



Sullivan's Landing

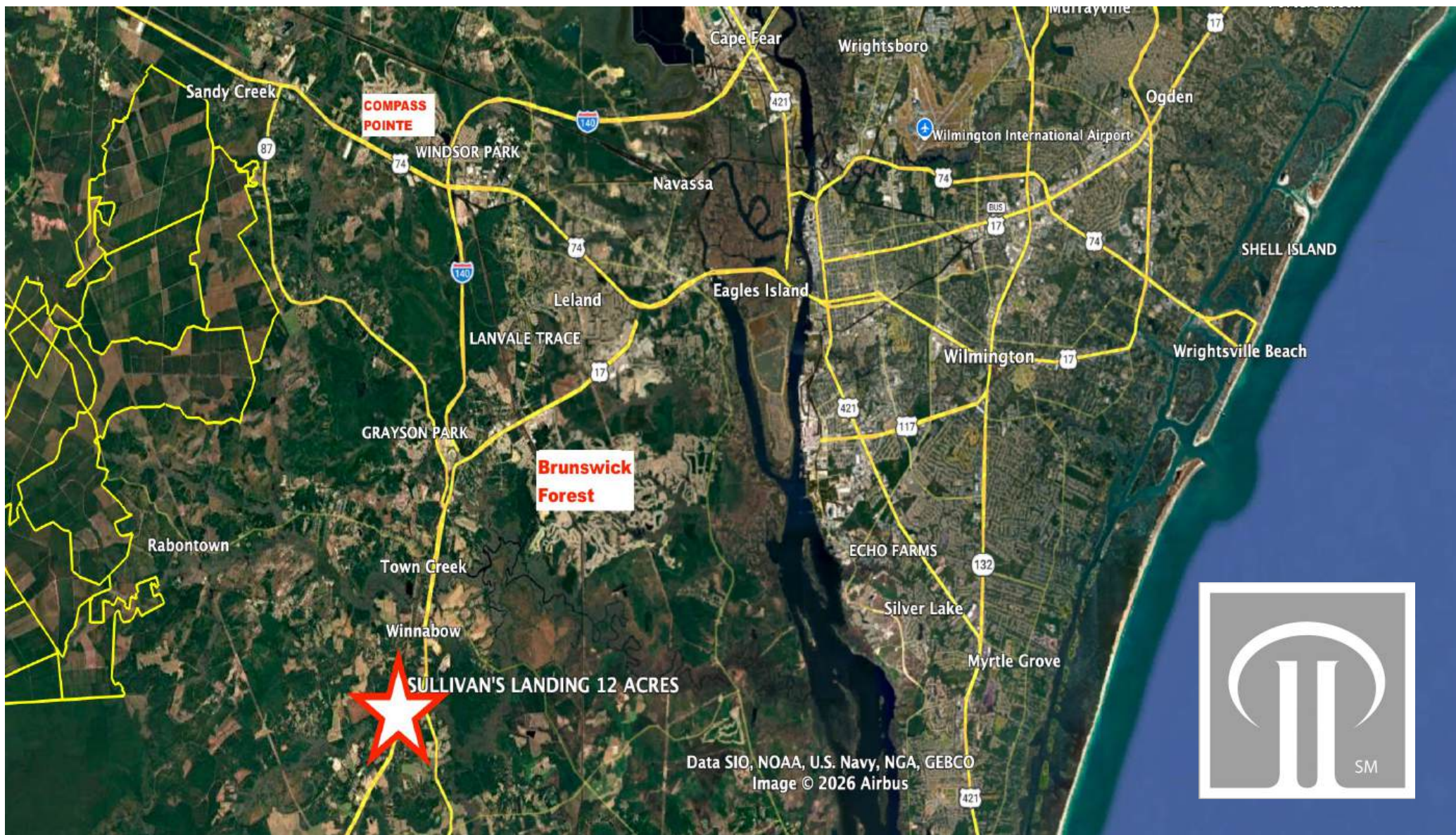
\$95,000.00 to \$150,000.00

(13) .5 to 2 acre Homesites

Winnabow, NC

www.ncplatinum.com

866-790-land (5263)





WATER**TREE**
REALTY

888-760-5263

www.ncplatinum.com

PLATINUM PROPERTIES USA, LLC

12.4 Acres Creekfront

13 SF Lots with .99 acre CLD Tract

This is an ideal tract for individual estate, family compound, developer, builder looking to be in the Wilmington MSA.

