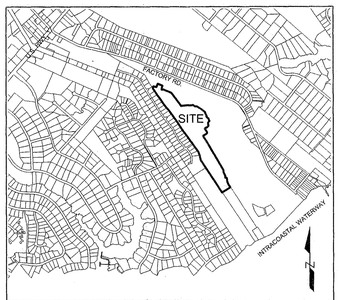


VICINITY MAP
1" = 2,000'

CERTIFICATE OF ACCURACY AND MAPPING
SURVEYOR CERTIFICATE I

I, JOSHUA W. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:15,000 , AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18TH DAY OF FEBRUARY , A.D., 2021 .

JOSHUA W. TAYLOR, PLS LICENSE NO. L-5217

SURVEYOR CERTIFICATE II

THE SUBDIVISION SHOWN ON THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE SUBDIVISION SHOWN ON THIS PLAT DOES CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCES COMMISSION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18TH DAY OF FEBRUARY A.D. 2021 .

SIGNATURE:
(SEAL)
REGISTRATION NUMBER: L-5217

SURVEYOR CERTIFICATE III

I, JOSHUA W. TAYLOR, CERTIFY THAT THIS PLAT;

X A. THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE SUBDIVISION AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

__ B. THIS PLAT IS A SURVEY THAT IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND AND IS THEREFORE NOT SUBJECT TO REGULATION BY A SUBDIVISION ORDINANCE.

C. ANY ONE OF THE FOLLOWING:

__ 1.THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE IN EXISTING STREETS AS DEFINED IN THE UNIFIED DEVELOPMENT ORDINANCE AND IS EXEMPT FROM THE DEFINITION OF SUBDIVISION CONTAINED IN SAID UNIFIED DEVELOPMENT ORDINANCE.

__ 2.THIS PLAT IS A SURVEY OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR A NATURAL FEATURE AND IS THEREFORE NOT SUBJECT TO REGULATION BY AN ORDINANCE.

__ 3.THIS PLAT AND SURVEY IS A CONTROL SURVEY AND IS THEREFORE NOT SUBJECT TO REGULATION BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.

__ 4.THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

__ D. THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION AND IS THEREFORE NOT SUBJECT TO SUBDIVISION REGULATION.

__ E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18TH DAY OF FEBRUARY A.D. 2021 .

JOSHUA W. TAYLOR, PLS LICENSE NO. L-5217

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) OWN FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

WLI INVESTMENTS, LLC.

BY: D. L. Zoga, Mgr 2-19-21
DATE

CERTIFICATE OF DISCLOSURE; PRIVATE ROADS

I (WE) THE DEVELOPERS OF SALTERS HAVEN AT LEA MARINA - PHASE 2 - SECTION 2 SUBDIVISION LOCATED IN THE UNINCORPORATED AREA OF PENDER COUNTY UNDERSTAND THAT THE ROADS IN SAID SUBDIVISION ARE DESIGNATED PRIVATE. I UNDERSTAND THAT OWNERSHIP AND MAINTENANCE OF THE ROADS WILL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME THAT THE DEVELOPER DESIGNATES THE RESPONSIBILITY TO THE HOME OWNERS' ASSOCIATION. RESPONSIBILITIES MUST BE ACCEPTED BY THE HOMEOWNERS ASSOCIATION AS SPECIFIED IN THE HOMEOWNER COVENANTS FOR SAID SUBDIVISION. THE PRIVATE ROADS IN SAID SUBDIVISION ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THIS UDO AND ALL APPLICABLE COUNTY CODES WHICH INCLUDES THE DESIGN, INSTALLATION, INSPECTION, AND APPROVAL BY A LICENSED PROFESSIONAL ENGINEER (PE) RECOGNIZED IN THE STATE OF NORTH CAROLINA PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION. IF ALL OR A PORTION OF THE ROADS INFRASTRUCTURE SYSTEM WITHIN THE SUBDIVISION IS BONDED THROUGH SURETY, PERFORMANCE BOND, OR CASH ESCROW, NO BOND SHALL BE RELEASED UNTIL ALL ROAD CONSTRUCTION IMPROVEMENTS ARE COMPLETE AND CERTIFIED BY THE PROFESSIONAL ENGINEER.

