

Map Cabinet 78 Page 98 6-28-13 *luk*

**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

06-28-2013 11:27:34:300  
 Bruns. Co. 21 commons 7621  
 80078 P0098  
 Brunswick County, NC Register of Deeds page 1 of 1

REGISTER OF DEEDS

**CERTIFICATE FOR REVIEW OFFICER**

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK  
 REVIEW OFFICER OF BRUNSWICK COUNTY, N.C. CERTIFIES THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 M. Page 6/28/13  
 REVIEW OFFICER DATE

**CERTIFICATE OF APPROVAL FOR RECORDING**

STATE OF NORTH CAROLINA CITY OF SOUTHPORT  
 I HEREBY CERTIFY THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO BE EXEMPT FROM THE SUBDIVISION REGULATIONS OF THE CITY OF SOUTHPORT, NORTH CAROLINA, AS PROVIDED IN THE CITY OF SOUTHPORT UNIFIED DEVELOPMENT ORDINANCE, AND THAT THE PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BRUNSWICK COUNTY.

ADMINISTRATOR DATE SOUTHPORT, NORTH CAROLINA

**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 ACTING ON BEHALF OF THE PUBLIC, TO MAINTAIN, FURTHERMORE, PRIOR TO ENTERING AN AGREEMENT OR ANY CONVEYANCE WITH ANY PROSPECTIVE BUYER, I SHALL PREPARE AND SIGN AND THE BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN, AN ACKNOWLEDGEMENT OF RECEIPT OF A DISCLOSURE STATEMENT. THE DISCLOSURE STATEMENT SHALL FULLY AND COMPLETELY DISCLOSE THE PRIVATE AREAS AND INCLUDE AN EXAMINATION OF THE CONSEQUENCES AND RESPONSIBILITY AS TO THE MAINTENANCE OF THE PRIVATE AREAS AND SHALL FULLY AND ACCURATELY DISCLOSE THE PARTY OR PARTIES UPON WHOM THE MAINTENANCE OF SUCH PRIVATE AREAS SHALL REST.

OWNER/DEVELOPER: *[Signature]* DATE: 6/13/2013  
 President

Not subject to subdivision review as per: CITY OF SOUTHPORT SUBDIVISION REGULATIONS Section VI. K.  
 The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the city as shown by the regulations prescribed by this ordinance.



**SURVEYOR CERTIFICATION**

I, G. ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, BY DEED OR MAP AS SHOWN ON FACE OF PLAT, THAT THE ACTUAL BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN ON FACE OF PLAT. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 13 DAY OF JULY, A.D. 2013  
 L-3370  
 SURVEYOR LICENSE NUMBER

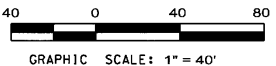
**SURVEYOR CERTIFICATION**

I, G. ANDERSON GREENE, CERTIFY THAT THIS SURVEY IS OF A RECOMBINATION OF EXISTING PARCELS OR OTHER EXCEPTION FROM THE DEFINITION OF SUBDIVISION.  
 G. ANDERSON GREENE, PLS LICENSE NUMBER L-3370 6-13-13

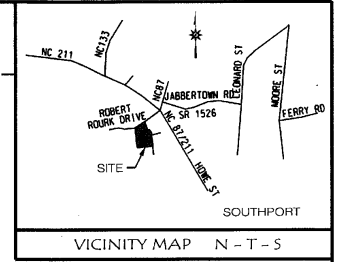
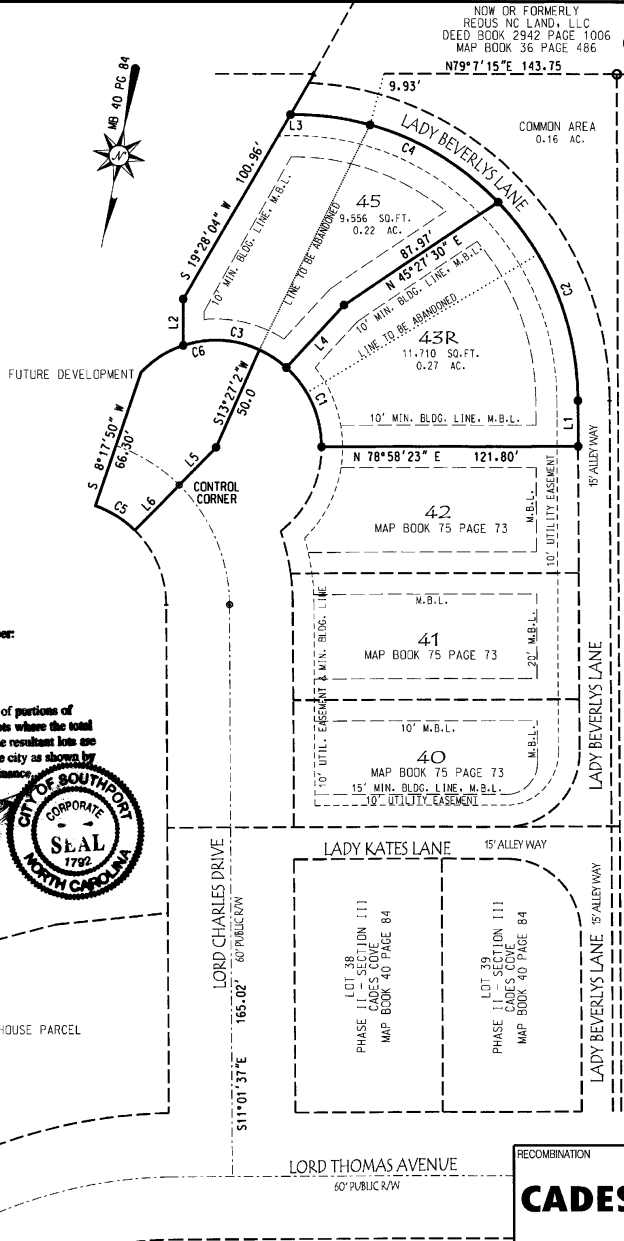
THIS MAP IS FOR THE PURPOSE OF RECOMBINING LOT 43 & LOT 44 AND A PORTION OF THE FUTURE DEVELOPMENT PARCEL AS SHOWN ON MAP BOOK 75 AT PAGE 73. THE REVISED LOTS OMIT LOT 44 WHICH WILL NO LONGER BE USED.

