

Map Cabinet 85 pg 21 8/18/14 LG PG 1 of 2

PROJECT NO.: PW-904

DRAWING NO.: W:/MASTER/PW-904/DGN/CADES MFR PHASE 3.DGN

THIS MAP REVISES AND SUPSEDES THE MAP OF PHASE III, CADES COVE SUBDIVISION SHOWN IN MAP BOOK 84 AT PAGES 24 & 25 IN THE BRUNSWICK COUNTY REGISTRY. THE PURPOSE OF THIS MAP IS TO ELIMINATE THE ALLEYS. NO OTHER REVISIONS OR CHANGES HAVE BEEN MADE.

LEGEND	
●	IRON REBAR SET
○	EX. IRON PIPE
■	CONTROL MONUMENT SET
●	CONTROL PK NAIL SET

CADES TRAIL

LOT 31  
PHASE 2 SECTION 3  
CADES COVE  
MAP 40 PAGE 84

LOT 73  
PHASE 2 SECTION 3  
CADES COVE  
MAP 40 PAGE 84

LOT 72  
PHASE 2 SECTION 3  
CADES COVE  
MAP 40 PAGE 84

LOT 70  
PHASE 2 SECTION 3  
CADES COVE  
MAP 50 PAGE 72

LOT 69  
PHASE 2 SECTION 3  
CADES COVE  
MAP 50 PAGE 72

LOT 68  
PHASE 2 SECTION 3  
