

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

THE CITY OF WILMINGTON, SUBDIVISION REVIEW BOARD, HEREBY APPROVES FOR RECORDED THE FINAL PLAT FOR 28498 SUBDIVISION PROVIDED THAT SAID FINAL PLAT IS RECORDED WITHIN NINETY (90) DAYS.

*Dana Conner* *for BC* 6/28/21  
CHAIRMAN, SUBDIVISION REVIEW BOARD DATE

MAP REVIEW OFFICER

*Patrick O'Mahony* REVIEW OFFICER OF NEW HANOVER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIRED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*Pat O'Mahony* 6-28-21  
MAP REVIEW OFFICER DATE

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS:

STATE OF NORTH CAROLINA, COUNTY OF NEW HANOVER FILED FOR REGISTRATION ON THE 28 DAY OF June 2021 AT 2:02 (P.M.) AND DULY RECORDED IN MAP BOOK 69 AT PAGES 390-394  
Instrument: 2021031909 By Samantha Tammy Treusch River *Speaker, Deputy*  
REGISTER OF DEEDS

CERTIFICATE OF APPROVAL BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY:

*Rebecca S. Johnson* REVIEW OFFICER FOR THE CAPE FEAR PUBLIC UTILITY AUTHORITY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIRED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS FOR THE PUBLIC UTILITIES AS SET FORTH BY ORDINANCES. WITH THE RECORDED 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.

AT THE TIME OF RECORDED OF THIS MAP OR PLAT THE WATER AND SEWER INFRASTRUCTURE REQUIRED TO SERVE THE SUBDIVISION HAVE NOT BEEN COMPLETED AND CONVEYED TO THE AUTHORITY. CERTIFICATION OF OCCUPANCY WILL BE WITHHELD UNTIL ALL REQUIRED PUBLIC WATER AND SEWER IMPROVEMENTS ARE COMPLETED, CERTIFIED, CONVEYED, AND ACCEPTED.

THE AVAILABILITY OF WATER AND/OR SEWER SERVICE TO THE LOTS IN THIS SUBDIVISION IS SUBJECT TO THE COMPLETION OF CERTAIN WATER AND/OR SEWER LINE EXTENSIONS AND CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR STRUCTURES ON SUCH LOTS UNTIL SUCH EXTENSIONS ARE COMPLETED AND ACCEPTED.

CAPE FEAR PUBLIC UTILITY AUTHORITY

*Rebecca S. Johnson* 06/23/2021  
REVIEW OFFICER DATE

- 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 FIRM PANEL NUMBER 3124, MAP NUMBER 70312400L, DATED AUGUST 28, 2018.  
- 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 THE "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.
  - MAINTENANCE AND REPAIR OF RETAINING WALLS WITHIN THE RETENTION WALL EASEMENTS SHALL BE THE RESPONSIBILITY OF RIVERLIGHTS COMMUNITY ASSOCIATION.

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/DEVELOPMENT MANAGER, BY NICK CASSALA, ITS 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 RECEIPT OF BUILDING PERMITS.

6-25-21 *William*  
DATE SIGNATURE OF OWNER(S)

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.

SURVEYORS CERTIFICATION:

I, CHAD D. BURCHETTE PLS L-5181, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 5038 PAGE 368; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:79,400; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

ACKNOWLEDGMENT OF COMPLIANCE (PRIVATE DEVELOPMENTS):

NNP IV-CAPE FEAR RIVER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY NEWLAND REAL ESTATE GROUP, LLC, ITS AGENT/DEVELOPMENT MANAGER, BY NICK CASSALA, ITS VICE PRESIDENT, 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.

6-23-21 *William*  
DATE SIGNATURE OF DEVELOPER OR SELLER

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/DEVELOPMENT MANAGER, BY NICK CASSALA, ITS VICE PRESIDENT, 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 SHOWN. I (WE) HEREBY DEDICATE EASEMENTS TO THE CAPE FEAR PUBLIC UTILITY AUTHORITY OVER ALL PRIVATE STREETS FOR WATER AND SEWER LINES AND APPURTENANCES. FURTHER, I (WE) CERTIFY THE LAND AS NOTED HEREON IS WITHIN THE PLANNING JURISDICTION OF THE CITY OF WILMINGTON, NORTH CAROLINA.