Take advantage of a previously approved 5 lot minor subdivision to allow for the first 5 homes to be built with minimum development investment. ½ to 2 acre lots! 1 acre is zoned CLD.

Each site to be served by individual conventional wastewater systems and wells. There is a county waterline on the same side of Highway 17. SEE preliminary site plans, soils, wetlands, and flood zone maps.

Platinum Development can be contracted to bring project fully entitled and developed for additional fee!

Watertree Realty is the brokerage division of Platinum Properties.

Contact Sean Scanlon 866-790-5263

sean@ncplatinum.com

www.ncplatinum.com



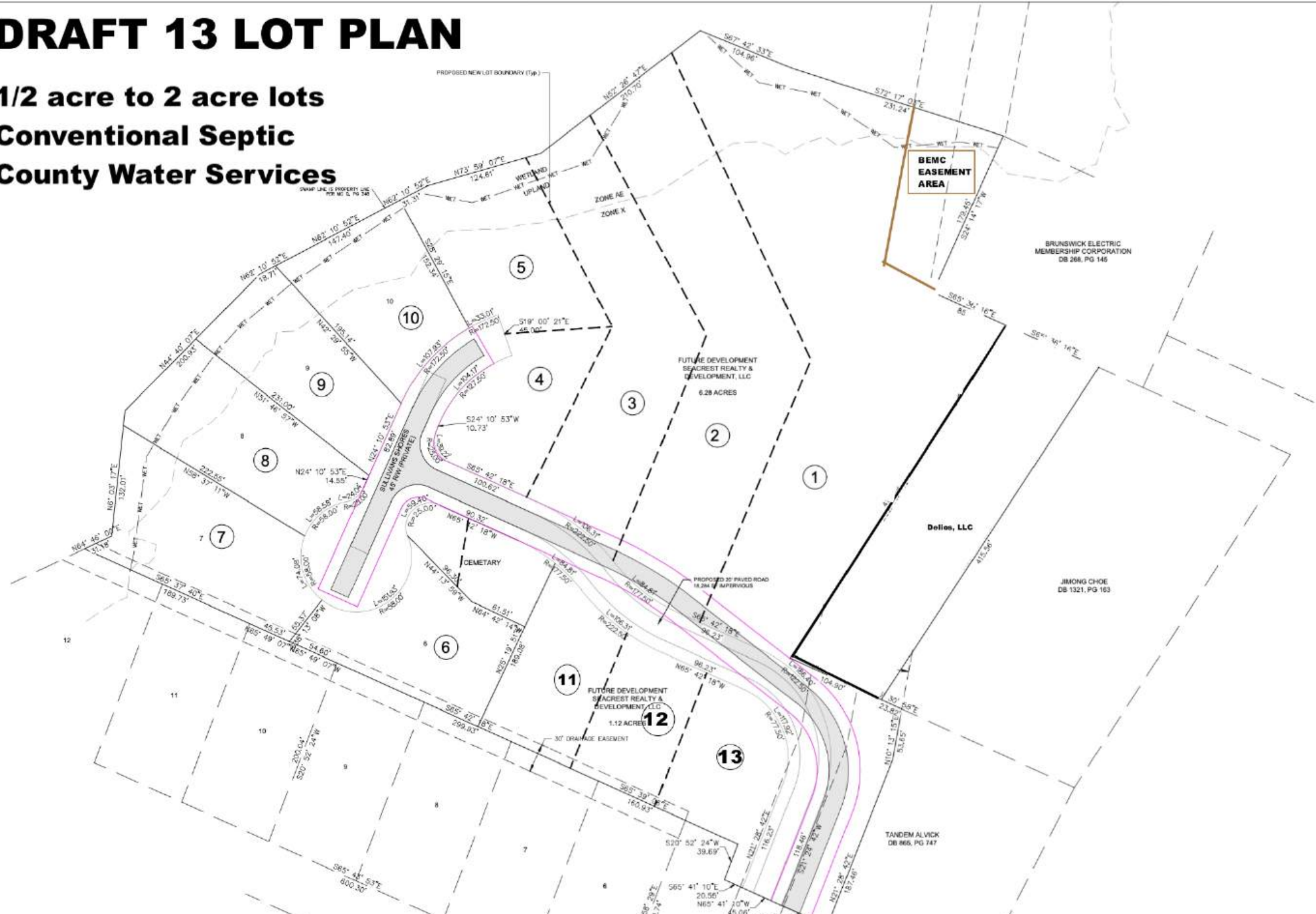


Highway 17/87 Brunswick County NC

5 Recorded Lots, 8.87 acres zoned RR

DRAFT 13 LOT PLAN

1/2 acre to 2 acre lots
Conventional Septic
County Water Services





CLD Engineering, PLLC
Civil Engineering | Landscape Architecture
Land Planning | Construction Management
NCBELS Firm License #42969
P.O. Box 1172 Phone: 910-254-6933
Wilmington, NC 28402 Fax: 910-254-0002
www.cldeng.com

SULLIVANS LANDING
Brunswick County, NC

SHEET TITLE

REV	DATE	DESCRIPTION	INT

OWNER/DEVELOPER:
Sean Scanlon

ISSUED FOR AGENCY REVIEW

