S:\2019\19-02-05 Sullivan\CAD\Drawings\19-02-05 RECORD 1.dwg- Monday, February 11, 2019 3:00:13 PM

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK SEE TITLE SOURCES LISTED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND DRAWN FROM INFORMATION FOUND IN DEED BOOK______, PAGE______; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES 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. 2018

CHARLES FRANCIS RIGGS, P.L.S. ________________ L-2981

EFFECTIVE

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370344 3720423500J, FEBRUARY 16, 2007

PRELIMINARY

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370186 3720423500J, AUGUST 29, 2014

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS______.

____ A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

____ B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

____ C. ANY ONE OF THE FOLLOWING:
1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.
2) THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE:
3) THAT THE SURVEY IS A CONTROL SURVEY. FOR THE PURPOSES OF THIS SUBSECTION, A "CONTROL SURVEY" IS A SURVEY THAT PROVIDES HORIZONTAL OR VERTICAL POSITION DATA FOR SUPPORT OR CONTROL OF OTHER SURVEYS OR FOR MAPPING. A CONTROL SURVEY, BY ITSELF, CANNOT BE USED TO DEFINE OR CONVEY RIGHTS OR OWNERSHIP.
4) THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

____ D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

____ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF SURF CITY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATED ALL SANITARY SEWER, STORM SEWER, AND WATER LINES TO THE TOWN OF SURF CITY.

OWNER ____________ DATE ________.

I (WE) HEREBY CERTIFY THAT PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH A PROSPECTIVE BUYER, I (WE) SHALL PREPARE AND SIGN AND THE BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN A STATEMENT WHICH FULLY AND ACCURATELY DISCLOSES THAT THE BUYER MAY HAVE RESPONSIBILITY TO OBTAIN A DEVELOPMENT PERMIT (MINOR OR MAJOR) AND THE AGENCY TO WHICH AN APPLICATION MUST BE FILED IN ORDER TO OBTAIN SAID PERMIT PRIOR TO ANY UNDERTAKING OR ACTIVITY SUBJECT TO THE REQUIREMENTS OF THE NORTH CAROLINA COASTAL AREA MANAGEMENT ACT.

OWNER OF SUBDIVISION ____________ DATE ________.

I HEREBY CERTIFY THAT THE WATER SUPPLY AND THE SEWAGE DISPOSAL SYSTEMS INSTALLED IN HENRY ALLEN SULLIVAN SUBDIVISION MEET NECESSARY PUBLIC HEALTH REQUIREMENTS AND ARE HEREBY APPROVED.

PENDER or ONSLOW COUNTY HEALTH OFFICER or his Authorized Representative ________ DATE ________.

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SURF CITY SPECIFICATIONS AND STANDARDS IN THE HENRY ALLEN SULLIVAN SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO SURF CITY HAS BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF $__________, HAS BEEN PAID.

TOWN OF SURF CITY DIRECTOR OF PUBLIC WORKS ________ DATE ________.

I HEREBY CERTIFY THAT THE PLAT HAS BEEN THROUGH THE REQUIRED SUBDIVISION REVIEW PROCESS AND MEETS ALL CURRENT TOWN CODES.

SUBDIVISION ADMINISTRATOR ________ DATE ________.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SURF CITY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED, BY THE SURF CITY TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PENDER COUNTY OR ONSLOW COUNTY, WHICHEVER IS APPLICABLE.

MAYOR, SURF CITY ________ DATE ________.

TOWN CLERK ________ DATE ________.

IN ORDER FOR THIS EXEMPT PLAT TO BE COMPLETED A DEED REFERENCING THIS RECORDED PLAT MUST BE RECORDED WITH THE PENDER COUNTY REGISTER OF DEEDS.

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

DATE ________ REVIEW OFFICER ________.

PIN: ____________.

TAX ID#: ____________.