*Chad D. Burchette* 6-23-21  
OWNER DATE

*Chad D. Burchette* 6-23-21  
OWNER DATE

AREA TABLE

RESIDENTIAL LOTS	= 18.14 ACRES
OPEN SPACE	= 75.55 ACRES
RIGHT OF WAY	= 5.39 ACRES
OVERALL	= 99.08 ACRES

LEGEND

○	= P.K. NAIL SET
○	= IRON ROD SET
○	= CALCULATED POINT
---	= PUBLIC DRAINAGE EASEMENT
---	= RIGHT OF WAY
NF	= NOW/FORMERLY
□	= CONCRETE CONTROL MON.

ZONING

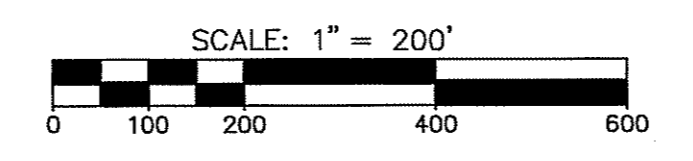
ZONED R7-CD PERFORMANCE RESIDENTIAL

SETBACKS: FRONT: 10'  
SIDE: 7'  
REAR: 12'  
BETWEEN STRUCTURES: 10'

TOTAL NUMBER OF LOTS: 112

LINE LEGEND

---	= FLOOD ZONE LINE
---	= FLOOD ZONE LINE
---	= 10' NON-MUNICIPAL EASEMENT LINE
---	= CONSERVATION RESOURCE SETBACK LINE