CADES COVE  
MAP 50 PAGE 72

LOT 67  
PHASE 2 SECTION 3  
CADES COVE  
MAP 50 PAGE 72

LOT 66R  
PHASE 2 SECTION 3  
CADES COVE  
MAP 77 PAGE 43

LOT 66R  
PHASE 2 SECTION 3  
CADES COVE  
MAP 77 PAGE 43

UNOFFICIAL

UNOFFICIAL  
CARDINAL BUILDERS COMPANY  
DEED BOOK 3106 PAGE 1144  
MAP BOOK 24 PAGE 162

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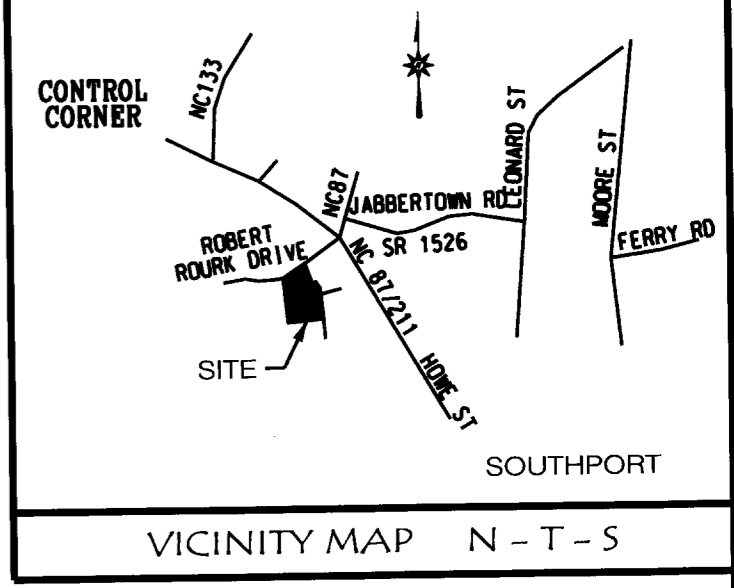
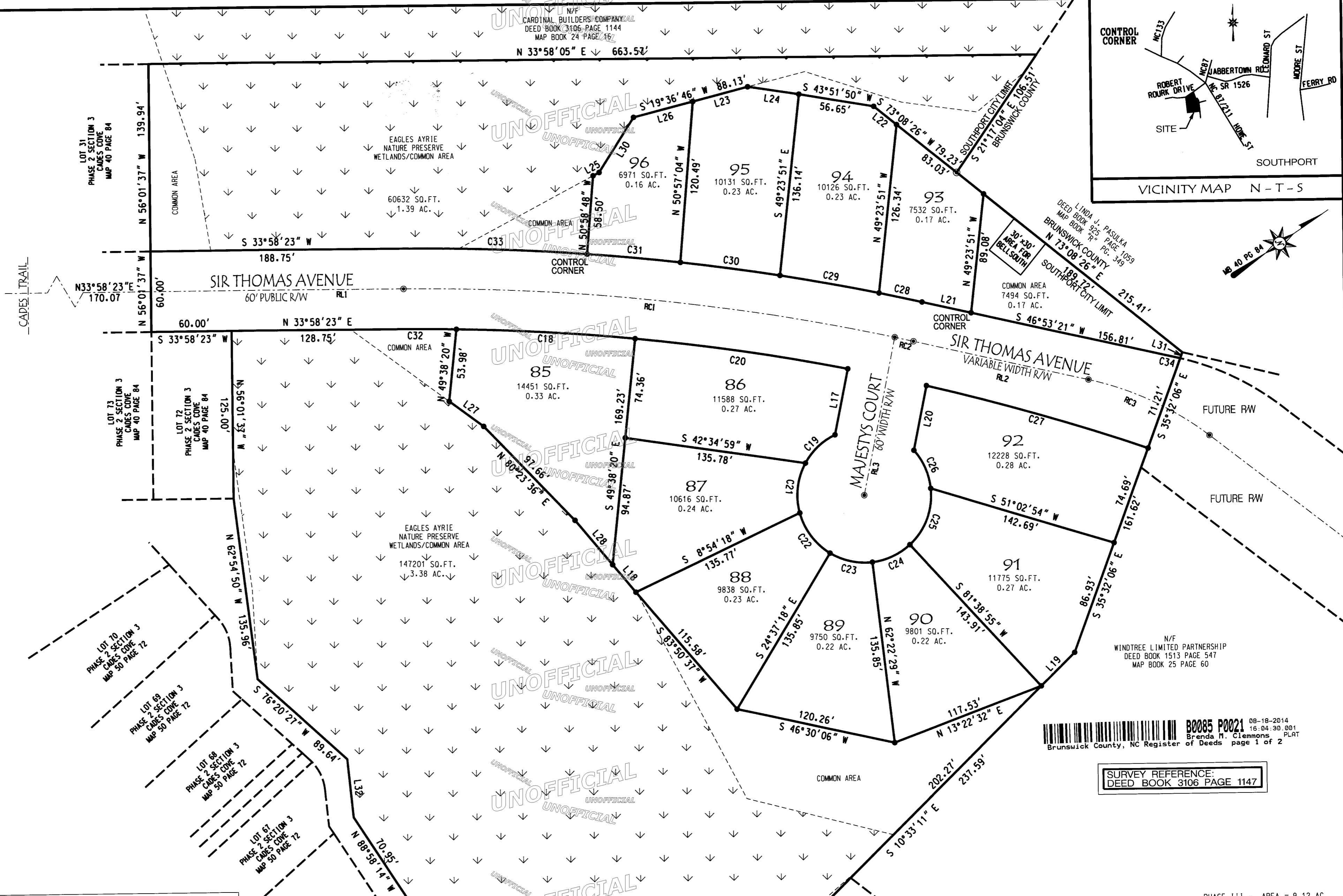
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BRUNSWICK COUNTY, NC REGISTER OF DEEDS  
B0085 P0021 08-18-2014 16:04:30.001  
Brenda M. Clemmons PLAT of Deeds page 1 of 2

SURVEY REFERENCE:  
DEED BOOK 3106 PAGE 1147

MAP FOR RECORD

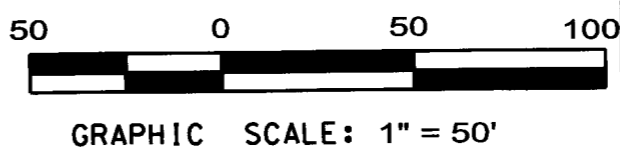
### PHASE III (REVISED) CADES COVE SUBDIVISION

