

**FINAL PLAT OF  
COLLINGWOOD TOWNS at  
CAPE FEAR NATIONAL**



**BRUNSWICK FOREST**

**PHASE 3, SECTION 4B  
LOTS 1801 THRU 1902 and  
LOTS 3101 THRU 3202**

TOWN CREEK TOWNSHIP BRUNSWICK COUNTY NORTH CAROLINA

TOWN OF LELAND  
OWNER: FUNSTON LAND & TIMBER, LLC  
1007 Evangeline Drive  
Leland, N.C. 28451  
DATE: MAY 2024

STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK

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

DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN  
FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF  
LELAND, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY  
THE LELAND TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE  
REGISTER OF DEEDS OF BRUNSWICK COUNTY.

DATE \_\_\_\_\_ SUBDIVISION ADMINISTRATOR,  
TOWN OF LELAND

**CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS UTILITIES, AND  
OTHER REQUIRED IMPROVEMENTS**

The Town Engineer for the Town of Leland and Subdivision Administrator for the Town of  
Leland attest that all streets, utilities (excluding water and sewer) and other required  
improvements have been installed in a manner approved by the appropriate state and/or  
local authority and according to Town of Leland specifications and standards in the  
Brunswick Forest Subdivision or that a guarantee(s) of the installation of the required  
improvements in an amount and manner satisfactory to the Town of Leland has been  
provided.

Further, the Brunswick Regional Water and Sewer attests that:  
a the water utility system has received final approval by State regulatory agencies and  
meets the entity's requirements for public use or  
a guarantee of the installation of the required water utility system in an amount and  
manner satisfactory to such entity has been provided.  
Further, the Brunswick Regional Water and Sewer attests that:  
a the sewer utility system has received final approval by State regulatory agencies and  
meets the entity's requirements for public use or  
a guarantee of the installation of the required sewer utility system in an amount and  
manner satisfactory to such entity has been provided.

DATE \_\_\_\_\_ SIGNATURE/TITLE \_\_\_\_\_  
DATE \_\_\_\_\_ BRUNSWICK REGIONAL WATER AND SEWER or  
BRUNSWICK COUNTY PUBLIC UTILITIES  
DATE \_\_\_\_\_ TOWN ENGINEER  
DATE \_\_\_\_\_ SUBDIVISION ADMINISTRATOR

**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 A SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM  
SETBACK LINE, 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.

DATE \_\_\_\_\_ FUNSTON LAND & TIMBER, LLC  
DATE \_\_\_\_\_ ALLEN JEFFERSON EARP, MANAGER

**NOTES:**

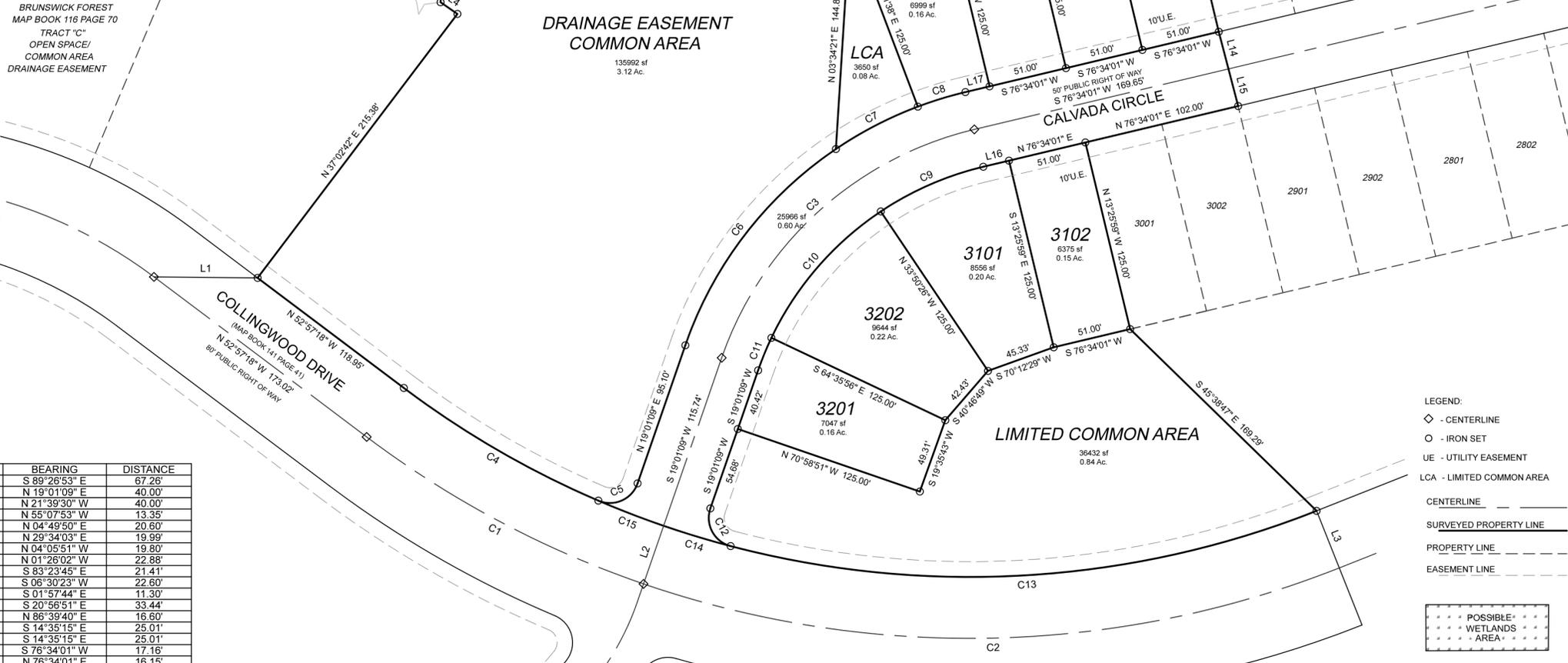
- IRONS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- FOR REFERENCE SEE DEED BOOK 1833 PAGE 180.
- AREA COMPUTED BY COORDINATE METHOD.
- SURVEYED IN ????????
- ALL DISTANCES ARE HORIZONTAL.
- COMBINED GRID FACTOR = 0.9999496
- THERE IS A 10' UTILITY EASEMENT ALONG ALL STREET R/W'S
- PROPERTY IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BRUNSWICK FOREST RESIDENTIAL PROPERTY, RECORDED IN DEED BOOK 2359 PAGE 362
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAPE FEAR NATIONAL PHASE 3 SECTION 4 AT BRUNSWICK FOREST RECORDED IN BRUNSWICK COUNTY REGISTER OF DEEDS, DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_
- APPROVED AS A PUD SITE SPECIFIC PLAN IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF LELAND, NORTH CAROLINA.
- MAINTENANCE RESPONSIBILITIES AND USE OF "LCA" PARCELS TO BE ADDRESSED IN SUPPLEMENTAL DECLARATION FOR CAPE FEAR NATIONAL AT BRUNSWICK FOREST