IT SHALL BE DISCLOSED TO THE PROSPECTIVE BUYER OF A LOT OR LOTS WITHIN THE SUBDIVISION THAT ROAD MAINTENANCE SHALL RUN THOUGH THE PROPERTY OWNERS ASSOCIATION IN PERPETUITY AFTER ACCEPTANCE FROM THE DEVELOPER UNTIL SUCH TIME THAT THE ROADS ARE RE-PLATTED AS PUBLICLY DESIGNATED ROADS AND TAKEN OVER FOR MAINTENANCE THROUGH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

DEVELOPER D. L. Zoga, Mgr 2-19-21
DATE

OLD NORTH STATE WATER COMPANY WASTEWATER CERTIFICATE

I (WE) THE DEVELOPER(S) OF SALTERS HAVEN AT LEA MARINA - PHASE 2 - SECTION 2 SUBDIVISION CERTIFY THAT WITH THE CERTIFICATION OF THIS PLAT ALL EASEMENTS SHOWN OR NOTED HEREON AS GENERAL UTILITY EASEMENTS AND/OR SANITARY SEWER EASEMENTS ARE HEREBY DEDICATED TO OLD NORTH STATE WATER COMPANY FOR THE PURPOSE OF WASTEWATER COLLECTION OPERATIONS, INCLUDING THE RIGHTS OF INGRESS, EGRESS, REGRESS, AND ACCESS TO OPERATE, MAINTAIN, REPAIR, AND REPLACE THE WATER MAINS AND APPURTENANT EQUIPMENT RELATED TO THE WASTEWATER COLLECTION SYSTEM.

DEVELOPER D. L. Zoga, Mgr 2-19-21
DATE

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF PENDER COUNTY

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

Kayla Bolick 3-1-21
REVIEW OFFICER DATE

PARCEL IDENTIFIER CERTIFICATE

PARCEL IDENTIFIERS WILL BE ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT AFTER RECORDATION.

Kayla Bolick 3-1-21
TAX SUPERVISER Date

3292-34-1754-0000
PARCEL ID#

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

REVIEWED COUNTY

Doc No: 2007910
Recorded: 03/01/2021 02:49:27 PM
Fee Amt: $84.00 Page 1 of 4
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 67 PG 71 - 74 (4)

__ AT
__ AT

REGISTER OF DEEDS

REVIEWED AND APPROVED BY THE ADDRESSING COORDINATOR
ADDRESSING COORDINATOR: DATE: 2/25

REVIEWED AND APPROVED BY THE ENVIRONMENTAL HEALTH
ENVIRONMENTAL HEALTH: DATE: 2/24/21

REVIEWED AND APPROVED BY THE PENDER COUNTY UTILITIES
PENDER COUNTY UTILITIES: DATE: 2/25/21

REVIEWED AND APPROVED BY THE PENDER COUNTY FIRE MARSHAL
PENDER COUNTY FIRE MARSHAL: DATE: 2/26/2021

CERTIFICATE OF FINAL PLAT APPROVAL

FINAL PLAT APPROVED BY PENDER COUNTY SUBJECT TO THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS AND CONDITIONS OF APPROVAL

PLANNING STAFF: DATE: 2/26/2021

SINGLE FAMILY DIMENSION REQUIREMENTS

PROPOSED HOUSING TYPE:	ALL UNITS ARE SINGLE FAMILY DWELLING DETACHED CONVENTIONAL (SEC. 4.15.1)

DIMENSION (LID OPTION PER SECTION 7.14 OF THE UDO):

MINIMUM LOT SIZE:	11,250 SF
MAXIMUM RESIDENTIAL LOT SIZE:	35,000 SF
FRONTYARD SETBACK:	15' MINIMUM
SIDEYARD SETBACK:	5' MINIMUM
CORNER SIDEYARD SETBACK:	15' MINIMUM
REAR SETBACK:	12.5' MINIMUM
MAXIMUM BUILDING HEIGHT:	35'
STRUCTURE SEPARATION:	15' MINIMUM
MINIMUM CHORD DISTANCE:	15'
MINIMUM LOT WIDTH:	30'

AREA
PHASE 2 SECTION 2 LOTS = 1,314,754 SF ± OR 30.183 AC ±
PHASE 2 SECTION 2 RIGHT OF WAY = 227,516 SF ± OR 5.223 AC ±

TOTAL PHASE 2 SECTION 2 AREA= 1,542,270 SF ± OR 35.406 AC ±

NUMBER OF RESIDENTIAL LOTS IN PHASE 2 SECTION 2= 95

SITE INFORMATION:

APPLICANT - WLI INVESTMENTS, LLC.
60 GREGORY RD., SUITE 1
BELVILLE, NC 28451
(866) 542-4196

OWNER - WLI INVESTMENTS, LLC.
60 GREGORY RD., SUITE 1
BELVILLE, NC 28451
(866) 542-4196
D.B. 4728, PG. 617
P.B. 63, PG. 141-143

