

133/40

PLAT OF HAZEL BRANCH at



BRUNSWICK FOREST

PHASE 9 SECTION 4B

LOTS 10 THRU 15, 28 THRU 34, and 63 THRU 75

TOWNCREEK TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA

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

DATE: APRIL 2021

HANOVER DESIGN SERVICES, P.A.
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
SCALE 1" = 50'

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:

- 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 Town of Leland attests that:

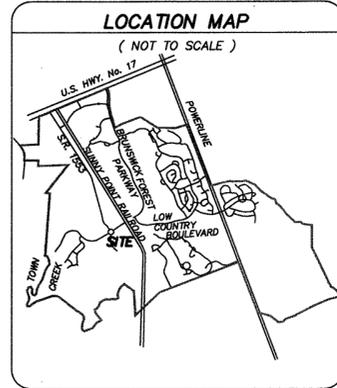
- the sewer utility system has received final approval by State regulatory agencies and meets the entity's requirements for public use or
- a guarantee of the installation of the required sewer utility system in an amount and manner satisfactory to such entity has been provided.

11-30-21
DATE
11-30-21
DATE
12-2-21
DATE
12/2/21
DATE

Bob Walker, Director
Signature/Title
SKWS #260
BRUNSWICK REGIONAL WATER AND SEWER
BRUNSWICK COUNTY PUBLIC UTILITIES
TOWN ENGINEER
M. J. Lawrence (PLS)
SUBDIVISION ADMINISTRATOR

LINE	BEARING	DISTANCE
L1	S 58°33'41" W	25.00'
L2	S 58°33'41" W	25.00'
L3	N 31°26'19" W	7.74'
L4	N 82°47'48" E	25.00'
L5	N 82°47'48" E	25.00'
L6	S 07°12'12" E	39.82'
L7	N 58°33'41" E	25.00'
L8	N 58°33'41" E	25.00'
L9	S 31°26'19" E	22.86'
L10	S 58°33'41" W	25.00'
L11	S 58°33'41" W	25.00'
L12	N 24°37'08" W	36.51'
L13	N 17°16'20" W	36.51'
L14	S 31°26'19" E	42.12'

CURVE	RADIUS	ARC	CHORD	BEARING	CHORD LENGTH
C1	150.00'	38.39'	N 24°06'23" W	38.29'	
C2	150.00'	28.08'	N 11°58'20" W	28.03'	
C3	150.00'	172.17'	N 25°40'45" E	162.88'	
C4	90.00'	141.37'	S 76°28'19" E	127.28'	
C5	17.00'	26.70'	N 76°28'19" W	24.04'	
C6	17.00'	26.70'	S 13°33'41" W	24.04'	
C7	175.00'	9.61'	N 29°51'53" W	9.61'	
C8	175.00'	44.87'	N 20°56'43" W	44.75'	
C9	175.00'	118.54'	N 10°24'05" W	118.53'	
C10	175.00'	4.47'	N 06°28'15" W	4.47'	
C11	17.00'	26.70'	S 13°33'41" W	24.04'	
C12	17.00'	33.89'	N 64°19'15" W	28.55'	
C13	115.00'	6.71'	S 33°06'59" E	6.71'	



STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK
M. J. Lawrence
REVIEW OFFICER OF BRUNSWICK COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
12/2/21
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.
12/2/21
DATE
M. J. Lawrence (PLS)
SUBDIVISION ADMINISTRATOR,
TOWN OF LELAND

AREA OF LOTS - 3.82 Ac.
AREA OF RIGHT OF WAY - 1.25 Ac.
AREA OF LCA - 0.49 Ac.
TOTAL AREA - 5.56 Ac.

LIMITED COMMON AREA
21526 sf
0.49 Ac.

SUNNY POINT RAILROAD
UNITED STATES OF AMERICA
(DEED BOOK 110 PAGE 506)
175' RIGHT OF WAY

LEGEND:
◇ - CENTERLINE CONTROL
○ - IRON SET
UE - UTILITY EASEMENT
LCA - LIMITED COMMON AREA

LEGEND:
CENTERLINE
SURVEYED PROPERTY LINE
PROPERTY LINE
EASEMENT LINE

POL - IRON SET ON L&SE
50' 25' 0 50'
SCALE IN FEET
1" = 50 FT.