I, HOWARD E. STOCKS, P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION FOUND AS NOTED HEREON, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER & SEAL THIS 11TH DAY OF JULY 2007.

I FURTHER CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

HOWARD E. STOCKS, P.L.S.
REGISTRATION NUMBER L-4250



THIS MAP SUPERSEDES THE MAP OF SULLIVAN'S LANDING PHASE 1, LOTS 6-10, RECORDED IN MAP CABINET 41, PAGE 16, OF THE BRUNSWICK COUNTY REGISTRY.

PLANNING DIRECTOR OR DESIGNEE

DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE (DATE AND MUST BE SUBMITTED FOR REAPPROVAL.



80041 P0045 07-12-2007
16:06:25:000
Robert J. Robinson
of Deeds page 1 of 1

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

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

7-12-07 M. Pages
DATE REVIEW OFFICER

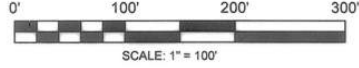
APPROVED
MINOR SUBDIVISION

M. Pages
CLERK, PLANNING DEPARTMENT

DATE: 7-12-07

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16:06:25:000
Robert J. Robinson
of Deeds page 1 of 1

GARY & MARY LEWIS
DB 1116, PG. 286
098000065



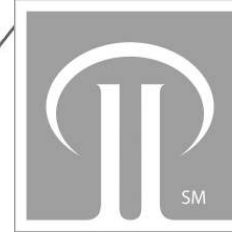
JAMES CLEMMONS
DB 605, PG. 781
0980002501

NOTE:
UNABLE TO DETERMINE THE EXACT LOCATION OF LAST PART OF ACCESS EASEMENT RECORDED IN DEED BOOK 986, PAGE 769, DUE TO OMISSION OF TIE LINE IN THE DESCRIPTION.