CAMA LAND USE PLAN DESIGNATION - MIXED USE AND CONSERVATION

ZONING - RP (RESIDENTIAL PERFORMANCE)

PIN- 3292-34-1754-0000

GRAPHIC SCALE
0 50 100 150
SCALE: 1"=50'

SURVEY NOTES:

1. HORIZONTAL DATUM IS NAD 1983 (NSRS 2011) AND WAS ESTABLISHED UTILIZING A TOPCON SR GPS RECEIVER OPERATING IN VRS MODE WITH REPEAT OBSERVATIONS.
2. AREAS CALCULATED BY COORDINATES.
3. NO NCGS MOUNMENT WAS LOCATED WITHIN 2,000 FEET OF THE SUBJECT PARCEL.
4. THIS PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP 3720329200J BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007.
5. CORNERS ARE MARKED AS NOTED ON MAP.
6. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
7. THERE ARE WETLANDS AND STREAMS ON THE PROPERTY. LAND MANAGEMENT GROUP (LMG) IN CONJUNCTION WITH NCDWR AND USACE HAS MAPPED WETLANDS ON THE PROPERTY AS INDICATED AS WELL AS POTENTIAL WETLAND IMPACTS.
8. ALL AREAS DEPICTED AS "WETLAND", "STREAM", "POND", "WATERS OF THE U.S.", AND "STORMWATER BMP" ARE SUBJECT TO AN APPROVED STORMWATER PERMIT ISSUED BY NC DEQ (STATE STORMWATER PERMIT NO. SW8 190103) AND A USACE PERMIT (SAW-2018-01501) REGARDING STORMWATER DISCHARGE AND DESIGN AND WETLAND, STREAM, AND RPW IMPACTS. AN EASEMENT IS RESERVED IN FAVOR OF SALTERS HAVEN HOA, INC. FOR DISCHARGE OF STORMWATER INTO, UPON, AND ACROSS ALL SUCH AREAS, SUBJECT TO THE PERMITS NAMED ABOVE AND ANY OTHER CURRENT OR FUTURE APPROVED PERMITS OR MODIFICATIONS TO PERMITS.
9. ALL STORMWATER PONDS INCLUDE A 10' DRAINAGE AND MAINTENANCE EASEMENT EXTENDING OUT FROM THE TOP OF BANK.
11. ALL MAINTENANCE AND DRAINAGE EASEMENTS ADJOINING OR RUNNING CONGRUENT WITH PUBLIC RIGHT OF WAYS SHOWN HEREON ARE PUBLIC.

PRIVATE ROAD CERTIFICATION

I (WE) HEREBY CERTIFY THAT ALL PRIVATE ROADS AS DEPICTED ON THE SUBDIVISION PLAT SALTERS HAVEN AT LEA MARINA - PHASE 2 - SECTION 2 HAVE BEEN DESIGNED, INSTALLED, INSPECTED, AND APPROVED IN ACCORDANCE WITH ARTICLE 7 OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE AND ALL APPLICABLE PENDER COUNTY CODES PRIOR TO THE FINAL PLAT APPROVAL FOR ALL OF PORTION OF THE SUBDIVISION.

BY CERTIFYING THE CONSTRUCTION OF THESE ROADS AS PRIVATE, THERE ARE NO GUARANTEES OR ASSURANCES OF ACCEPTANCE OF SAID ROADS BE THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

TIM CLINKSCALES, PE, PLS 2/18/21
DATE

CERTIFICATE OF PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION APPROVED

Daniel R. Cumbo 2/23/2021
DISTRICT ENGINEER DATE

NORTH CAROLINA PROFESSIONAL SEAL 029847 ENGINEER TIMOTHY G. CLINKSCALES

LEGEND

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
CMF	CONCRETE MONUMENT FOUND
PKF	PK NAIL FOUND
PKS	PK NAIL SET
	NO POINT FOUND/SET
CMS	CONCRETE MONUMENT SET
	EASEMENT (ESMT) LINE
	ADJOINER PROPERTY LINE
	SETBACK LINE
	RIGHT-OF-WAY
	PROPOSED LOT LINES
	PHASE BOUNDARY BOUNDARY
WET	WETLAND LINE
RPW	RELATIVELY PERMANENT WATERS
	PASSIVE OPEN SPACE

NORTH CAROLINA PROFESSIONAL SEAL L-5217 LAND SURVEYOR JOSHUA W. TAYLOR

REVISIONS:

CLIENT INFORMATION:
WLI INVESTMENTS, LLC.
60 GREGORY RD., SUITE 1
BELVILLE, NC 28451

PARAMOUNTE ENGINEERING, INC
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SUBDIVISION PLAT
SALTERS HAVEN AT LEA MARINA
PHASE 2, SECTION 2

TOPSAIL TOWNSHIP
PENDER COUNTY, NC

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
AS-BUILT:
RELEASED FOR CONST:

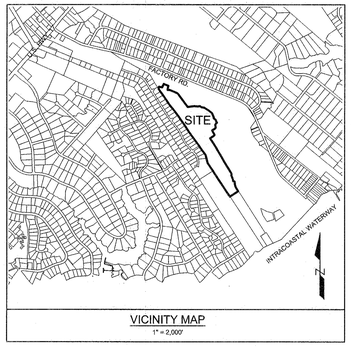
DRAWING INFORMATION
DATE: 02/18/2021
SCALE: 1"=50'
DESIGNED: TWB
DRAWN: APT
CHECKED: KPN

SHEET 1 OF 4

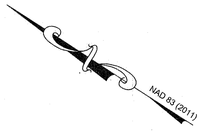
PEI JOB#: 16381.PE

MB 67 PG 71 10844

Bk 67
Pg 72



VICINITY MAP
1" = 2,000'



LEGEND

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
	IRON ROD SET
CMF	CONCRETE MONUMENT FOUND
PKF	PK NAIL FOUND
	PK NAIL SET
	NO POINT FOUND/SET
CMS	CONCRETE MONUMENT SET
	EASEMENT (ESMT) LINE
	ADJOINER PROPERTY LINE
	SETBACK LINE
	RIGHT-OF-WAY
	PROPOSED LOT LINES
	PHASE BOUNDARY BOUNDARY
WET	WETLAND LINE
RPW	RELATIVELY PERMANENT WATERS
	PASSIVE OPEN SPACE

STORMWATER POND BMP

PHASE 1 P.B. 65, PG. 98-102

PHASE 2, SECTION 1 P.B. 65, PG. 124

ANCHORS AWAY RD.
50' PUBLIC R/W

W. KEEL DR.
50' PRIVATE R/W

JACKLINE DR.
50' PRIVATE R/W

MAJESTIC OAKS P.B. 45, PG. 119

MATCHLINE SHEET 1

MATCHLINE SHEET 2

MATCHLINE SHEET 3

CHAIN AND BOLLARDS INSTALLED AT DIRECTION OF PENDER COUNTY FIRE MARSHALL - TO BE REMOVED UPON CONNECTION TO MAE DRIVE BEING COMPLETED.

GRAPHIC SCALE
0 50 100 150
SCALE: 1"=50'

REVISIONS:

CLIENT INFORMATION:
WLI INVESTMENTS, LLC.
60 GREGORY RD., SUITE 1
BELVILLE, NC 28451

PARAMOUNT ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SUBDIVISION PLAT
SALTERS HAVEN AT LEA MARINA
PHASE 2, SECTION 2.

TOPSAIL TOWNSHIP
PENDER COUNTY, NC

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL:
RELEASED FOR CONST.:

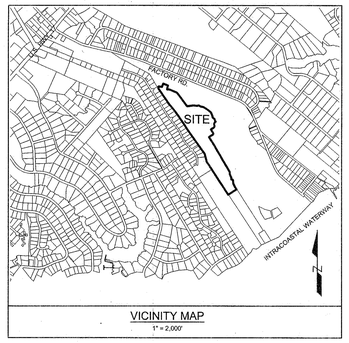
DRAWING INFORMATION
DATE: 02/15/2022
SCALE: 1"=50'
DESIGNED: JWT
DRAWN: KPN
CHECKED:

SEAL
NORTH CAROLINA PROFESSIONAL SEAL L-5217 LAND SURVEYOR JOSHUA W. TAYLOR

SHEET 2 OF 4

PEI JOB#: 16381.PE

MB67 PG72 2 of 4



VICINITY MAP
1" = 2,000'

NAD 83 (2011)

LEGEND

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
	IRON ROD SET
CMF	CONCRETE MONUMENT FOUND
PKF	PK NAIL FOUND
	PK NAIL SET
	NO POINT FOUND/SET
CMS	CONCRETE MONUMENT SET
	EASEMENT (ESMT) LINE
	ADJOINER PROPERTY LINE
	SETBACK LINE
	RIGHT-OF-WAY
	PROPOSED LOT LINES
	PHASE BOUNDARY BOUNDARY
WET	WETLAND LINE
RPW	RELATIVELY PERMANENT WATERS
	PASSIVE OPEN SPACE

