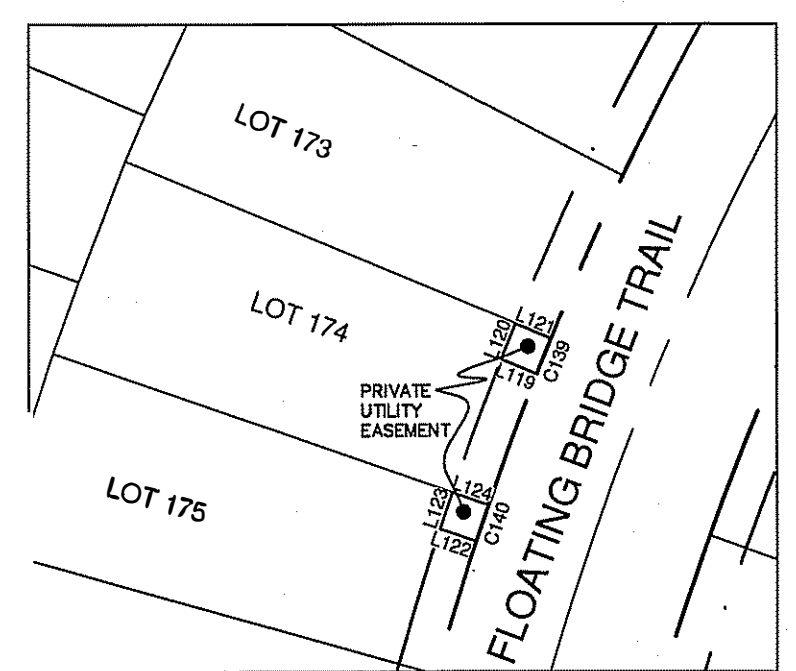


DETAIL "A" SCALE: 1" = 50'



DETAIL "B" SCALE: 1" = 50'

CONTROL TIE TO POB

POINT	BEARING	DISTANCE	DESCRIPTION
7	N11°03'31"W	972.04'	RBC
8	S87°06'25"E	2783.39'	POB



AREA TABLE

RESIDENTIAL LOTS	20.46 ACRES
OPEN SPACE	17.99 ACRES
RIGHT OF WAY	7.88 ACRES
OVERALL	46.33 ACRES

LEGEND

- - PKNAILSET
- - IRON ROD SET
- - PUBLIC DRAINAGE EASEMENT
- - RIGHT OF WAY
- - NOW FORMERLY
- - CONCRETE CONTROL MON.

ZONING

ZONED R7-CD PERFORMANCE RESIDENTIAL

SETBACKS: FRONT: 10'
SIDE: 5'
REAR: 0'
BETWEEN STRUCTURES: 10'