FUTURE DEVELOPMENT
SEACREST REALTY
&
DEVELOPMENT, LLC
DB 2442, PG. 226
0980002505

BRUNSWICK ELECTRIC
MEMBERSHIP CORP.
DB 268, PG. 145
098000026

JIMONG CHOE
DB 1321, PG. 163
0980002503



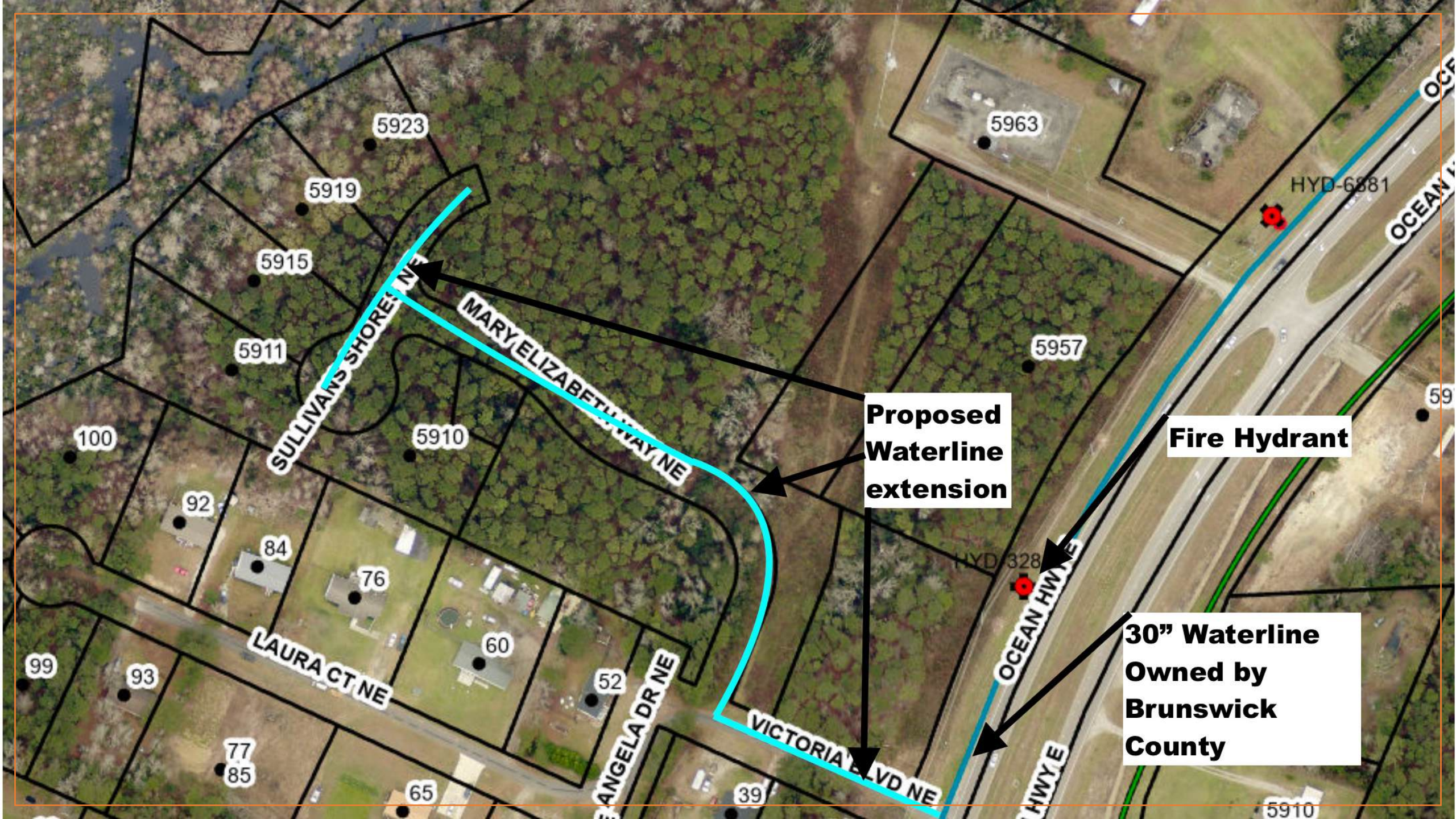
LINE	BEARING	DISTANCE
L1	N 65°49'07" W	54.60'
L2	N 65°49'07" W	45.53'
L3	N 64°46'00" E	31.18'
L4	S 38°13'08" W	55.37'
L5	N 65°41'10" W	52.56'
L6	N 65°41'10" W	45.06'
L7	N 65°41'10" W	20.55'
L8	N 20°52'24" E	39.69'
L9	N 21°28'42" E	116.23'
L10	N 24°10'53" E	14.55'
L11	N 24°10'53" E	82.89'
L12	S 24°10'53" W	10.73'
L13	S 21°28'42" W	118.46'
L14	N 64°42'14" W	61.51'
L15	N 44°13'59" W	96.30'
L16	S 19°00'21" E	45.00'
L17	N 23°48'46" W	45.58'