E. KEEL DR.
50' PRIVATE R/W

JACKLINE DR.
50' PRIVATE R/W

TIDE VIEW PT.
50' PUBLIC R/W

LEA'S LN.
PUBLIC R/W VARIES

PHASE 2, SECTION 1
P.B. 65, PG. 124

PHASE 1
P.B. 65, PG. 98-102

MATCHLINE SHEET 2

MATCHLINE SHEET 3

N 30°16'43" W 529.37' (TOTAL)

N 30°46'26" W - 381.25' (TOTAL)

S 33°18'37" E - 512.90' (TOTAL)

S 33°18'37" E 561.61'

N 33°18'37" W - 511.49' (TOTAL)

S 33°18'37" E - 513.61' (TOTAL)

S 32°33'38" E - 321.98' (TOTAL)

S 33°18'37" E - 575.78' (TOTAL)

N 57°19'26" E - 270.81' (TOTAL)

S 17°38'09" E - 67.13' (TOTAL)

N 23°02'08" W 110.86'

S 56°49'53" E - 210.41' (TOTAL)

N 56°49'53" W - 210.41' (TOTAL)

205	12,233 SF ±	0.28 AC. ±
206	11,678 SF ±	0.27 AC. ±
207	12,386 SF ±	0.28 AC. ±
208	13,314 SF ±	0.31 AC. ±
209	13,140 SF ±	0.30 AC. ±
210	14,243 SF ±	0.33 AC. ±
211	14,388 SF ±	0.33 AC. ±
212	14,111 SF ±	0.32 AC. ±
93	13,842 SF ±	0.32 AC. ±
92	13,572 SF ±	0.31 AC. ±
91	13,303 SF ±	0.31 AC. ±
90	12,373 SF ±	0.28 AC. ±
89	11,451 SF ±	0.26 AC. ±
88	13,550 SF ±	0.31 AC. ±
87	12,880 SF ±	0.30 AC. ±
223	12,226 SF ±	0.28 AC. ±
222	13,469 SF ±	0.31 AC. ±
221	13,874 SF ±	0.32 AC. ±
220	13,046 SF ±	0.30 AC. ±
219	15,363 SF ±	0.35 AC. ±
218	14,006 SF ±	0.32 AC. ±
217	12,121 SF ±	0.28 AC. ±
216	12,075 SF ±	0.28 AC. ±
215	12,936 SF ±	0.30 AC. ±
214	12,880 SF ±	0.30 AC. ±
213	12,880 SF ±	0.30 AC. ±
241	21,428 SF ±	0.49 AC. ±
242	14,631 SF ±	0.34 AC. ±
243	14,468 SF ±	0.33 AC. ±
244	42,254 SF ±	0.97 AC. ±

CHAIN AND BOLLARDS INSTALLED AT DIRECTION OF PENDER COUNTY FIRE MARSHALL - TO BE REMOVED UPON CONNECTION TO MAJESTIC OAKS BEING COMPLETED.

REMAINING LANDS OF LEA
PIN: 3292-51-2833-0000
D.B. 4684, PG. 1481
P.B. 63, PG. 141-143

MAJESTIC OAKS
P.B. 52, PG. 127

DEWEY F. WEIR, JR.
PIN: 3292-41-2887-0000
D.B. 822, PG. 46
P.B. 41, PG. 10

GRAPHIC SCALE
0 50 100 150
SCALE: 1"=50'

REVISIONS:

CLIENT INFORMATION:
WLI INVESTMENTS, LLC.
60 GREGORY RD., SUITE 1
BELVILLE, NC 28451

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NC License #: C-2846

SUBDIVISION PLAT
SALTERS HAVEN AT LEA MARINA
PHASE 2, SECTION 2

TOPSAIL TOWNSHIP
PENDER COUNTY, NC

PROJECT STATUS
CHECK ONE AS APPROPRIATE:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

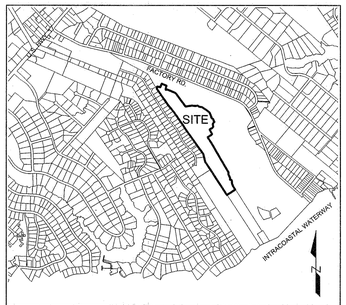
DRAWING INFORMATION
DATE: 02/18/2021
SCALE: 1"=50'
DESIGNED: JWT
DRAWN: KPN
CHECKED:

SEAL
NORTH CAROLINA
PROFESSIONAL
SEAL
L-5217
LAND SURVEYOR
JOSHUA W. TAYLOR

SHEET 3 OF 4

PEI JOB#: 16381.PE

NB 67 Pg 73 384



VICINITY MAP
1" = 2,000'