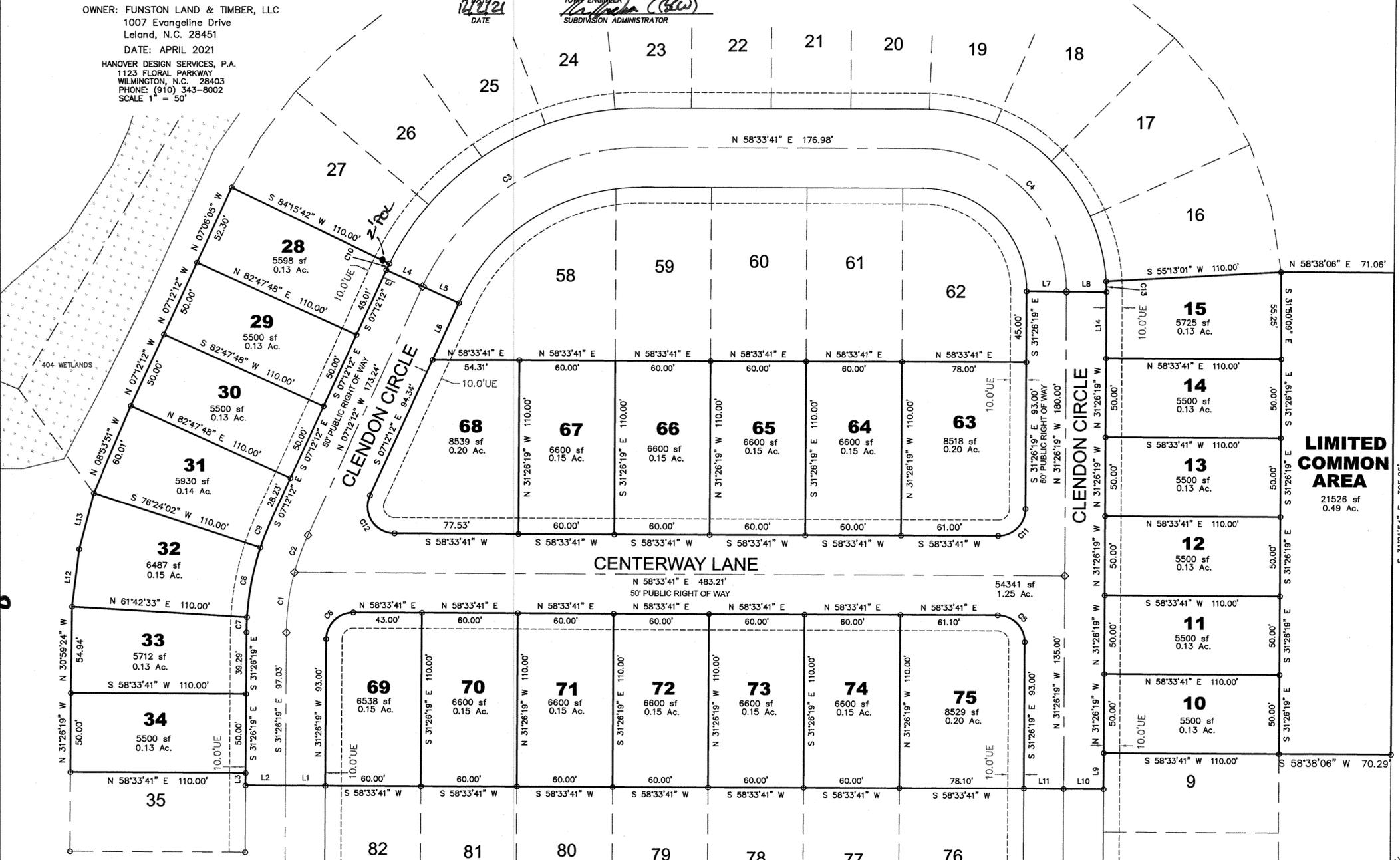


I, MICHAEL J. LAWRENCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION
FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION
RECORDED IN BOOK AND PAGE AS NOTED) THAT THE BOUNDARIES NOT SURVEYED
ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE
AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 20,000±;
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 22 DAY OF NOVEMBER, 2021.
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.
MICHAEL J. LAWRENCE, PLS L-3830

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.

Funston Land & Timber, LLC
Allen Jefferson Sharp, Manager



NOTES:
- IRONS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- FOR REFERENCE SEE DEED BOOK 1833 PAGE 180.
- AREA COMPUTED BY COORDINATE METHOD.
- SURVEYED NOVEMBER 2021.
- ALL DISTANCES ARE HORIZONTAL.
- COMBINED GRID FACTOR = 0.9999496
- THERE IS A 10' UTILITY EASEMENT ALONG ALL STREET
R/W'S, UNLESS OTHERWISE NOTED.
- THE AREA OF PHASE 9 SECTION 4B IS LOCATED IN ZONE X, ACCORDING
TO FIRM # 3720218500K AND 3720219500K, DATED 8/28/2018.
- THE MAINTENANCE AND RESPONSIBILITY OF ANY DRAINAGE OR
STORMWATER EASEMENTS SHOWN ARE NOT THE RESPONSIBILITY
OF THE TOWN OF LELAND UNLESS OTHERWISE NOTED.
- 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
HAZEL BRANCH AT BRUNSWICK FOREST RECORDED IN BRUNSWICK
COUNTY REGISTER OF DEEDS AT DEED BOOK PAGE
- APPROVED AS A PUD SITE SPECIFIC PLAN IN ACCORDANCE WITH THE
ORDINANCES OF THE TOWN OF LELAND, NORTH CAROLINA.

Map Cabinet 133 Reg 40