

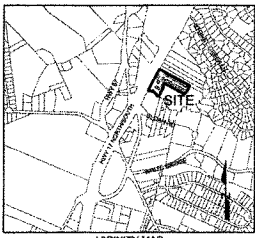
MAP CABINET 149 PAGE 90 1 of 3 10-24-23

149 / 90



BISHOPS RIDGE - PHASE 1

(REVISED TO SUPERSEDE MAP BOOK 140, PAGE 94)



VICINITY MAP
DO NOT SCALE

CERTIFICATE OF APPROVAL FOR RECORDING - EXEMPT
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEED OF BRUNSWICK COUNTY AND FOUND TO MEET ONE OF THE CRITERIA OF EXEMPTIONS AS LISTED IN SECTION 50-9 OF THE SUBDIVISION REGULATIONS OF TOWN OF LELAND, NORTH CAROLINA OR IS OTHERWISE NOT SUBJECT TO SUCH SUBDIVISION REGULATIONS. ALL OTHER REQUIREMENTS OF THE TOWN OF LELAND'S ORDINANCES STILL APPLY.

Benjamin Andrea (ME) 10/24/2023
 SUBDIVISION ADMINISTRATOR DATE
 TOWN OF LELAND

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
CS	80.00	125.86	90.00000	113.14	S 73.3845° W
CA	80.00	14.27	20.299	14.27	N 76.25° E
CB	20.00	14.23	46.2026	11.59	N 64.258° W
CC	40.00	30.40	43.3234	28.97	S 50.2802° W

SITE INFORMATION

PHASE 1 AREA: 303,179 S.F. ± 6.96 AC. ±
 PARCEL ID: 05700055
 PARCEL PIN: 217508882460
 ZONED: PERFORMANCE R-6
 OWNER/ APPLICANT: BISHOPS RIDGE, LLC
 7923 REUNION RD.
 WILMINGTON, NC 28411

SETBACKS: 3' SIDE SETBACKS (END UNITS)
 TOTAL LOTS (PHASE 1): 82

REVIEW OFFICER CERTIFICATION
 STATE OF NORTH CAROLINA
 BRUNSWICK COUNTY

I, *Garrett Hawkins*, REVIEW OFFICER OF BRUNSWICK COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Garrett Hawkins 10/24/23
 REVIEW OFFICER DATE

- NOTES**
- AREA CALCULATED BY COORDINATE GEOMETRY.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
 - PORTIONS OF THIS SURVEY ARE WITHIN ZONE AE-9 - A SPECIAL HAZARD FLOOD AREA - AS SHOWN BY FEMA PANEL NUMBER 3720217500K BEARING AN EFFECTIVE AUGUST 28, 2018.
 - THIS PARCEL IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
 - THERE SHALL BE A PEDESTRIAN ACCESS & MAINTENANCE EASEMENT (VARIABLE WIDTH) FOLLOWING THE EDGE OF SIDEWALK ON AND THROUGH LOTS.

- SPECIAL NOTES**
- OPERATION AND MAINTENANCE AGREEMENT RECORDED IN THE BRUNSWICK COUNTY REGISTER OF DEEDS IN DEED BOOK 4953 PAGE 320
 - DEED RESTRICTIONS AND PROTECTIVE COVENANTS RECORDED IN THE BRUNSWICK COUNTY REGISTER OF DEEDS IN DEED BOOK 4953 PAGE 283