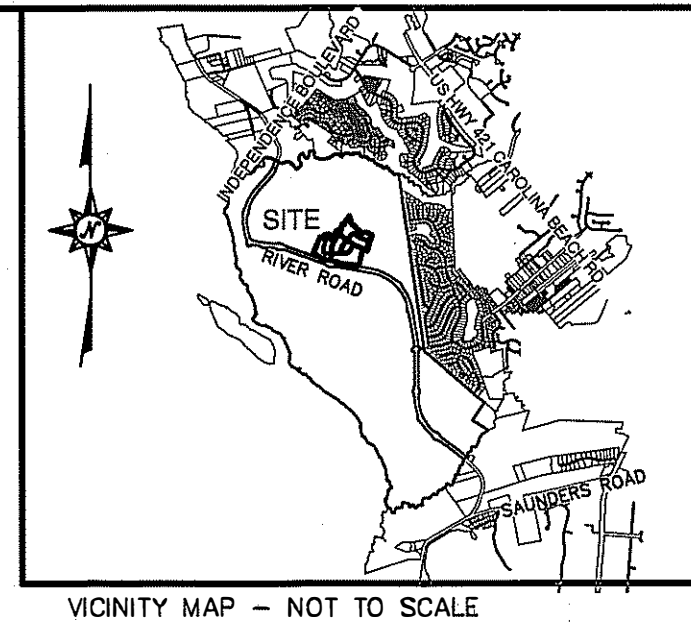
TOTAL NUMBER OF LOTS: 120

LINE LEGEND

- - FLOOD ZONE LINE
- - DELINEARY FLOOD ZONE LINE
- - NON-MUNICIPAL EASEMENT LINE
- - CONSERVATION RESOURCE SETBACK LINE

CERTIFICATE OF APPROVAL BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY:
 Review Officer for the Cape Fear Public Utility Authority, New Hanover County, North Carolina, certify that the map or plat to which this certification is affixed meets all authority standards and requirements for the public utilities as set forth by ordinances. WITH THE RECORDATION OF THIS PLAT, THE CAPE FEAR PUBLIC UTILITY AUTHORITY ACCEPTS THE OWNER'S OFFER OF DEDICATION FOR THE PUBLIC WATER AND/OR SEWER PURPOSES ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS OF WAY SHOWN ON THE PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. APPROVAL OF THIS PLAT DOES NOT GUARANTEE THE AVAILABILITY OF WATER AND SEWER SERVICES FROM THE CAPE FEAR PUBLIC UTILITY AUTHORITY.

CAPE FEAR PUBLIC UTILITY AUTHORITY
 BY: *[Signature]* Senior Project Manager
 REVIEW OFFICER TITLE DATE 12/4/17



CERTIFICATE OF APPROVAL BY THE CITY OF WILMINGTON SUBDIVISION REVIEW BOARD:

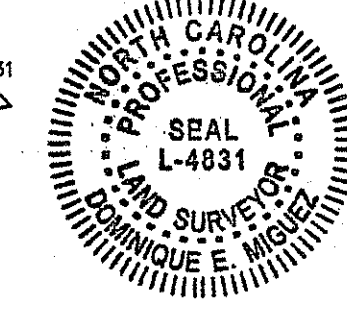
THE CITY OF WILMINGTON, SUBDIVISION REVIEW BOARD, HEREBY APPROVES FOR RECORDATION THE FINAL PLAT FOR RIVER LIGHTS - DEL WEBB - PHASE II SUBDIVISION PROVIDED THAT SAID FINAL PLAT IS RECORDED WITHIN NINETY (90) DAYS.
[Signature] 12-5-17
 CHAIRMAN, SUBDIVISION REVIEW BOARD
 DATE

I, DOMINIQUE E. MIRQUEZ, PLS. L-4831, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5038 PAGE 368 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARY LINES NOT SURVEYED ARE INDICATED WITH DASHED LINES AS DRAWN FROM INFORMATION IN BOOK 5038 PAGE 368, THAT THE RATIO OF PRECISION IS 1:79,400; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

GPS RECEIVER: TRIMBLE 5700 RECEIVERS
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: 11/09/2007
 DATUM/EPOCH: NC GRID NAD 83/1988
 PUBLISHED/FIXED-CONTROL USED: NCGS BRYAN
 GEOD MODEL: GEOD 03
 COMBINED GRID FACTOR: 1.0000647
 UNITS: US SURVEY FEET

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

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 20th DAY OF NOVEMBER, AD 2017
[Signature]
 DOMINIQUE E. MIRQUEZ
 PROFESSIONAL LAND SURVEYOR L-4831



MAP REVIEW OFFICER
 I, *[Signature]* REVIEW OFFICER OF NEW HANOVER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL ST UTILITY REQUIREMENTS FOR RECORDING.
 DATE 12/5/17

CERTIFICATE OF DISCLOSURE - CITY OF WILMINGTON FLOODPLAIN MANAGEMENT REGULATIONS, IF APPLICABLE, TO BE SIGNED BY OWNER:
 NNP IV-CAPE FEAR RIVER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY NEWLAND REAL ESTATE GROUP, LLC, ITS AGENT, BY JIM HENRY, ITS ASSISTANT VICE PRESIDENT 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 SUBJECT REAL ESTATE, OR A PORTION OF THE SUBJECT REAL ESTATE, IS LOCATED WITHIN A FLOOD HAZARD AREA AND THAT THE BUYER MUST SATISFY THE REQUIREMENTS OF THE CITY OF WILMINGTON FLOODPLAIN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 11/30/17 *[Signature]*
 DATE SIGNATURE OF OWNER(S)

12/1/17 *[Signature]*
 DATE SIGNATURE OF OWNER(S)

NORTH CAROLINA NEW HANOVER COUNTY
 HOMEOWNER'S ASSOCIATION COVENANTS, CONDITIONS AND RESTRICTIONS FILED FOR REGISTRATION ON THE 1ST DAY OF JUNE 2016 AT 2:28 PM AND DULY RECORDED IN DEED BOOK 5974, PAGE 1123.