LINE	BEARING	DISTANCE
L1	S 89°26'53" E	67.26'
L2	N 19°01'09" E	40.00'
L3	N 21°39'30" W	40.00'
L4	N 55°07'53" W	13.35'
L5	N 04°49'50" E	20.60'
L6	N 29°34'03" E	19.99'
L7	N 04°05'51" W	19.80'
L8	N 01°26'02" W	22.88'
L9	S 83°23'45" E	21.41'
L10	S 06°30'23" W	22.60'
L11	S 01°57'44" E	11.30'
L12	S 20°56'51" E	33.44'
L13	N 86°39'40" E	16.60'
L14	S 14°35'15" E	25.01'
L15	S 14°35'15" E	25.01'
L16	S 76°34'01" W	17.16'
L17	N 76°34'01" E	16.15'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	650.00'	204.49'	203.65'	S 61°58'04" E
C2	650.00'	461.47'	451.84'	N 88°40'50" W
C3	230.00'	231.01'	221.42'	S 47°47'35" W
C4	610.00'	146.45'	146.10'	S 59°49'59" E
C5	19.00'	31.26'	27.85'	N 68°09'15" E
C6	255.00'	163.72'	160.93'	N 37°24'46" E
C7	255.00'	60.08'	59.94'	N 62°33'23" E
C8	255.00'	32.31'	32.29'	N 72°56'12" E
C9	205.00'	73.02'	72.63'	S 66°21'48" W
C10	205.00'	110.05'	108.73'	S 40°46'49" W
C11	205.00'	22.83'	22.82'	S 22°12'37" W
C12	19.00'	31.26'	27.85'	S 28°06'56" E
C13	610.00'	387.62'	381.13'	N 86°32'45" W
C14	610.00'	45.46'	45.45'	N 73°06'56" W
C15	610.00'	45.46'	45.45'	N 68°50'45" W

BRUNSWICK FOREST  
MAP BOOK 118 PAGE 70  
TRACT "C"  
OPEN SPACE/  
COMMON AREA  
DRAINAGE EASEMENT

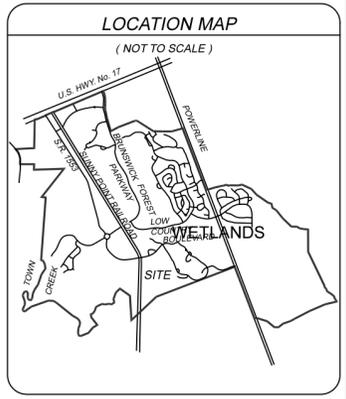
COLLINGWOOD DRIVE  
(MAP BOOK 111 PAGE 41)  
N 52°57'18" W 173.02'  
80' PUBLIC RIGHT OF WAY



DRAINAGE EASEMENT  
COMMON AREA  
135992 sf  
3.12 Ac.

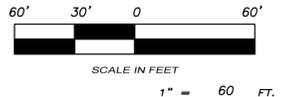
LIMITED COMMON AREA  
32404 sf  
0.74 Ac.

LIMITED COMMON AREA  
36432 sf  
0.84 Ac.



N.C. GRID (N.A.D. 1983)

- LEGEND:
- ◇ - CENTERLINE
  - - IRON SET
  - UE - UTILITY EASEMENT
  - LCA - LIMITED COMMON AREA
  - CENTERLINE
  - SURVEYED PROPERTY LINE
  - PROPERTY LINE
  - EASEMENT LINE



I, MICHAEL J. LAWRENCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION  
FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION  
RECORDED IN BOOK AND PAGE AS NOTED, THAT THE BOUNDARIES NOT SURVEYED  
ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE  
AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000;  
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30.4, AMENDED.  
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MICHAEL J. LAWRENCE, PLS L-3830

I CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION WITHIN THE TOWN  
LIMITS OF THE TOWN OF LELAND, WHICH HAS A SUBDIVISION ORDINANCE  
THAT REGULATES PARCELS OF LAND.

**PRELIMINARY**

**HANOVER DESIGN SERVICES, P.A.**  
LAND SURVEYORS ENGINEERS LAND PLANNERS  
1123 FLORAL PARKWAY  
WILMINGTON, N.C. 28403  
PHONE: (910) 343-8002  
FAX: (910) 343-9941  
FIRM CERTIFICATE C-0597  
bforest-final plats-phase 3 section 4B-sheet 1

MICHAEL J. LAWRENCE, PLS L-3830