- LEGEND:**
- PROPERTY CORNER FOUND AS NOTED.
 - △ CALCULATED POINT.
 - ⊙ REBAR SET.
 - ⊕ POWER POLE.
 - W U WETLAND/UPLAND.
 - C.C. CONTROL CORNER.
 - - - EASEMENT LINE.
 - - - ADJOINER PROPERTY LINE.

- NOTES:**
1. REFERENCE IS MADE TO THE FOLLOWING:
MAP CABINET W, PAGE 183, MAP CABINET 19, PAGE 338, MAP CABINET Q, PAGE 348, MAP CABINET 24, PAGE 289, DEED BOOK 865, PAGE 747, DEED BOOK 1116, PAGE 286, DEED BOOK 268, PAGE 145, DEED BOOK 1321, PAGE 163, DEED BOOK 2079, PAGE 1236, DEED BOOK 887, PAGE 658, DEED BOOK 2111, PAGE 907, DEED BOOK 1275, PAGE 523, DEED BOOK 1303, PAGE 1213, DEED BOOK 865, PAGE 747, MAP CABINET 35, PAGE 299, DEED BOOK 2442, PAGE 226.
 2. BASED ON NORTH CAROLINA FLOOD INSURANCE RATE MAP CID # 370295, PANEL 2162, SUFFIX J, DATED JUNE 2, 2006, LOTS 6-10 APPEAR TO BE LOCATED IN ZONE X, AND ZONE AE.
 3. ADJOINING PROPERTY OWNERS BASED ON INFORMATION FOUND IN THE BRUNSWICK COUNTY TAX OFFICE.
 4. MINIMUM LOT SIZE 20619.52 S.F. (LOT 9).
 5. 992.92 LINEAR FEET OF STREETS.

6. LOTS 6-10 ARE TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS AND ARE SUBJECT TO APPROVAL BY THE BRUNSWICK COUNTY HEALTH DEPARTMENT.
7. ALL STREETS ARE PRIVATE AND ARE TO BE CONVEYED TO THE SULLIVAN'S LANDING PROPERTY OWNERS ASSOCIATION AS COMMON ELEMENTS.
8. ALL ROADS SHALL BE BUILT TO N.C.D.O.T. CONSTRUCTION STANDARDS AND SHALL BE MAINTAINED BY THE SULLIVAN'S LANDING POA.

9. ZONED RR.
10. SETBACKS: 25' FRONT, 25' REAR, 10' SIDES, 15' SIDE ALONG RIGHT OF WAY FOR ALL CORNER LOTS.
11. REVISED JULY 11, 2007, TO CORRECT THE SPELLING OF SEACREST.



