

MAP OF RECOMBINATION

Lare Division Lots 1R & 2R

HARNETT TOWNSHIP, NEW HANOVER COUNTY, NORTH CAROLINA

OWNERS: MIDDLE SOUND PROPERTY, LLC (LOT 1R)
824 GULL POINT ROAD
WILMINGTON, NC 28405

KEYS HOLDINGS, LLC (LOT 2R)
824 GULL POINT ROAD
WILMINGTON, NC 28405

DATE: JUNE 6, 2024



CERTIFICATE OF ACCURACY AND MAPPING

I, JONATHAN L. WAYNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS NOTED HEREON; 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, LICENSE NUMBER AND SEAL THIS 13TH DAY OF MAY, 2025. A.D.

Preliminary
JONATHAN L. WAYNE PLS L-3391

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 OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13TH DAY OF MAY 2025. A.D.

Preliminary
JONATHAN L. WAYNE PLS L-3391

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

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

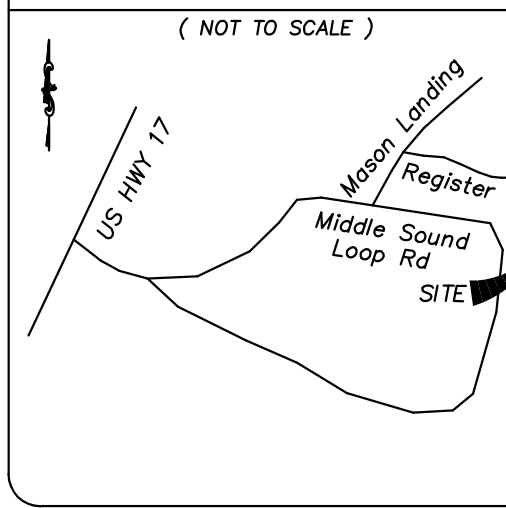
DATE _____ REVIEW OFFICER _____

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

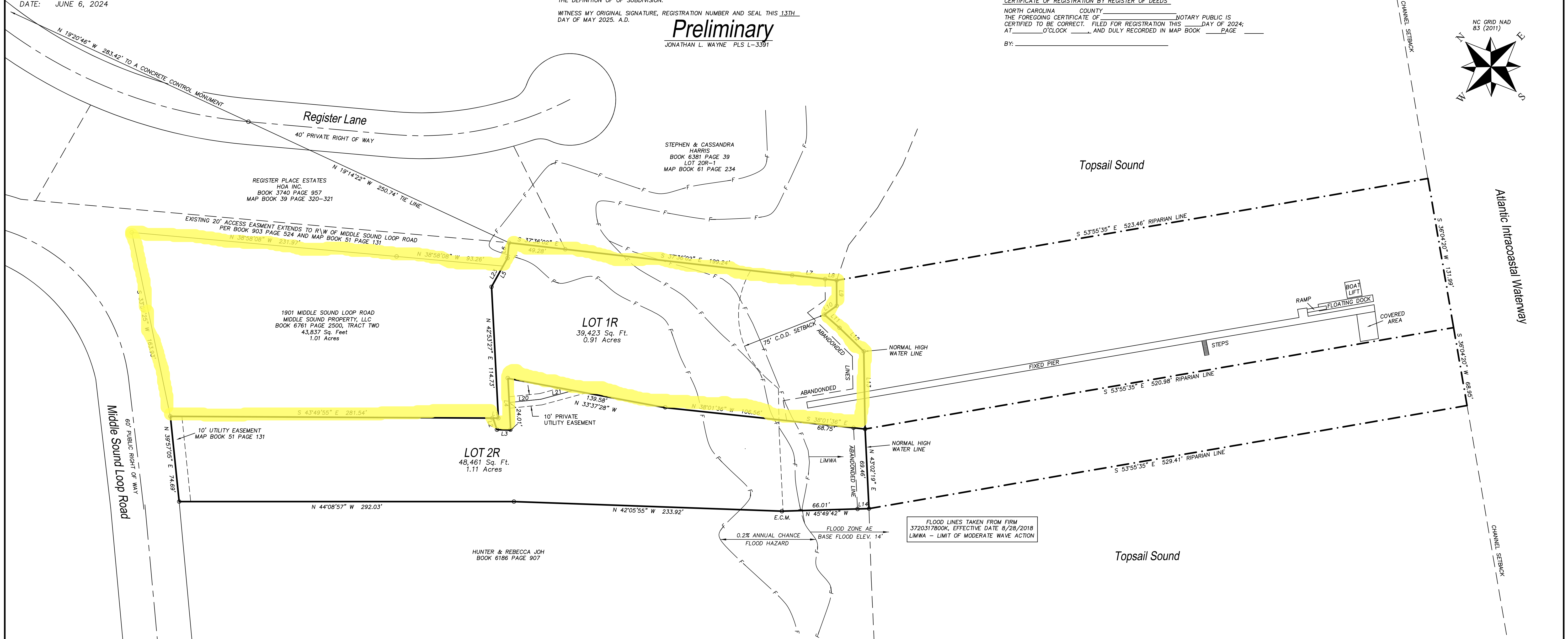
NORTH CAROLINA COUNTY _____ NOTARY PUBLIC IS THE FOREGOING CERTIFICATE OF _____ CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS _____ DAY OF 2024; AT _____ O'CLOCK _____ AND DULY RECORDED IN MAP BOOK _____ PAGE _____