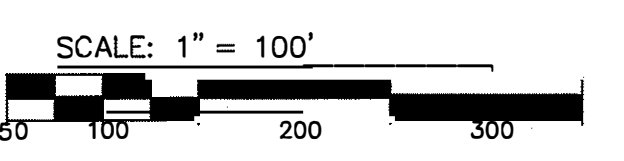
ACKNOWLEDGMENT OF COMPLIANCE (PRIVATE DEVELOPMENTS):
 NNP IV-CAPE FEAR RIVER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY NEWLAND REAL ESTATE GROUP, LLC, ITS AGENT, BY JIM HENRY HEREBY CERTIFY THAT THE STREETS, PARKS, OPEN SPACE OR OTHER AREAS DELINEATED HEREON AND DEDICATED TO PRIVATE USE, AND ALL 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 ANY 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 ACKNOWLEDGMENT OF RECEIPT OF A DISCLOSURE STATEMENT, THE DISCLOSURE STATEMENT SHALL FULLY AND COMPLETELY DISCLOSE THE PRIVATE AREAS AND INCLUDE AN EXPLANATION 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 RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF SUCH PRIVATE AREAS SHALL REST.
 11/30/17 *[Signature]*
 DATE SIGNATURE OF DEVELOPER OR SELLER
 12/1/17 *[Signature]*
 DATE SIGNATURE OF DEVELOPER OR SELLER

CERTIFICATE OF OWNERSHIP AND DEDICATION:
 NNP IV-CAPE FEAR RIVER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY NEWLAND REAL ESTATE GROUP, LLC, ITS AGENT, BY JIM HENRY 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 A SUBDIVISION WITH MY (OUR) OWN FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. I (WE) HEREBY DEDICATE EASEMENTS TO THE CITY OF WILMINGTON FOR THE UTILITY AUTHORITY OVER ALL PRIVATE STREETS FOR WATER AND SEWER LINES AND APPURTENANCES, AND I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATING JURISDICTION OF THE CITY OF WILMINGTON.
 11/30/17 *[Signature]*
 DATE
 12/1/17 *[Signature]*
 DATE
 OWNER DONALD THOMPSON
 OWNER MATT RAINES

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS:
 STATE OF NORTH CAROLINA COUNTY OF NEW HANOVER FILED FOR REGISTRATION ON THE 22nd DAY OF DECEMBER 2017 AT 9:06 (AM/PM) AND DULY RECORDED IN MAP BOOK 64 - AT PAGES 42-43
 Trch # 2017038999
 Tammy Theusch Beasley, By: *[Signature]* Deputy
 REGISTER OF DEEDS

- NOTES:
- ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
 - BEARING REFERENCED TO NC GRID NAD 83 (1986).
 - REFERENCES: AS SHOWN.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
 - THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - FLOOD PLAIN MAPPING STATEMENT:
 PORTIONS OF THIS PROPERTY LIE WITHIN THE FOLLOWING ZONES AS SCALED FROM RRM PANEL NUMBER 3124, MAP NUMBER 70312400, DATED JUNE 02, 2006.
 - ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD)
 - ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD)
 - ZONE AE-9 (AREAS WITHIN THE 1% ANNUAL CHANCE FLOOD OR 100 YEAR FLOOD)
 - THIS PROPERTY IS ZONED R7-CD.
 - ALL STRUCTURES TO BE CONSTRUCTED, IMPROVED OR REHABILITATED WITHIN THE AREA DELINEATED AS THE 100-YEAR FLOOD AREA ON THIS "FLOOD BOUNDARY AND FLOODWAY MAP, CITY OF WILMINGTON," SHALL BE CONSTRUCTED, IMPROVED OR REHABILITATED IN CONFORMANCE WITH THE FLOOD MANAGEMENT REGULATIONS OF THE CITY OF WILMINGTON.