SMITHVILLE TOWNSHIP SOUTHPORT BRUNSWICK COUNTY NORTH CAROLINA

OWNER:	CARDINAL BUILDERS COMPANY 1105 NEW POINTE BLVD.	DESIGNED:	GAG
ADDRESS:	SUITE 6 LELAND, NORTH CAROLINA 28451	DRAWN:	GAG
PHONE:	(910) 343-9202	APPROVED:	GAG

**STROUD ENGINEERING, P.A.**  
102-D CINEMA DRIVE  
WILMINGTON, NORTH CAROLINA 28403  
(910) 815-0775 (910) 815-0593 FAX

DATE: 6/26/14  
SCALE: 1" = 50'  
SHEET 1 OF 2



PROFESSOR  
L3370  
8/26/14

SOUTHPORT LTD. PHASE II  
LIMITED PARTNERSHIP  
D.B. # 343 PG. 239  
FIDDLERS CREEK APARTMENTS

PHASE III - AREA = 9.12 AC.

Map Cabinet 85 Pg 22 8/18/14 LC Pg 2 of 2

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH NC DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS...

ADMINISTRATOR, CITY OF SOUTHPORT
8-14-14

CERTIFICATE FOR REVIEW OFFICER

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK
I, KIM DUNN, REVIEW OFFICER OF BRUNSWICK COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

ACKNOWLEDGEMENT OF COMPLIANCE (PRIVATE DEVELOPMENTS)

I, HEREBY CERTIFY THAT THE PARKS, OPEN SPACE OR OTHER AREAS DELINEATED HEREON AND DEDICATED TO PRIVATE USE AND ALL TRAFFIC MARKINGS AND CONTROL DEVICES SHALL NOT BE THE RESPONSIBILITY OF THE PUBLIC OR THE MUNICIPALITY...

OWNER/DEVELOPER: CARDINAL BUILDERS
DATE: 6/26/14

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF SOUTHPORT AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT...

OWNER/DEVELOPER: CARDINAL BUILDERS
DATE: 6/26/14

SURVEYOR CERTIFICATION

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN ON PLAT...

G ANDERSON GREENE, PLS LICENSE NUMBER L-3370
6/26/14

SURVEYOR CERTIFICATION

I, G ANDERSON GREENE, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT REGULATES PARCELS OF LAND.

G ANDERSON GREENE, PLS LICENSE NUMBER L-3370
6/26/14

NOTARY CERTIFICATION NORTH CAROLINA, New Hanover COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT G ANDY GREENE, A LICENSED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT...

NOTARY PUBLIC: GALLIE E. NORRIS
MY COMMISSION EXPIRES: 3/5/2019

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SOUTHPORT, NORTH CAROLINA...



Michele Windham
CITY CLERK
DATE: 8-14-14

BRUNSWICK COUNTY, NC REGISTER OF DEEDS
Brenda M. Clemmons
08-18-2014 16:04:30.001

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK
FILED FOR REGISTRATION ON THE DAY OF 20 AT (AM/PM) AND DULY RECORDED AT MAP BOOK PAGE

REGISTER OF DEEDS

Table with columns: Name, Direction, Length. Lists line measurements from L17 to L32.