BY: _____

LOCATION MAP
(NOT TO SCALE)



NC GRID NAD 83 (2011)



SURVEY REFERENCE

BOOK 6761 PAGE 2500
BOOK 6761 PAGE 2419
BOOK 6761 PAGE 2449
MAP BOOK 75 PAGE 192

NOTES

1. AREA COMPUTED BY COORDINATE METHOD
2. ALL DISTANCES ARE HORIZONTAL
3. FOR REFERENCE SEE AS NOTED
4. SURVEYED MAY - JUNE 2024
5. IRONS AT ALL CORNERS UNLESS OTHERWISE NOTED
6. TOTAL AREA 2.02 ACRES
7. COMBINED GRID FACTOR 1.00000854

LEGEND

E.I.P. = EXISTING IRON PIPE
E.I. = EXISTING IRON
E.C.M. = EXISTING CONCRETE MONUMENT
R/W = RIGHT OF WAY
C.P. = COMPUTED POINT

PROPERTY LINE

CENTERLINE _____

COMPUTED PROPERTY LINE _____

EASEMENT _____

CERTIFICATE OF OWNERSHIP, DEDICATION, AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF RECOMBINATION WITH MY (OUR) FREE CONSENT.

DATE _____ SIGNATURE _____
DATE _____ SIGNATURE _____

CERTIFICATE OF DISCLOSURE - NEW HANOVER COUNTY FLOOD PLAN MANAGEMENT

I (WE) 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 THE BUYER MUST SATISFY THE REQUIREMENTS OF THE NEW HANOVER COUNTY FLOOD PLAN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.

DATE _____ SIGNATURE _____
DATE _____ SIGNATURE _____

CERTIFICATE OF DISCLOSURE - NORTH CAROLINA COASTAL AREA MANAGEMENT ACT

I (WE) HERBY 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 BUYER MAY HAVE RESPONSIBILITY TO OBTAIN A DEVELOPMENT PERMIT (MINOR OR MAJOR) AND THE AGENCY TO WHICH AN APPLICATION MUST BE FILED IN ORDER TO OBTAIN AND PERMIT TO ANY UNDERTAKING OR ACTIVITY SUBJECT TO THE REQUIREMENTS OF THE NORTH CAROLINA COASTAL AREA MANAGEMENT ACT.

DATE _____ SIGNATURE _____
DATE _____ SIGNATURE _____

STORMWATER

I (WE) ACKNOWLEDGE THAT THIS PROPERTY IS SUBJECT TO THE NEW HANOVER COUNTY STORMWATER ORDINANCE. IF THE TOTAL IMPERVIOUS COVERAGE FOR THE COMBINED PARCELS EXCEEDS 10,000 SQ. FEET, AN APPLICATION FOR AN "AUTHORIZATION-TO-CONSTRUCT" AND APPROVED STORMWATER CONTROL MEASURES WILL BE REQUIRED.

OWNER _____ DATE _____
OWNER _____ DATE _____

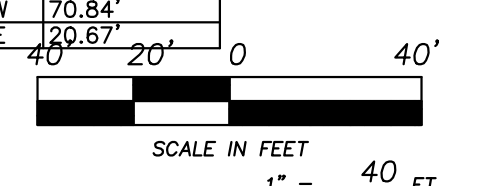
FLOOD LINES TAKEN FROM FIRM 3720317800K, EFFECTIVE DATE 8/28/2018
LIMWA - LIMIT OF MODERATE WAVE ACTION

I, _____, 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: _____
Review Officer Title Date

LINE	BEARING	DISTANCE
L1	S 43°49'56" E	4.56'
L2	S 27°25'35" W	10.61'
L3	S 47°44'21" E	11.95'
L4	N 42°53'27" E	45.11'
L5	N 74°53'13" E	28.61'
L6	N 52°01'05" E	13.46'
L7	S 37°36'02" E	10.07'
L8	S 45°31'21" W	22.21'
L10	N 79°39'19" W	13.15'
L11	S 02°47'47" E	17.47'
L12	S 00°00'00" E	29.51'
L13	S 44°52'53" W	67.72'
L14	N 45°49'42" W	10.00'
L15	N 35°39'10" E	17.67'
L16	N 44°52'53" E	28.33'
L17	N 00°00'00" W	54.66'
L18	N 79°39'19" E	19.08'
L19	N 45°31'21" E	18.23'
L20	S 50°06'55" E	27.80'
L21	S 59°15'16" E	29.19'
L22	S 43°02'19" W	70.84'
L23	N 74°53'13" E	20.67'



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
16557