ALL LOTS AS DEPICTED ON THE PLAT MEET OR EXCEED THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE ZONING DISTRICT IN WHICH LOCATED.
 * THIS MAP SUPERSEDES MAP BOOK 63 PAGE 264-265 AND ITS PURPOSE IS TO SHOW RECONFIGURATION OF LOTS 162 THROUGH 177 AND ADD 3 MORE LOTS NUMBERED 1000 THROUGH 1004. ALSO ON THIS PLAT IS A REVISION OF THE EASTERN PHASE LINE AND VACATE THE 30 FOOT PUBLIC EASEMENT ON THE NORTHEAST SIDE. ALSO TO SHOW NEW PRIVATE UTILITY EASEMENTS ON LOTS 165, 174 AND 175. - NOVEMBER 21, 2017



MCKIM & CREED
 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELEPHONE: (910) 343-1048
 FAX: (910) 251-8282
 NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

SUBDIVISION PLAT
 FOR
RIVER LIGHTS - DEL WEBB - PHASE II
 LOTS 145 - 258, LOTS 1000 - 1004
 PORTION OF DEED BOOK 5038 PAGE 368
 OWNERS: NNP-IV CAPE FEAR RIVER LLC and PULTE GROUP, INC.
 CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
 DATE: MAY 4, 2017 - REVISED: NOVEMBER 21, 2017

JOB NUMBER: 02735-0202
 SCALE: 1" = 100'
 CAD NUMBER: v101-027350202-A02
 PLS: DEM
 PARTY CHIEF:
 CAD TECH: ACS
 FIELD BOOK/PAGE:
 DRAWING NUMBER: 2017-045
 SHEET 1 OF 2

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, BEARING, CHORD, DELTA Δ. Rows C1 to C20.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, BEARING, CHORD, DELTA Δ. Rows C21 to C40.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, BEARING, CHORD, DELTA Δ. Rows C41 to C60.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 to L20.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L21 to L40.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L41 to L60.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, BEARING, CHORD, DELTA Δ. Rows C61 to C80.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, BEARING, CHORD, DELTA Δ. Rows C81 to C100.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, BEARING, CHORD, DELTA Δ. Rows C101 to C120.

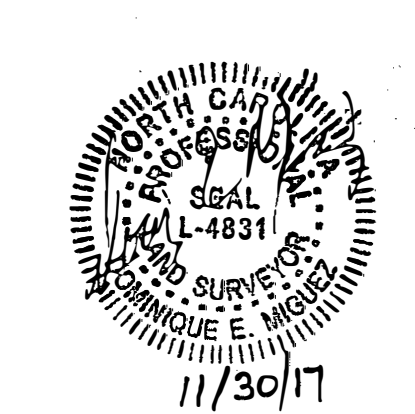
LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L61 to L80.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L81 to L100.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L101 to L120.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, BEARING, CHORD, DELTA Δ. Rows C121 to C140.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L121 to L124.



MCKIM & CREED logo and address: 243 NORTH FRONT STREET, WILMINGTON, NORTH CAROLINA 28401.

SUBDIVISION PLAT FOR RIVER LIGHTS - DEL WEBB - PHASE II. OWNERS: NNP-IV CAPE FEAR RIVER LLC and PULTE GROUP, INC. DATE: MAY 4, 2017 - REVISED: NOVEMBER 21, 2017.

JOB NUMBER: 02735-0202. SCALE: 1" = 100'. DRAWING NUMBER: 2017-045. SHEET 2 OF 2.

TAMMY THEUSCH
BEASLEY
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 12/05/2017 09:06:13 AM
Book: PLAT 64 Page: 42-44
3 PGS \$42.00
Real Property \$42.00
Recorder: CAROL HUGHLEY
Document No: 2017038999

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.

BK: PLAT 64		2017038999	NC FEE \$42.00
PG: 42-44			
RECORDED: 12-05-2017	NEW HANOVER COUNTY, NC		
09:06:13 AM	TAMMY THEUSCH BEASLEY		
BY: CAROL HUGHLEY DEPUTY	REGISTER OF DEEDS		