NAD 83 (2011)

LINE	BEARING	DISTANCE
L1	N 30°46'26" W	31.69'
L2	N 30°46'26" W	23.85'
L3	N 30°46'26" W	21.93'
L4	N 30°46'26" W	20.00'
L5	N 30°46'26" W	18.07'
L6	N 30°46'26" W	37.25'
L7	N 30°16'43" W	34.68'
L8	N 30°16'43" W	6.17'
L9	N 30°16'43" W	21.54'
L10	N 30°16'43" W	41.93'
L11	N 30°16'43" W	38.07'
L12	N 30°16'43" W	46.96'
L13	N 30°16'43" W	33.04'
L14	N 30°16'43" W	20.08'
L15	N 30°16'43" W	8.85'
L16	N 30°16'43" W	4.69'
L17	N 33°47'47" W	25.00'
L18	N 33°47'47" W	25.00'
L19	N 56°12'13" E	11.45'
L20	N 54°36'51" E	25.04'
L21	N 54°36'51" E	25.04'
L22	N 70°04'44" E	32.79'
L23	N 40°16'58" E	47.24'
L25	N 10°46'49" W	13.00'
L26	N 10°46'49" W	23.31'
L27	N 04°32'27" W	44.27'
L28	N 22°24'21" E	23.08'
L29	N 36°46'58" E	27.26'
L30	N 36°46'58" E	11.17'
L31	N 71°10'43" E	11.05'
L32	N 32°42'35" W	42.61'
L34	N 31°17'26" W	22.00'
L35	N 54°55'47" W	27.68'
L37	N 24°19'37" W	17.43'
L38	S 74°13'24" E	11.22'
L39	N 58°25'25" W	41.26'
L40	N 84°56'38" W	42.79'
L41	N 73°06'10" W	28.00'
L42	N 73°06'10" W	5.49'
L43	N 68°06'23" W	9.85'
L44	N 51°38'31" W	37.42'
L45	S 82°21'38" W	6.63'
L46	S 83°27'15" W	24.14'
L47	N 36°42'00" W	25.81'
L48	N 52°05'20" W	32.60'
L49	N 67°49'59" W	20.74'
L53	S 89°21'09" W	25.00'
L54	S 89°21'09" W	25.00'
L55	N 22°10'01" E	9.99'
L56	S 11°29'46" W	23.17'
L57	S 11°29'46" W	34.70'
L58	S 34°35'25" E	20.24'
L59	S 34°35'25" E	33.21'
L60	S 34°35'25" E	10.11'
L61	S 34°35'25" E	21.16'
L62	S 34°35'25" E	29.96'
L64	S 38°28'57" E	20.85'
L65	S 38°37'37" E	29.23'
L66	S 38°36'11" E	3.80'
L67	S 38°36'11" E	24.76'
L68	S 35°13'16" E	35.16'
L69	S 35°13'16" E	20.13'
L70	S 35°13'16" E	27.11'
L71	S 35°13'16" E	30.28'
L72	S 33°29'13" E	49.84'
L73	S 33°29'13" E	3.85'
L74	S 35°46'50" E	25.01'
L75	S 35°46'50" E	25.01'
L76	S 35°46'50" E	35.47'
L77	S 14°27'55" E	37.73'
L78	S 14°27'55" E	34.61'
L79	S 33°18'37" E	39.87'
L83	N 17°38'09" W	49.84'
L84	N 17°38'09" W	17.30'
L87	S 17°38'09" E	5.68'
L88	N 37°10'49" W	16.82'
L89	N 36°42'00" W	38.31'
L91	N 36°42'00" W	19.20'
L92	S 36°42'00" E	30.66'
L106	S 37°10'49" E	19.40'
L107	S 37°10'49" E	12.64'
L108	N 56°12'13" E	42.92'
L109	S 36°42'00" E	48.82'
L110	S 79°45'35" W	34.53'
L123	N 58°45'00" W	24.37'
L124	S 82°23'35" W	3.73'
L125	S 82°23'35" W	29.27'
L126	S 89°34'47" W	29.87'
L127	N 75°20'39" W	29.02'
L128	S 52°49'11" W	24.95'
L129	S 52°49'11" W	43.36'
L130	S 36°59'36" E	46.98'
L131	S 36°59'36" E	21.40'
L132	S 36°59'36" E	3.24'
L133	S 36°59'36" E	3.30'
L134	S 36°59'36" E	3.43'
L135	S 36°59'36" E	3.43'
L136	S 36°59'36" E	10.74'
L137	N 36°42'00" W	8.00'
L138	N 56°49'53" E	24.41'
L139	N 33°54'55" W	37.54'
L140	N 53°18'00" E	42.33'
L141	N 01°33'07" W	25.09'
L142	N 01°33'07" W	25.07'
L143	N 48°47'32" W	17.59'
L144	N 48°47'32" W	11.77'
L145	N 06°16'36" W	11.77'
L146	N 06°16'36" W	11.68'
L147	N 22°10'01" E	20.00'
L148	S 33°18'37" E	40.13'
L149	S 33°18'37" E	25.00'
L150	S 33°18'37" E	25.00'
L151	S 56°12'13" W	11.45'
L152	S 56°12'13" W	30.04'
L153	S 56°12'13" W	44.63'
L154	S 33°47'47" E	16.00'
L155	S 56°12'13" W	20.00'
L156	N 33°47'47" W	16.00'
L157	S 56°49'53" W	24.81'
L158	S 56°49'53" W	27.50'
L159	S 33°10'07" E	20.00'
L160	S 56°49'53" W	20.00'
L161	N 33°10'07" W	20.00'