**Proposed
Waterline
extension**

Fire Hydrant

**30" Waterline
Owned by
Brunswick
County**

DRAFT

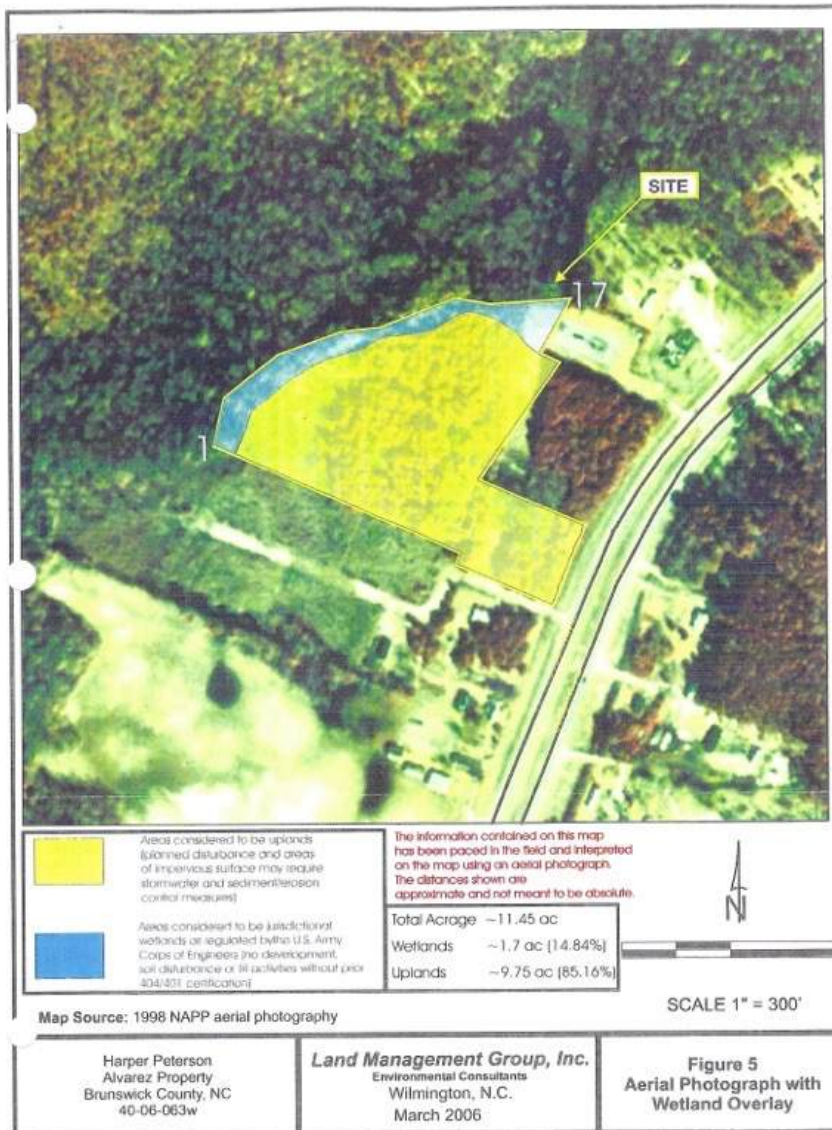
BRUNSWICK ELECTRIC
MEMBERSHIP CORP. DB
268, PG. 145 09800026

