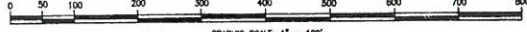


PRELIMINARY PLAT
OF
CADES COVE

SMITHVILLE TOWNSHIP
SCALE 1" = 100'
BRUNSWICK COUNTY, N.C.
JULY 6, 2005



- LEGEND**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - CONCRETE AREA
 - WETLAND AREA
 - MAILBOX KIOSK

PRELIMINARY PLAT NOT
FOR RECORDATION
SALES OR CONVEYANCES
REVISED JULY 6, 2005

SMITHVILLE DEVELOPMENT CO.
D.B. 702 PG. 968
ZONING: R-20

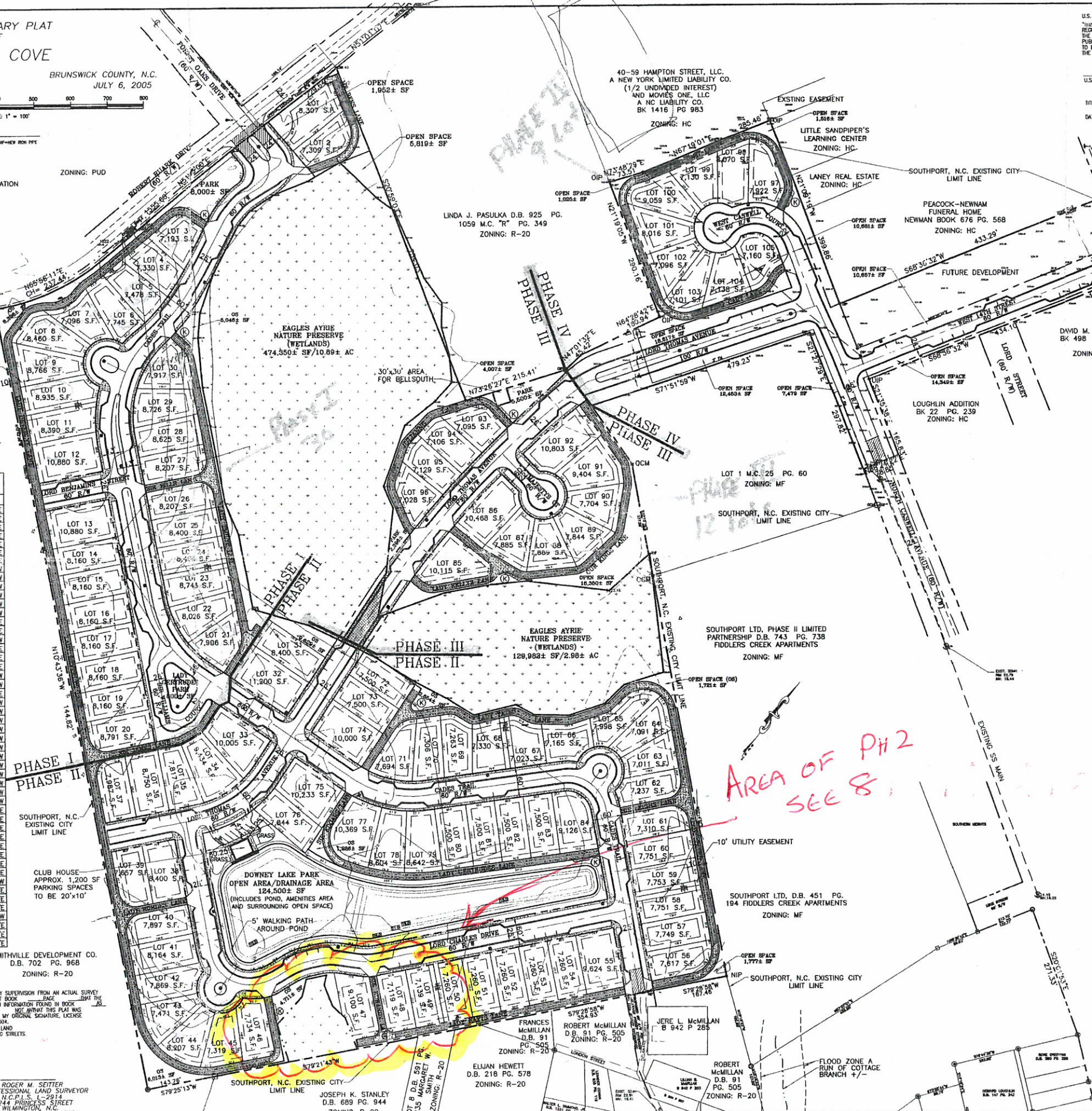
WETLAND TABLE

LINE	LENGTH	BEARING
L1	66.99	S58°25'09"E
L2	89.64	N76°38'28"E
L3	43.54	S61°21'10"E
L4	70.95	S88°40'13"E
L5	77.60	N72°38'16"E
L6	56.44	N47°16'37"E
L7	86.31	N72°10'58"E
L8	243.34	N06°15'08"E
L9	115.45	S48°38'18"W
L10	173.19	N83°10'34"W
L11	71.95	S84°30'18"W
L12	97.66	S80°41'37"W
L13	147.71	S70°53'02"W
L14	94.82	N11°17'04"E
L15	135.34	N06°26'38"E
L16	48.66	N23°10'12"W
L17	132.38	N19°54'48"E
L18	76.03	N52°27'15"E
L19	56.67	N42°11'56"E
L20	55.37	N05°11'31"W
L21	58.37	N19°44'48"W
L22	51.64	N06°15'08"E
L23	61.11	N36°27'07"W
L24	88.61	N24°28'59"W
L25	59.48	N23°47'21"W
L26	46.81	N54°40'16"W
L27	104.00	N45°55'51"W
L28	77.43	S59°33'34"W
L29	73.89	S68°19'22"W
L30	56.67	S56°53'28"W
L31	38.37	S40°32'52"W
L32	112.02	S28°06'10"W
L33	80.88	S19°56'08"W
L34	52.03	S04°50'00"W
L35	101.18	S04°37'33"E
L36	82.88	S10°41'03"E
L37	180.15	S10°35'18"E