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	25.00'	40.38'	92°32'23"	36.13'	N 44°27'48" W
C2	205.00'	21.30'	5°57'13"	21.29'	S 86°17'24" W
C3	2025.00'	118.07'	3°20'26"	118.05'	N 57°52'26" E
C4	25.00'	39.70'	90°58'42"	35.66'	N 14°03'18" E
C5	7975.00'	122.80'	0°52'56"	122.80'	N 31°52'31" W
C7	255.00'	41.20'	9°15'28"	41.16'	N 03°58'53" E
C8	255.00'	60.34'	13°33'24"	60.19'	N 15°23'19" E
C9	267.86'	6.47'	1°22'59"	6.47'	N 31°50'52" W
C10	267.86'	88.89'	19°00'53"	88.49'	N 21°38'56" W
C11	267.86'	76.78'	16°25'24"	76.52'	N 03°55'48" W
C12	205.00'	94.75'	26°28'54"	93.91'	S 70°04'20" W
C13	25.00'	39.33'	90°08'30"	35.40'	N 11°45'38" E
C14	710.00'	19.00'	1°31'56"	18.99'	N 32°32'38" W
C15	710.00'	75.03'	6°03'19"	75.00'	N 28°44'59" W
C16	710.00'	75.03'	6°03'19"	75.00'	N 22°41'41" W
C17	710.00'	25.17'	2°01'52"	25.17'	N 18°39'05" W
C18	631.00'	74.83'	6°47'40"	74.78'	N 21°01'59" W
C19	631.00'	96.64'	8°46'31"	96.55'	N 28°49'05" W
C20	631.00'	7.81'	0°42'34"	7.81'	N 33°33'38" W
C21	25.00'	39.22'	89°52'52"	35.32'	N 78°51'21" W
C22	25.00'	39.32'	90°07'08"	35.39'	S 11°08'39" W
C23	681.00'	24.77'	2°05'01"	24.76'	S 32°52'25" E
C24	681.00'	75.60'	6°21'38"	75.56'	S 28°39'05" E
C25	681.00'	75.60'	6°21'38"	75.56'	S 22°17'27" E
C26	681.00'	17.53'	1°28'28"	17.53'	S 18°22'23" E
C27	660.00'	78.17'	6°47'11"	78.13'	S 21°01'45" E
C28	660.00'	91.05'	7°54'16"	90.98'	S 28°22'29" E
C29	660.00'	11.33'	0°59'00"	11.33'	S 32°49'07" E
C30	25.00'	36.93'	84°38'21"	33.66'	S 75°37'47" E
C31	255.00'	99.12'	22°16'17"	98.50'	N 73°11'10" E
C32	25.00'	39.49'	90°29'39"	35.51'	N 10°57'24" E
C33	1975.00'	67.04'	1°56'41"	67.03'	N 35°15'46" W
C34	1975.00'	32.58'	0°56'43"	32.58'	N 36°42'26" W
C35	3025.00'	25.36'	0°28'49"	25.36'	N 36°56'25" W
C36	255.00'	60.87'	13°40'38"	60.73'	N 29°51'41" W
C37	255.00'	65.51'	14°43'12"	65.33'	N 15°39'46" W
C38	255.00'	34.07'	7°39'19"	34.05'	N 04°28'31" W
C39	291.72'	27.02'	5°18'25"	27.01'	N 37°24'32" W
C40	322.23'	95.44'	16°58'09"	95.09'	N 48°32'49" W
C41	312.24'	232.73'	42°42'19"	227.38'	N 78°23'03" W
C42	319.82'	140.95'	25°15'05"	139.81'	S 67°38'15" W
C43	24.92'	39.97'	91°54'29"	35.82'	S 09°03'28" W
C44	2975.00'	24.94'	0°28'49"	24.94'	S 36°56'25" E
C45	2025.00'	102.99'	2°54'50"	102.98'	S 35°43'24" E
C46	25.00'	39.06'	89°31'48"	35.21'	S 79°01'53" E
C47	205.00'	128.99'	36°03'09"	126.88'	S 18°40'26" E
C48	25.00'	38.78'	88°52'24"	35.01'	S 81°08'12" E
C49	365.00'	140.49'	22°03'10"	139.62'	N 65°27'11" E
C50	365.00'	58.24'	9°08'30"	58.18'	N 81°03'02" E
C51	365.00'	70.52'	11°04'11"	70.41'	S 88°50'38" E
C52	365.00'	73.89'	11°35'54"	73.76'	S 77°30'35" E
C53	365.00'	74.65'	11°43'06"	74.52'	S 65°51'05" E
C55	365.00'	75.13'	11°47'37"	75.00'	S 54°05'43" E
C56	365.00'	75.28'	11°48'59"	75.14'	S 42°17'26" E
C57	365.00'	9.11'	1°25'51"	9.11'	S 35°40'01" E
C58	230.00'	108.55'	27°02'28"	107.55'	N 70°21'07" E
C59	656.00'	186.39'	16°16'46"	185.76'	S 25°46'32" E
C60	685.00'	187.39'	15°40'28"	186.81'	S 25°28'23" E
C61	2000.00'	113.97'	3°15'54"	113.96'	N 35°32'52" W
C62	3000.00'	25.15'	0°28'49"	25.15'	N 36°56'25" W
C63	230.00'	144.72'	36°03'09"	142.35'	N 18°40'26" W
C64	340.00'	544.45'	91°44'54"	488.11'	S 80°49'33" E
C66	8000.00'	366.60'	2°37'32"	366.57'	S 33°38'20" E
C67	8025.00'	65.90'	0°28'14"	65.90'	S 34°42'59" E
C68	8025.00'	75.00'	0°32'08"	75.00'	S 34°12'48" E
C69	8025.00'	74.97'	0°32'07"	74.97'	S 33°40'41" E
C70	8025.00'	150.53'	1°04'29"	150.53'	S 32°52'23" E
C71	7975.00'	158.88'	1°08'29"	158.88'	N 32°53'14" W
C72	7975.00'	75.00'	0°32'20"	75.00'	N 33°43'39" W
C73	7975.00'	78.27'	0°33'44"	78.27'	N 34°16'41" W
C86	7975.00'	54.64'	0°23'33"	54.64'	N 34°45'19" W
C87	230.00'	91.58'	22°48'52"	90.98'	S 10°45'35" W
C87	28.00'	17.03'	34°51'00"	16.77'	S 16°22'17" E
C89	28.00'	17.03'	34°51'00"	16.77'	N 51°13'17" W
C90	28.00'	14.66'	30°00'00"	14.49'	S 18°10'07" E
C91	28.00'	14.66'	30°00'00"	14.49'	N 48°10'07" W