PROPOSED
STORMWATER

50' to flood
pool elevation

DRAFT

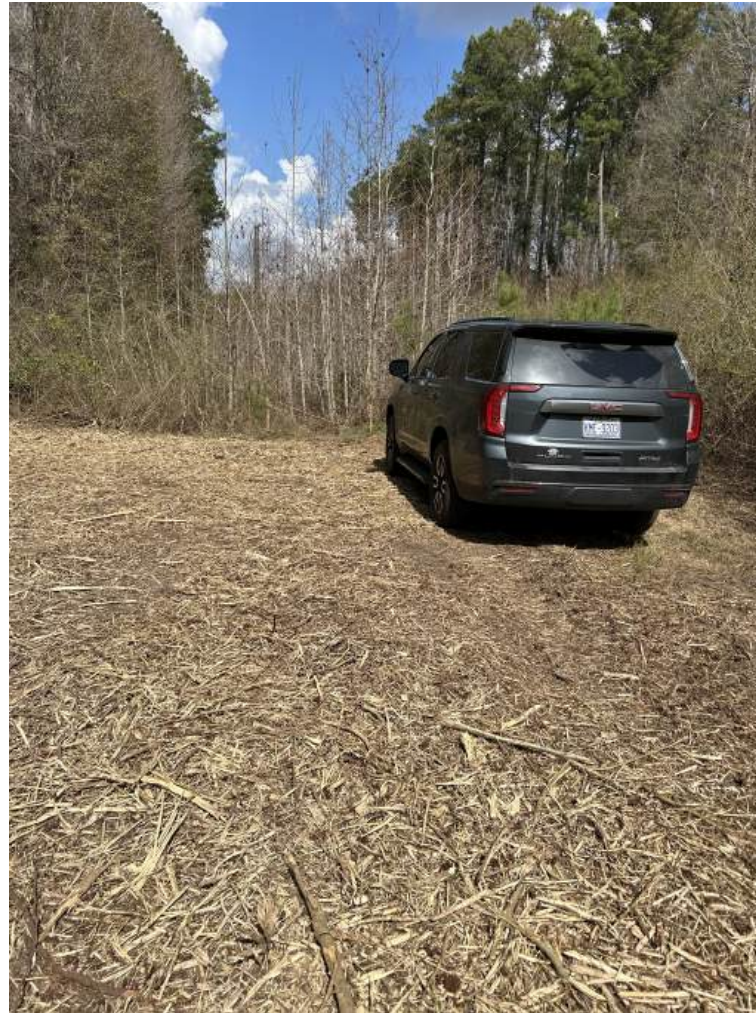
TANDEM
DB 865
0980



Harper Peterson
Alvarez Property
Brunswick County, NC
40-06-063w

Land Management Group, Inc.
Environmental Consultants
Wilmington, N.C.
March 2006

Figure 5
Aerial Photograph with
Wetland Overlay























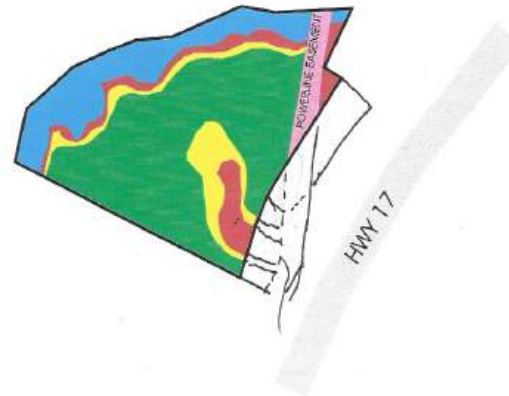
Preliminary Soil and Site Suitability Map

Tax Parcel # 0980002502

HWY 17

February 24, 2006

Scale 1"= 300'



Green soil mapping unit. These soils should be considered suitable for shallow conventional systems. These soils are sands over fine loams and clays. The estimated seasonal high water table is $> 24"$ from the soil surface. The loading rate for these soils is from 0.6- 0.3 gal/ day/ sqft.

Yellow soil mapping unit. These soils should be considered suitable for conventional fill systems, low pressure pipe in fill systems or pretreatment systems. These soils are sands over fine loams and clays. The estimated seasonal high water table is from 12- 24" from the soil surface. The loading rate for these soils is from 0.6- 0.3 gal/ day/ sqft.

Red soil mapping unit. These soils should be considered unsuitable for all types of wastewater systems. Inclusions of 404 Wetlands may be found within this map unit. These soils are sands over fine loams and clays that have a seasonal high water table within 12" of the soil surface.

Primarily 404 Wetlands. No filling or excavating can occur within a 404 Wetland without proper permits from appropriate State and Federal Agencies. Only a formal wetland delineation will determine the actual location and extent of 404 Wetlands on this site which may be greater or lesser than this map unit.



Land Management Group Inc.

Drawing by K.E.

Job # 30-06-063

All Property, Wetland, and Soil boundaries
are paced and approximate
for planning purposes only.



