUCTED TO MINIMUM STANDARDS SUFFICIENT TO ALLOW THEIR INCLUSION ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.

3-7-16 DATE
SIGNATURE OF OWNERS(S)

CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) 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, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

DATE: 3-7-16
Mungo Homes of NC Inc.
SIGNATURE OF OWNER(S)

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

NORTH CAROLINA, NEW HANOVER 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, MICHAEL N. UNDERWOOD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK ASPAGE 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 3RD DAY OF MARCH A.D. 2016

MICHAEL N. UNDERWOOD
PROFESSIONAL LAND SURVEYOR
L-2962