L38	89.93	S22°20'03"E
L39	158.75	S09°58'53"E
L40	114.39	S73°48'25"E
L41	155.99	S64°46'37"E
L42	90.93	S58°42'27"E
L43	81.63	N16°35'53"W
L44	75.79	N42°18'55"E
L45	36.65	N14°02'43"E
L46	42.29	N78°28'22"E
L47	21.18	S14°27'36"W
L48	45.47	S22°03'08"E
L49	36.43	S46°17'23"E
L50	68.53	S20°50'34"E

SMITHVILLE DEVELOPMENT CO.
D.B. 702 PG. 968
ZONING: R-20

NORTH CAROLINA, BRUNSWICK COUNTY
I, ROGER M. SETTLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN PLAT BOOK NO. 244, PAGE 201) AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK NO. 244, PAGE 201. THE RANGE OF PRECISION AS CALCULATED IS 1:100,000. THE PLAT IS NOT A FINAL PLAT AND IS NOT TO BE USED FOR RECORDATION OR CONVEYANCES WITHOUT THE ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE ANY NEW STREETS OR CHANGES ANY EXISTING STREETS AND THAT THIS IS A COMPILATION OF DEEDS, MAPS AND TAX MAPS.

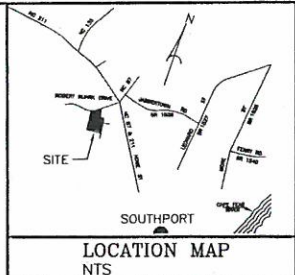
ROGER M. SETTLER
PROFESSIONAL LAND SURVEYOR
N.C.P.L.S. L-2911
244 PRINCESS STREET
WILMINGTON, N.C.
PHONE (910) 763-0261



AREA OF PH2
SEE 8

U.S. ARMY CORPS OF ENGINEERS
THIS CERTIFICATE IS A COPY OF THE PLAT AS FILED IN THE OFFICE OF THE ENGINEER AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DETERMINATION WAS MADE UTILIZING THE 1987 CORPS OF ENGINEERS WETLAND DECLARATION MANUAL.