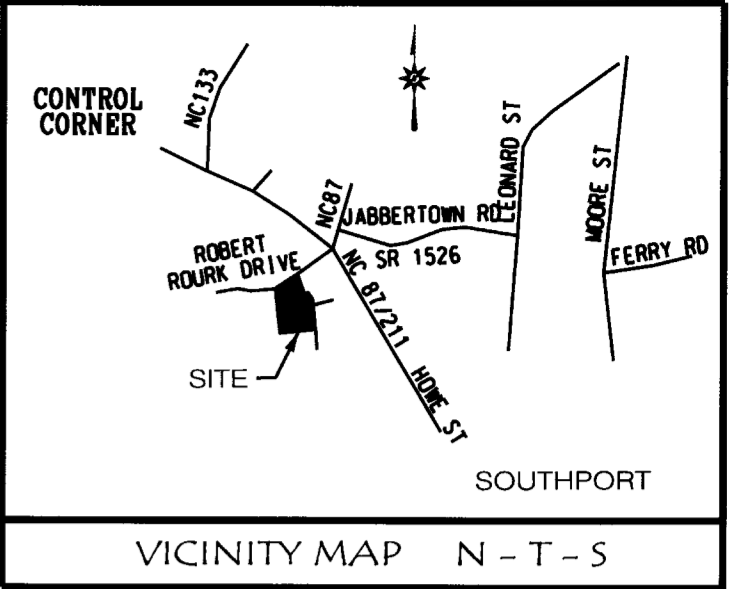


Table with columns: Name, Delta, Radius, Arc Length, Chord Length, Curve Table Tangent Length, Chord Direction. Lists curve data for lines C18 to C34.

Table with columns: Name, Direction, Length. Lists line measurements for RL1, RL2, RL3.

Table with columns: Name, Delta, Radius, Arc Length, Chord Length, Curve Table Tangent Length, Chord Direction. Lists curve data for lines RC1, RC2, RC3.

DEVELOPMENT NOTES

- 1. DETAILED ENGINEERING PLANS BY TRIPP ENGINEERING, P.A. DATED 7/29/05 HAVE BEEN APPROVED BY THE CITY OF SOUTHPORT...
2. AREAS IN THE DEVELOPMENT TO BE USED FOR PURPOSES OTHER THAN RESIDENTIAL INCLUDE COMMON AREAS, PARKS, WATER FEATURES, NATURAL PRESERVE AND COMMUNITY BUILDING.
3. PROPERTY IS ZONED PUD. MINIMUM BUILDING SETBACKS ARE CURRENTLY: FRONT - 10', SIDE - 10', REAR - 20', CORNER - 15'.
4. A 10' UTILITY EASEMENT IS INCLUDED ALONG THE FRONT AND REAR OF ALL YARDS.
5. ALL ROADS ARE PUBLIC 60' WIDE RIGHTS-OF-WAY.
6. ALL ALLEYS ARE PRIVATE 15' WIDE. (THERE ARE NO ALLEYS IN THIS PHASE)
7. ALL MONUMENTS, MARKERS AND CONTROL POINTS ARE SET AS INDICATED ON PLAT.
8. THERE ARE NO IDENTIFIED HISTORIC PLACES OR ENDANGERED SPECIES WITHIN THE DEVELOPMENT SITE OR CONTIGUOUS PROPERTIES.
9. PROPERTY OWNER: CARDINAL BUILDERS COMPANY, 1114 NEW POINTE BOULEVARD, STE 100 - PMB 108, LELAND, NC 28451, (910) 343-9202
10. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA PER COMMUNITY PANEL 3720 2096 00J.
11. THERE ARE DESIGNATED WETLANDS SHOWN ON THIS PLAT WITHIN THE PROJECT AREA. DELINEATION SHOWN ON RECORDED MAP AT MAP BOOK 30 PAGE 534.
12. TOTAL NUMBER OF LOTS THIS SECTION: 12
13. TOTAL AREA THIS SECTION: 9.12 ACRES
14. TOTAL OPEN SPACE THIS SECTION: 4.94 ACRES

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MAP FOR RECORD
PHASE III (REVISED)
CADES COVE SUBDIVISION
SMITHVILLE TOWNSHIP SOUTHPORT BRUNSWICK COUNTY NORTH CAROLINA
OWNER: CARDINAL BUILDERS COMPANY
ADDRESS: 1105 NEW POINTE BLVD., SUITE 6
PHONE: (910) 343-9202
DESIGNED: GAG
DRAWN: GAG
APPROVED: GAG
DATE: 6/26/14
SCALE: 1" = 50'
SHEET 2 OF 2
STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403
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