LEGEND

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
	IRON ROD SET
CMF	CONCRETE MONUMENT FOUND
PKF	PK NAIL FOUND
	PK NAIL SET
	NO POINT FOUND/SET
CMS	CONCRETE MONUMENT SET
	EASEMENT (ESMT) LINE
	ADJOINER PROPERTY LINE
	SETBACK LINE
	RIGHT-OF-WAY
	PROPOSED LOT LINES
	PHASE BOUNDARY BOUNDARY
WET	WETLAND LINE
RPW	RELATIVELY PERMANENT WATERS
PASSIVE OPEN SPACE	

REVISIONS:

CLIENT INFORMATION:
WLI INVESTMENTS, LLC.
60 GREGORY RD., SUITE 1
BELVILLE, NC 28451

PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SUBDIVISION PLAT
SALTERS HAVEN AT LEA MARINA
PHASE 2, SECTION 2

TOPSAIL TOWNSHIP
PENDER COUNTY, NC

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 02/16/2021
SCALE: 1"= 50'
DESIGNED: JWT
DRAWN:
CHECKED:

SEAL
NORTH CAROLINA PROFESSIONAL SEAL L-5217 LAND SURVEYOR JOSHUA W. TAYLOR

SHEET 4 OF 4

PEI JOB#: 16381.PE

MB 67 PG 74 4 OF 4