U.S. ARMY CORPS OF ENGINEERS REPRESENTATIVE
TITLE _____
DATE _____



- Developer Notes:
- The engineering plan have been submitted and approved by the City of Southport.
 - Areas not included open space, parks, water features, nature preserve, community building, and building setbacks:
 - Minimum Lot Size: 10' x 10'
 - Minimum Yard: 20'
 - A utility easement is included within the front and rear yards for access and installation.
 - All rights-of-way (ROW) are a minimum of 60'. Codes Trail has an 8' ROW from Lot 10/29 south to the intersection with Sir William Court. Lord Thomas Avenue has a 100' ROW from Lot 92 east to the intersection with West Caswell Court.
 - There are no known historic places or properties or endangered species within the development site or contiguous properties.
 - Proprietor: Family Properties, LLC, 1661 N. Howe Street, Southport, NC 28461 910-443-1455 Fax 910-457-9642
- Survey:
- Underwood & P.A. 102 Cinema Dr. 910-815-0650
 - NC No. L-2962 Wilmington, NC 28403 910-815-0393 Fax
- Planner:
- Jerry AICP P.O. Box 443 Carolina Beach, NC 28428 910-458-6158
- Engineer:
- Phil P.E. 419 Chestnut Street 910-763-5100
 - NC No. 17374 Wilmington, NC 28401 910-763-5631 Fax
- Landscaper:
- Architect: Stanziale 3807 Wrightsville Ave. 910-791-8383 Wilmington, NC 28403 910-791-9938 Fax
- The project is not located in a HUD Flood Hazard Area.
 - There are approximately 11 acres of designated wetlands within the boundaries. Wetlands delineation was provided by Land Management Group, Inc. of Wilmington and has been approved by the U.S. Army Corps of Engineers.
 - Total number of Lots/Dwelling Units: 105
 - Minimum Lot Size: 7,000 sq. ft.
 - Maximum Lot Size: 11,200 sq. ft.
 - Average Lot Size: 8,108 sq. ft.
 - Total Ground Area: 54.47 acres
 - Density: 105 units on 54.47 acres = 1.9 units/acre
 - Total residential floor area: 105 units X average 1,800 sq.ft./unit = 189,000 sq.ft.
 - Total commercial floor area: none
 - Total number of floors: varies from one, one and a half and two levels per unit.
 - Total height: Each dwelling will comply with R1 zoning district for maximum height of (10) feet.
 - Total Open Space Area: 16,698 sq. ft.
 - Total Open Space - other (OS): 147,049 sq. ft.
 - Total Wetlands: 604,332 sq. ft.
 - Total Open Space: 892,577 sq. ft.; 20.5 acres; 37.6% of site
 - Number of parking spaces: 262 spaces
 - Family Required: 105 residential units x 2.5 = min. 262 spaces
 - Required: 262 spaces
 - House: Required: 1200sq x 1 space per 200sq = 6 spaces (20'x10')
 - Required: 7 spaces including 1 handicapped
 - Or street: Provided: 25 spaces
 - Total parking spaces: 394
 - Site Zoning: PUD reviewed as PRD
 - All proposed roads are public.
 - All alleyways are 15' wide and private.

CURVE TABLE

Curve #	Radius	Delta	Length	Chord	Tangent	Chord Direction
C1	50.00'	78°08'11"	77.79'	70.15'	49.25'	N45°39'05"E
C2	100.00'	18°41'00"	32.81'	32.47'	18.45'	S46°33'27"W
C3	100.00'	12°26'42"	21.22'	21.66'	10.90'	S44°19'30"W
C4	500.00'	3°09'36"	8.58'	18.58'	8.28'	N26°41'08"E
C5	470.00'	3°42'25"	48.82'	46.80'	23.63'	N34°07'21"E
C6	470.00'	10°40'52"	87.85'	87.52'	43.95'	N42°18'03"E
C7	230.00'	22°25'55"	90.05'	86.47'	46.61'	S39°26'36"W
C8	330.00'	33°57'14"	144.33'	141.97'	74.63'	S07°15'01"W
C9	230.00'	29°41'35"	119.20'	117.87'	60.87'	S25°34'24"E
C10	230.00'	18°18'23"	61.45'	61.26'	30.81'	S48°04'24"E
C11	230.00'	39°16'12"	157.78'	154.70'	82.14'	S29°22'45"E
C12	80.00'	44°02'12"	62.58'	62.78'	32.82'	N42°59'08"E
C13	80.00'	42°25'40"	58.24'	57.90'	31.05'	N31°27'22"W
C14	28.00'	47°50'00"	32.89'	31.11'	18.21'	S32°01'24"W
C15	28.00'	106°31'29"	52.06'	44.88'	37.51'	S65°59'15"E
C16	40.24'	29°58'46"	21.05'	20.82'	10.77'	N49°18'18"E
C17	80.00'	45°02'37"	62.89'	61.29'	33.17'	S33°08'22"E
C18	80.00'	44°56'03"	62.74'	61.14'	33.06'	S32°07'41"E
C19	130.00'	18°50'33"	45.22'	44.99'	22.84'	N59°35'21"E
C20	130.00'	18°50'45"	42.78'	42.57'	21.57'	S59°02'59"W
C21	130.00'	20°09'35"	45.63'	45.39'	23.05'	S58°31'39"W
C22	130.00'	18°12'39"	43.51'	43.31'	21.96'	N59°29'37"E
C23	222.18'	47°59'02"	166.05'	160.66'	88.87'	N52°15'50"E
C24	1201.53'	12°28'11"	369.33'	368.60'	185.39'	S42°29'29"W
C25	1201.53'	7°41'40"	228.50'	228.33'	114.42'	S50°33'24"W
C26	80.00'	89°58'43"	121.49'	119.12'	79.89'	N45°20'27"W