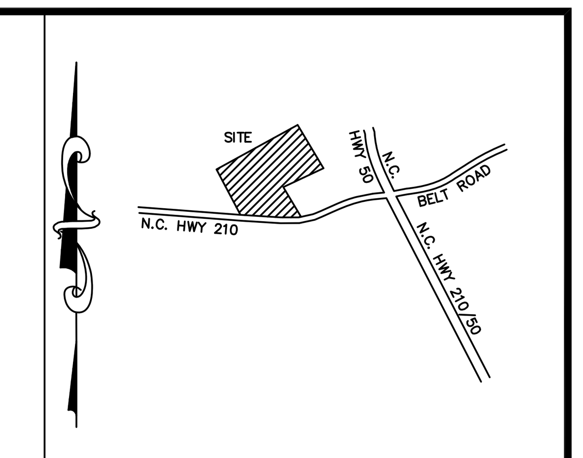
CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

LINE #	LENGTH	DIRECTION
L1	45.16'	S77°28'42"W
L2	186.52'	S89°50'10"W
L3	422.77'	N86°27'35"W
L4	107.13'	S00°55'05"E
L5	11.70'	S68°42'08"W
L6	35.62'	S58°41'32"W
L7	46.36'	S35°31'55"W
L8	54.38'	S19°32'14"W

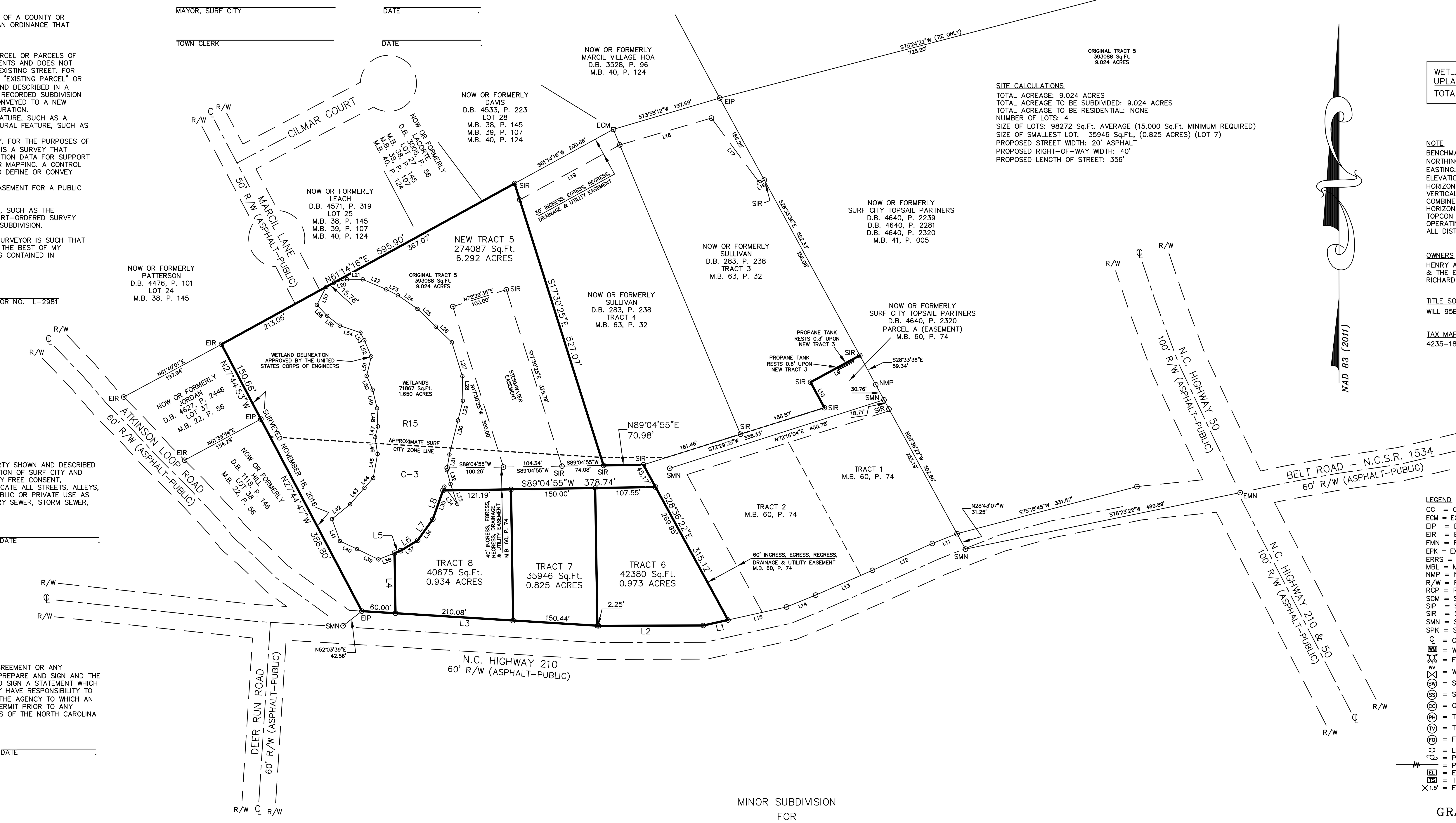
LINE #	LENGTH	DIRECTION
L9	100.00'	S61°26'24"W
L10	51.70'	S28°33'36"E
L11	47.41'	S68°29'33"W
L12	116.93'	S65°48'44"W
L13	110.48'	S66°26'26"W
L14	55.99'	S67°45'11"W
L15	106.86'	S77°28'42"W
L16	9.99'	S61°26'24"W
L17	143.44'	N36°34'29"W
L18	170.22'	S73°38'12"W
L19	203.37'	S61°14'16"W

