CERTIFICATE OF ACCURACY & MAPPING – SURVEYOR CERTIFICATE 1

I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS (DRAWN BY ME OR DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME OR MADE UNDER MY SUPERVISION) (DESCRIPTION RECORDED IN DEED BOOK 4379, PAGE 330); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION 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 ______ DAY OF ______________, A.D. 2015.

PRELIMINARY
NOT FOR RECORDING OR CONVEYANCE

MILES O. McCALL, III – PROFESSIONAL LAND SURVEYOR (L-3518)

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 THE PLAT DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCES COMMISSION.

G.S. 47-30 (f) (11) (d)

I HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS ______ DAY OF ______________, A.D. 2015

MILES O. McCALL, III – PROFESSIONAL LAND SURVEYOR (L-3518)

STATE OF NORTH CAROLINA
PENDER COUNTY

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

DATE ______ REVIEW OFFICER

PARCEL IDENTIFIER CERTIFICATE

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

TAX SUPERVISOR ______ DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 A SUBDIVISION WITH MY (OUR) OWN FREE CONSENT, ESTABLISH MINIMUM SETBACK LINE, AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY, NORTH CAROLINA.

SIGNATURE TOP SAIL NC, LTD.
DBA SIGNATURE TOP SAIL NC, LIMITED PARTNERSHIP
BY SIGNATURE TOP SAIL GP, LLC – GENERAL PARTNER
MICHAEL H. POLLAK – MANAGER

OWNER SIGNATURE ______ DATE

OWNER NAME (PRINT) ______ DATE

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.

PRINTED NAME DISTRICT ENGINEER ______ TITLE

SIGNATURE DISTRICT ENGINEER ______ DATE

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS PENDER COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION ON THE ______ DAY OF ____________ AT ____________, AND DULY RECORDED IN MAP BOOK ______ AT PAGE ______.

REGISTER OF DEEDS ______ DATE

SPECIAL NOTE

LOTS SHOWN HEREON CANNOT BE USED FOR BUILDING DEVELOPMENT UNLESS A APPROVED WASTEWATER DISPOSAL METHOD HAS BEEN APPROVED, AND PERMITTED BY THE PENDER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, OR APPROPRIATE STATE AGENCY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 A SUBDIVISION WITH MY (OUR) OWN FREE CONSENT, ESTABLISH MINIMUM SETBACK LINE, AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY, NORTH CAROLINA.

SIGNATURE PENDER COUNTY NC, LTD.
DBA SIGNATURE PENDER COUNTY NC, LIMITED PARTNERSHIP
BY SIGNATURE PENDER COUNTY GP, LLC – GENERAL PARTNER
MICHAEL H. POLLAK – MANAGER

OWNER SIGNATURE ______ DATE

OWNER NAME (PRINT) ______ DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 A SUBDIVISION WITH MY (OUR) OWN FREE CONSENT, ESTABLISH MINIMUM SETBACK LINE, AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY, NORTH CAROLINA.

SIGNATURE PENDER COUNTY GP, LLC
MICHAEL H. POLLAK – MANAGER

OWNER SIGNATURE ______ DATE

OWNER NAME (PRINT) ______ DATE

CERTIFICATE OF FINAL PLAT APPROVAL

FINAL PLAT APPROVED UNDER THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.