**CURVE TABLE**

Name	Delta	Radius	Arc Length	Chord Length	Tangent Length	Chord Direction
C1	47°54'52"	50.00	41.81	40.61	22.22	S 35°03'52" E
C2	43°49'14"	135.00	103.25	100.75	54.30	N 32°56'14" W
C3	59°57'32"	50.00	52.32	49.97	28.84	S 89°00'04" E
C4	46°01'07"	135.00	108.43	105.54	57.33	N 77°51'24" W
C5	25°27'46"	50.00	22.22	22.04	11.30	S 68°58'17" E
C6	69°41'17"	50.00	60.81	57.13	34.81	S 68°36'23" W



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



NOW OR FORMERLY REDUS NC LAND, LLC DEED BOOK 2942 PAGE 1006 MAP BOOK 36 PAGE 486

- DEVELOPMENT NOTES**
- DETAILED ENGINEERING PLANS BY TRIPP ENGINEERING, P.A. DATED 7/29/05 HAVE BEEN APPROVED BY THE CITY OF SOUTHPORT.
  - AREAS IN THE DEVELOPMENT TO BE USED FOR PURPOSES OTHER THAN RESIDENTIAL INCLUDE COMMON AREAS, PARKS, WATER FEATURES, NATURAL PRESERVE AND COMMUNITY BUILDING.
  - PROPERTY IS ZONED PUD. MINIMUM BUILDING SETBACKS ARE CURRENTLY: FRONT - 10' SIDE - 10' REAR - 20' CORNER - 15'
  - A 10' UTILITY EASEMENT IS INCLUDED ALONG THE FRONT AND REAR OF ALL YARDS.
  - ALL ROADS ARE PUBLIC 60' WIDE RIGHTS-OF-WAY.
  - ALL ALLEYS ARE PRIVATE 15' WIDE.
  - ALL MONUMENTS, MARKERS AND CONTROL POINTS ARE SET AS INDICATED ON PLAT.
  - THERE ARE NO IDENTIFIED HISTORIC PLACES OR ENDANGERED SPECIES WITHIN THE DEVELOPMENT SITE OR CONTIGUOUS PROPERTIES.
  - PROPERTY OWNER: CARDINAL BUILDERS COMPANY 106 A CINEMA DRIVE WILMINGTON, NC 28403 (910) 343-9202
  - THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA PER COMMUNITY PANEL 3720 2096 00J.
  - THERE ARE NO DESIGNATED WETLANDS SHOWN ON THIS PLAT WITHIN THE PROJECT AREA. DELINEATION SHOWN ON RECORDED MAP AT MAP BOOK 30 PAGE 534.
  - TOTAL NUMBER OF LOTS THIS SECTION: RECOMBO EXISTING
  - TOTAL AREA THIS SECTION: EXISTING
  - TOTAL OPEN SPACE THIS SECTION: 0.15 ACRES

**LINE TABLE**

Name	Direction	Length
L1	N 11°01'37" W	21.32
L2	S 10°53'44" E	21.83
L3	S 79°08'02" W	1.31
L4	N 32°13'08" E	40.00
L5	N 33°45'36" E	25.00
L6	N 33°45'36" E	30.00

RECOMBINATION PHASE II - SECTION VI CADES COVE SUBDIVISION LOT 43 & LOT 44  
 SMITHVILLE TOWNSHIP SOUTHPORT BRUNSWICK COUNTY NORTH CAROLINA

OWNER: CARDINAL BUILDERS COMPANY  
 ADDRESS: 1114 NEW POINTE BLVD. SUITE 100 - PMB 108 LELAND, NORTH CAROLINA 28451  
 PHONE: (910) 343-9202  
 DESIGNED: GAG  
 DRAWN: GAG  
 APPROVED: GAG

STROUD ENGINEERING, P.A. C-0647  
 102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 (910) 815-0593 FAX  
 DATE: 3/16/11  
 SCALE: 1" = 40'  
 SHEET 1 OF 1

PROJECT NO.: PW-904