LINE #	LENGTH	DIRECTION
L20	23.94'	N75°49'29"E
L21	27.81'	S89°41'15"E
L22	45.79'	S67°01'04"E
L23	23.17'	S63°01'36"E
L24	42.54'	S55°13'32"E
L25	45.38'	S45°45'32"E
L26	40.01'	S45°48'49"E
L27	63.55'	S17°13'06"E
L28	43.57'	S01°06'58"E
L29	36.03'	S14°07'07"W
L30	62.71'	S14°00'13"W
L31	28.21'	S09°27'34"W
L32	25.66'	S15°02'02"E
L33	37.50'	S18°32'45"E
L34	38.51'	N36°33'39"W
L35	61.65'	S19°32'14"W
L36	46.36'	S35°31'55"W
L37	35.62'	S58°41'32"W
L38	42.46'	S68°42'08"W
L39	42.33'	N64°12'00"W

LINE #	LENGTH	DIRECTION
L40	33.69'	N64°49'29"W
L41	41.67'	N19°57'30"W
L42	41.83'	N50°49'37"E
L43	38.93'	N40°58'57"E
L44	23.42'	N41°49'09"E
L45	43.24'	N10°18'01"E
L46	30.58'	N08°31'43"W
L47	19.73'	N14°38'24"E
L48	32.52'	N02°29'53"W
L49	33.92'	N13°22'36"W
L50	27.01'	N23°18'53"W
L51	35.30'	N13°29'08"E
L52	31.50'	N22°59'56"W
L53	15.31'	N27°13'46"W
L54	38.90'	N71°19'50"W
L55	28.33'	N51°58'44"W
L56	26.95'	N43°22'01"W
L57	36.28'	N27°36'50"E



VICINITY SKETCH
NOT TO SCALE



SITE CALCULATIONS
TOTAL ACREAGE: 9.024 ACRES
TOTAL ACREAGE TO BE SUBDIVIDED: 9.024 ACRES
TOTAL ACREAGE TO BE RESIDENTIAL: NONE
NUMBER OF LOTS: 4
SIZE OF LOTS: 98272 Sq.Ft. AVERAGE (15,000 Sq.Ft. MINIMUM REQUIRED)
SIZE OF SMALLEST LOT: 35946 Sq.Ft., (0.825 ACRES) (LOT 7)
PROPOSED STREET WIDTH: 20' ASPHALT
PROPOSED RIGHT-OF-WAY WIDTH: 40'
PROPOSED LENGTH OF STREET: 356'