LINE	BEARING	DISTANCE
L1	N 29°17'52" E	6.07
L2	S 71°21'15" E	20.00
L3	S 71°21'15" E	20.00
L4	S 20°00'20" W	17.92
L5	S 59°19'21" E	16.83
L6	S 39°10'20" W	18.24
L7	S 39°10'20" W	18.24
L8	S 26°23'43" W	44.34
L9	S 26°23'43" W	44.34
L10	S 26°23'43" W	44.34
L11	S 46°28'14" W	13.34
L12	S 46°28'14" W	13.34
L13	S 41°19'47" E	26.07
L14	S 01°24'33" W	25.86
L15	S 14°12'27" E	19.58
L16	S 11°41'33" W	23.64
L17	N 69°14'02" E	17.88
L18	S 34°11'34" E	24.80
L19	S 04°18'46" W	20.41
L20	S 48°58'26" E	20.41
L21	S 37°47'33" E	28.58
L22	S 34°12'57" W	18.17
L23	S 34°12'57" W	18.17
L24	S 23°51'10" E	28.60
L25	S 11°04'54" W	23.60
L26	N 61°24'12" W	23.60
L27	N 14°39'21" W	28.19
L28	S 59°18'17" W	41.19
L29	S 59°18'17" W	41.19
L30	N 39°54'33" W	44.34
L31	N 12°28'21" E	41.99
L32	N 44°10'31" W	19.03
L33	N 69°43'54" W	24.19
L34	S 11°25'12" W	24.19
L35	N 88°48'57" W	23.61
L36	N 41°11'10" W	35.81
L37	N 12°28'21" E	41.99
L38	S 40°31'42" W	17.17
L39	N 24°05'22" W	35.38
L40	S 69°25'53" W	31.11
L41	S 11°39'49" W	40.38
L42	S 37°20'08" W	30.89
L43	S 69°25'53" W	31.11
L44	N 23°32'24" W	34.44
L45	S 76°30'10" W	28.58
L46	N 59°28'28" E	28.58
L47	N 59°28'28" E	31.28
L48	N 78°07'47" W	20.87
L49	N 59°28'28" E	31.28
L50	N 59°28'28" E	20.75
L51	N 12°28'21" E	41.99
L52	N 67°51'23" W	36.28
L53	N 84°29'38" W	15.88
L54	N 84°29'38" W	15.88
L55	N 47°44'18" W	15.74
L56	N 08°46'21" W	11.78
L57	N 12°28'21" E	41.99
L58	N 27°23'24" W	8.65
L59	N 79°28'45" W	11.82
L60	S 67°47'10" W	11.71
L61	N 28°43'33" E	10.00

LEGEND:

- IRF IRON ROD FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- PPF PK NAIL FOUND
- CWP CONCRETE MONUMENT FOUND
- NO POINT FOUND/SET
- IRON ROD SET

--- BOUNDARY LINE
 - - - ADJOINING BOUNDARY LINE
 --- RIGHT OF WAY
 --- 100-YR FLOOD LINE
 --- EASEMENT LINE
 --- SETBACK LINE

HATCH LEGEND

WETLAND AREA

CERTIFICATE OF OWNERSHIP AND DEDICATION
 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 RECOMBINATION 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. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF THE TOWN OF LELAND, NORTH CAROLINA.

Bill C. Ruff 10/24/23
 SIGNATURE OF OWNER(S) DATE

CERTIFICATE OF ACCURACY AND MAPPING
 I, JOSHUA W. TAYLOR, CERTIFY THAT THIS PLAN 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 PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF OCTOBER, A.D., 2023.

I, JOSHUA W. TAYLOR, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

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

DATE

REVISIONS

BISHOPS RIDGE LLC
 7923 REUNION ROAD
 WILMINGTON, NC 28411

PARAMOUNT ENGINEERS & SURVEYORS
 22 Queen Drive, Suite 28403
 Wilmington, NC 28403
 (910) 791-6707 (F) (910) 791-6760 (P)
 NC License # C-2846

RECOMBINATION PLAN
 BISHOPS RIDGE - PHASE 1
 REVISED UNITS 1-10 AND 50-66
 PIN #217508882577 - M.B. 140, PG. 93
 LOCKWOOD FOLLY TOWNSHIP
 BRUNSWICK COUNTY, NC

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

SHEET 1 OF 3

DATE: OCTOBER 23, 2023 SCALE: 1"=50'
 PLOT JOB# 18211.PE