PLANNING DIRECTOR ______ DATE

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	159.51'	230.00'	N15°00'38"W	156.33'
C2	36.32'	230.00'	N9°22'55"E	36.29'
C3	162.06'	310.00'	S61°07'06"E	160.22'
C4	118.04'	310.00'	S35°14'02"E	117.33'
C5	26.50'	255.00'	N3°06'44"E	26.49'
C6	98.98'	255.00'	N10°59'05"W	98.36'
C7	83.23'	255.00'	N31°27'19"W	82.86'
C8	25.61'	255.00'	N43°40'59"W	25.60'
C9	165.43'	205.00'	N19°48'05"W	160.98'
C10	13.03'	205.00'	N44°44'23"W	13.03'
C11	8.76'	25.00'	N56°36'04"W	8.72'
C12	12.26'	25.00'	N80°41'45"W	12.14'
C13	72.93'	50.00'	S52°57'58"E	66.63'
C14	42.61'	50.00'	S13°14'01"W	41.34'
C15	42.73'	50.00'	S62°07'59"W	41.44'
C16	82.91'	50.00'	N45°52'38"W	73.74'
C17	9.62'	25.00'	S9°23'33"E	9.56'
C18	11.41'	25.00'	S33°29'14"E	11.31'
C19	43.89'	25.00'	N53°36'40"E	38.47'
C20	8.39'	285.00'	S75°15'06"E	8.38'
C21	30.76'	335.00'	S73°27'49"E	30.75'
C22	62.10'	335.00'	S65°31'20"E	62.01'
C23	83.35'	285.00'	S66°01'49"E	83.05'
C24	57.25'	285.00'	S51°53'50"E	57.16'
C25	68.37'	335.00'	S54°21'53"E	68.26'
C26	13.89'	335.00'	S47°19'48"E	13.89'
C27	3.42'	285.00'	S45°47'56"E	3.42'
C28	72.91'	285.00'	S38°07'37"E	72.71'
C29	32.20'	285.00'	S27°33'43"E	32.18'
C30	72.82'	335.00'	S30°33'09"E	72.67'
C31	54.74'	335.00'	S41°27'39"E	54.68'
C32	222.42'	285.00'	S1°58'05"E	216.82'
C33	88.36'	285.00'	S29°16'16"W	88.01'
C34	26.53'	285.00'	S40°49'10"W	26.52'
C35	234.32'	255.00'	N20°14'07"W	226.17'
C36	178.46'	205.00'	N21°37'19"W	172.87'
C37	148.99'	285.00'	S61°07'06"E	147.30'
C38	175.13'	335.00'	S61°07'06"E	173.14'
C39	337.31'	285.00'	S9°34'48"W	317.96'
C40	127.56'	335.00'	S35°14'02"E	126.79'

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C41	79.96'	335.00'	S17°29'16"E	79.77'
C42	98.12'	335.00'	S2°15'31"E	97.77'
C43	58.12'	335.00'	S11°06'09"W	58.04'
C44	160.28'	335.00'	S29°46'44"W	158.76'
C45	105.11'	285.00'	S34°53'26"E	104.51'
C46	396.48'	335.00'	S9°34'48"W	373.74'
C47	366.89'	310.00'	S9°34'48"W	345.85'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N13°54'20"E	16.92'
L2	S76°05'40"E	51.53'
L3	N46°35'38"W	25.00'
L4	N19°10'02"E	33.39'
L5	N29°47'18"E	10.06'
L6	S46°33'38"E	25.00'
L7	N53°02'57"E	41.88'
L8	S36°57'03"E	16.00'
L9	N53°02'57"E	41.88'
L10	S36°57'03"E	16.00'
L11	S56°49'03"W	13.57'
L12	S45°57'32"E	25.97'
L13	N44°02'28"E	42.04'
L14	S45°57'32"E	25.97'
L15	N44°02'28"E	42.04'
L16	N55°03'14"E	56.77'
L17	N85°48'01"E	15.17'
L18	N43°51'28"E	15.07'
L19	S46°08'32"E	60.22'
L20	S43°51'28"W	15.07'
L21	N46°08'32"W	60.22'
L22	S16°39'02"E	33.27'
L23	N43°51'28"E	21.08'
L24	S46°08'32"E	42.08'
L25	S43°51'28"W	21.08'
L26	N46°08'32"W	42.08'
L27	S46°06'42"E	60.79'
L28	N43°51'28"E	37.52'
L29	S46°08'32"E	46.81'
L30	S43°51'28"W	37.52'

LINE TABLE

LINE	BEARING	DISTANCE
L31	N46°08'32"W	46.81'
L32	S89°45'23"E	20.53'
L33	N52°47'00"W	62.16'
L34	S0°00'32"W	64.54'
L35	N52°41'36"W	62.24'
L36	S0°00'32"W	64.42'
L37	S46°11'41"E	19.73'
L38	S43°51'28"W	21.36'
L39	N46°08'32"W	41.71'
L40	N43°51'28"E	21.36'
L41	S46°08'32"E	41.71'
L42	S47°01'31"E	21.26'
L43	S43°51'28"W	37.52'
L44	N46°08'32"W	23.58'
L45	N43°51'28"E	37.52'
L46	S46°08'32"E	23.58'
L47	S44°18'28"E	41.64'
L48	N16°56'27"E	46.94'
L49	S50°31'46"E	72.54'
L50	N16°56'27"E	46.83'
L51	S50°36'41"E	72.50'
L52	S38°07'16"E	24.14'
L53	N16°56'27"E	46.41'
L54	N51°33'43"W	33.01'
L55	S16°56'27"W	46.99'
L56	N50°38'42"W	33.22'
L57	N2°38'39"E	20.19'
L58	N84°51'24"E	91.01'
L59	N46°08'32"W	68.30'

GRAPHIC SCALE
1 inch = 60 ft.
(IN FEET)

SYMBOL LEGEND:

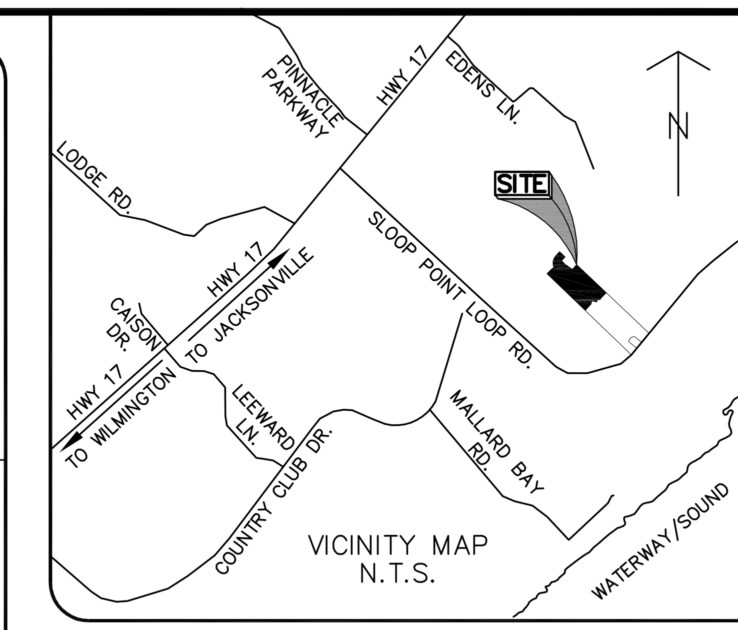
- EI* EXISTING IRON *PIPE/*PINCH PIPE/*ROD
- REBAR SET
- (ECM) EXISTING CONCRETE MONUMENT
- NEW CONCRETE MONUMENT
- R/W EXISTING RIGHT-OF-WAY MONUMENT
- MAG NAIL SET
- (MP) MAP/CALCULATED POINT (UNLESS OTHERWISE NOTED)
- NCGS EXISTING NCGS MONUMENT
- (14) LOT NUMBER

LINETYPE LEGEND:

- SURVEYED LINES (BOUNDARY)
- LINES NOT SURVEYED (ADJOINERS)
- RIGHT-OF-WAY LINE
- STREAM/TRIBUTARY
- WETLAND LINE
- STORM EASEMENT LINE
- SEWER EASEMENT LINE
- CENTER-LINE OF ROAD
- BREAKLINE
- BUILDING SETBACK LINE

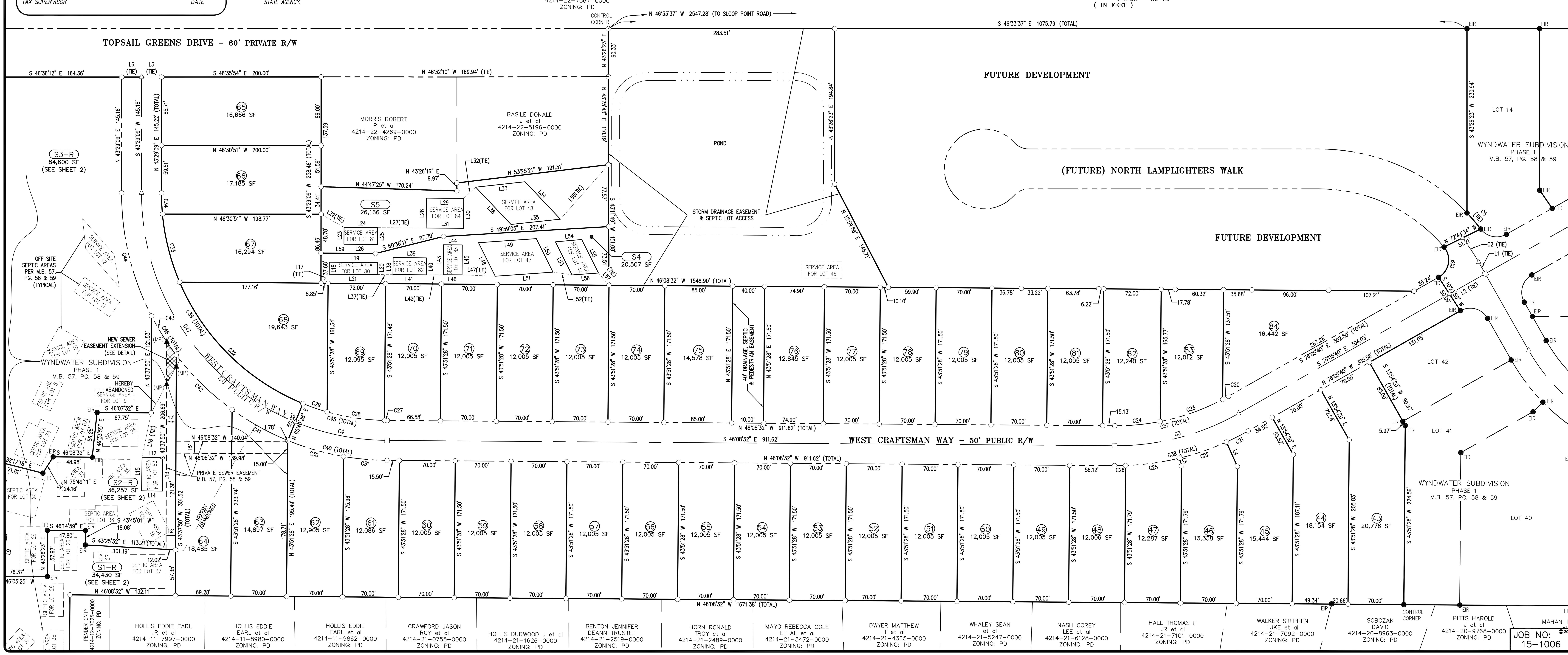
ABBREVIATIONS:

- (ECM) EXISTING CONCRETE MONUMENT
- (NCM) NEW CONCRETE MONUMENT
- (MNS) MAG NAIL SET
- (EIP) EXISTING IRON PIPE
- (EIR) EXISTING IRON ROD
- (MP) MAP/CALCULATED POINT (UNLESS OTHERWISE NOTED)
- (PK) PK NAIL
- NCGS NORTH CAROLINA GEODETIC SURVEY
- N/F NOW OR FORMERLY
- MB MAP BOOK / CABINET
- DB DEED BOOK
- PG PAGE
- SF SQUARE FEET



GENERAL NOTES

1. THIS IS "PHASE II" OF A MAJOR SUBDIVISION PLAT. IT CONSISTS OF 47 LOTS.
2. PARENT TRACT TAX PARCEL ID: 4214-12-8251-0000.
3. PROPERTY IS CURRENTLY ZONED: PLANNED DEVELOPMENT (PD).
4. BASIS OF BEARINGS FOR THIS MAP ARE BASED ON NC GRID NGD83(2011)
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
6. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
7. AREA BY COORDINATE GEOMETRY.
8. THERE WERE NO NCGS GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
9. THIS SURVEY WAS PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
10. FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720421400J, EFFECTIVE DATE 2/16/2007.
11. MAP & DEED REFERENCES (PER PENDER COUNTY REGISTRY): DB: 4379, PG: 330; MB 48, PG: 148; MB 57, PG: 58; (AND OTHERS THAT MAY BE SHOWN ON THIS MAP)
12. THERE ARE NO WETLANDS WITHIN THE LIMITS OF THIS SUBDIVISION.
13. SETBACKS FOR THIS DEVELOPMENT; FRONT: 20', REAR: 20', CORNER YARD: 15', SIDE: ZERO LOT LINE.
14. ZERO LOT LINE:
    -APPROVED WITH A MAINTENANCE EASEMENT OF EIGHT TO TEN (8-10') FEET IN WIDTH ADJACENT TO THE ZERO LOT LINE SIDE.
    -THE OPPOSITE SIDE YARD MAY BE MAINTAINED CLEAR OF ANY OBSTRUCTIONS OTHER THAN A THREE-FOOT EAVES ENCROACHMENT, NORMAL LANDSCAPING, REMOVABLE PATIO COVERS EXTENDING NO MORE THAN FIVE FEET OR GARDEN WALLS OR FENCES NOT TO EXCEED NINE FEET IN HEIGHT.
15. ON PROPERTIES THAT DO NOT UTILIZE A ZERO LOT LINE A MINIMUM SEPARATION OF 10' SHALL BE ADHERED TO. A MINIMUM OF 5' ON EACH PROPERTY LINE IN ACCORDANCE WITH THE APPROVED MASTER DEVELOPMENT PLAN AND NC BUILDING CODE.
16. THIS LOT(S) MUST MEET ANY BUFFER AND LANDSCAPE REQUIREMENTS CONTAINED IN THE PENDER COUNTY U.D.O. (SECTION 7.2.10)



ATLANTIC COAST SURVEY, PLLC
P-0822
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(910) 292-4889 www.atlanticcoastsurvey.com

FINAL PLAT FOR:
WYNDWATER – PHASE II
MAJOR SUBDIVISION PLAT
Topsail Township Pender County North Carolina

PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEBBLE DRIVE
WILMINGTON, NC 28402
PH: 713-822-3891

No.	Revision	Date	By

Designer	Scale AS NOTED
Drawn By EJB	Date 1-21-15
Checked By ACS	Job No. 15-1006

Sheet No. 1 of 2