NAD 83 (2011)

WETLANDS:	71867 Sq.Ft.	1.650 ACRES
UPLANDS:	321221 Sq.Ft.	7.374 ACRES
TOTAL AREA:	393088 Sq.Ft.	9.024 ACRES

NOTE
BENCHMARK: NCGS MONUMENT MONKS AZMK
NORTHING: 258785.31'
EASTING: 2432958.08'
ELEVATION: 30.28'
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88
COMBINED FACTOR: 0.99997356
HORIZONTAL & VERTICAL DATUM OBTAINED WITH TOPCON GRS USING N.C. GEODETIC CONTINUOUS OPERATING REFERENCE STATIONS
ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENT

OWNERS
HENRY ALLEN SULLIVAN
& THE ESTATE OF
RICHARD RAY SULLIVAN

ZONED R-15
ZONING SETBACKS
FRONT = 15'
REAR = 20'
SIDE = 10'
SIDE STREET = 15'

TITLE SOURCE
WILL 95E/182

ZONED C-3
ZONING SETBACKS
FRONT = 25'
REAR = 10'
SIDE = 10'
SIDE STREET = 20'

TAX MAP #
4235-18-9049-0000

REFERENCES
D.B. 1118, P. 146
D.B. 3528, P. 96
D.B. 3934, P. 232
D.B. 4640, P. 2239
D.B. 4640, P. 2281
D.B. 4640, P. 2320
M.B. 22, P. 56
M.B. 38, P. 145
M.B. 39, P. 107
M.B. 40, P. 124
M.B. 41, P. 005
M.B. 60, P. 74
M.B. 63, P. 32
WILL 95E/182

LEGEND
CC = CONTROL CORNER
ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CORNER)
EIP = EXISTING IRON PIPE (FOUND)
EIR = EXISTING IRON ROD (FOUND)
EMN = EXISTING MAGNETIC NAIL (FOUND)(CONTROL CORNER)
EPK = EXISTING PARKER-KALON NAIL (FOUND)(CONTROL CORNER)
ERRS = EXISTING RAILROAD SPIKE (FOUND)
MBL = MINIMUM BUILDING LINE
NMP = NON MONUMENTED POINT
R/W = RIGHT OF WAY
RCP = REINFORCED CONCRETE PIPE
SCM = SET CONCRETE MONUMENT (CONTROL CORNER)
SIP = SET IRON PIPE
SIR = SET IRON ROD
SMN = SET MAGNETIC NAIL (CONTROL CORNER)
SPK = SET PARKER-KALON NAIL (CONTROL CORNER)
℄ = CENTERLINE
WM = WATER METER
= FIRE HYDRANT
= WATER VALVE
SW = STORMWATER MANHOLE
SS = SANITARY SEWER MANHOLE
CO = CLEAN OUT
PH = TELEPHONE PEDESTAL
TV = TELEVISION PEDESTAL
FO = FIBER OPTIC CABLE MARKER
= LIGHT POLE
= POWER POLE
= POWER LINE
EL = ELECTRIC TRANSFORMER
TS = TRAFFIC SIGNAL BOX
X1.5' = EXISTING SPOT ELEVATION

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

MINOR SUBDIVISION
FOR
HENRY ALLEN SULLIVAN et al
NEW TRACT 5, TRACT 6, TRACT 7 & TRACT 8
FORMERLY TRACT 5, M.B. 63, P. 32
TOPSAIL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA
HENRY ALLEN SULLIVAN & THE ESTATE OF RICHARD RAY SULLIVAN, OWNERS, WILL 95E/182
NC HIGHWAY 210

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES

ACTUAL FIELD SURVEY DATE: NOVEMBER 7, 2018
MAPPING DATE: FEBRUARY 11, 2019
FIELD BOOK: 931, PAGE: 1
PROJECT NUMBER: 19-02-05

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