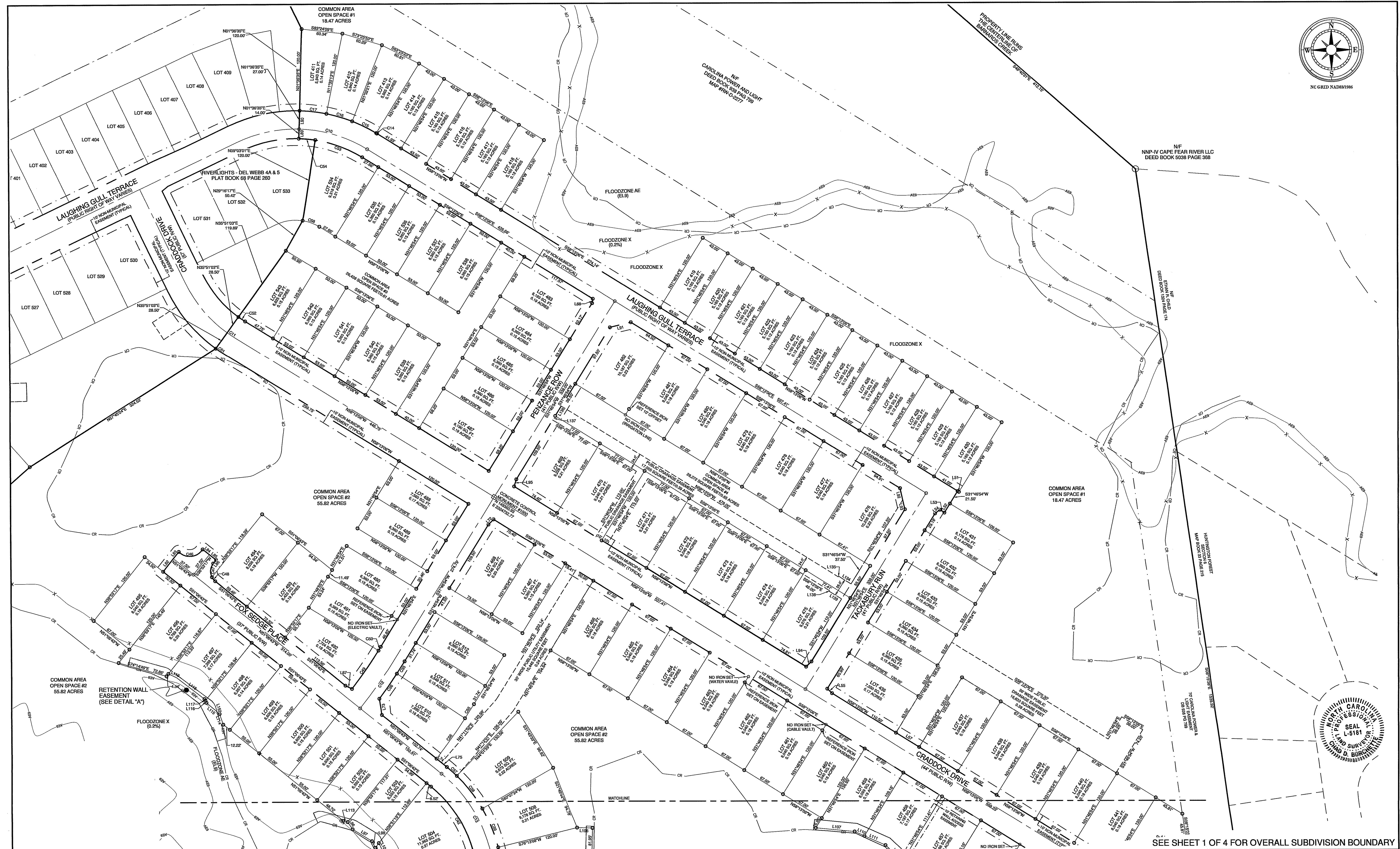
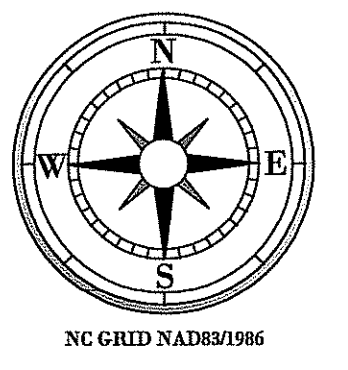
**MCKIM & CREED**  
243 NORTH FRONT STREET  
WILMINGTON, NORTH CAROLINA 28401  
TELEPHONE: (910) 343-1048  
FAX: (910) 251-8282  
NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

**SUBDIVISION PLAT**  
FOR  
**RIVERLIGHTS - DEL WEBB - PHASE 4B**  
LOTS 411 - 512 & 534 - 543  
PORTION OF DEED BOOK 5038 PAGE 368  
OWNERS: NNP-IV CAPE FEAR RIVER LLC  
CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA  
JUNE 7, 2021

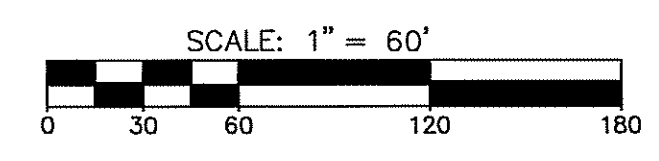
SEE SHEET 2 AND 3 OF 4 FOR LOT DETAIL

JOB NUMBER:	02735-0236
SCALE:	1" = 200'
CAD NUMBER:	VS027350254-A048
PLS:	CDB
PARTY CHIEF:	---
CAD TECH:	ACS
FIELD BOOK/PAGE:	---
DRAWING NUMBER:	2021-009

SHEET 1 OF 4



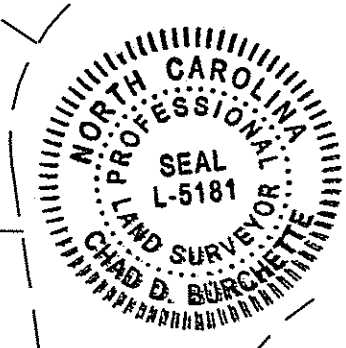
SEE SHEET 1 OF 4 FOR OVERALL SUBDIVISION BOUNDARY

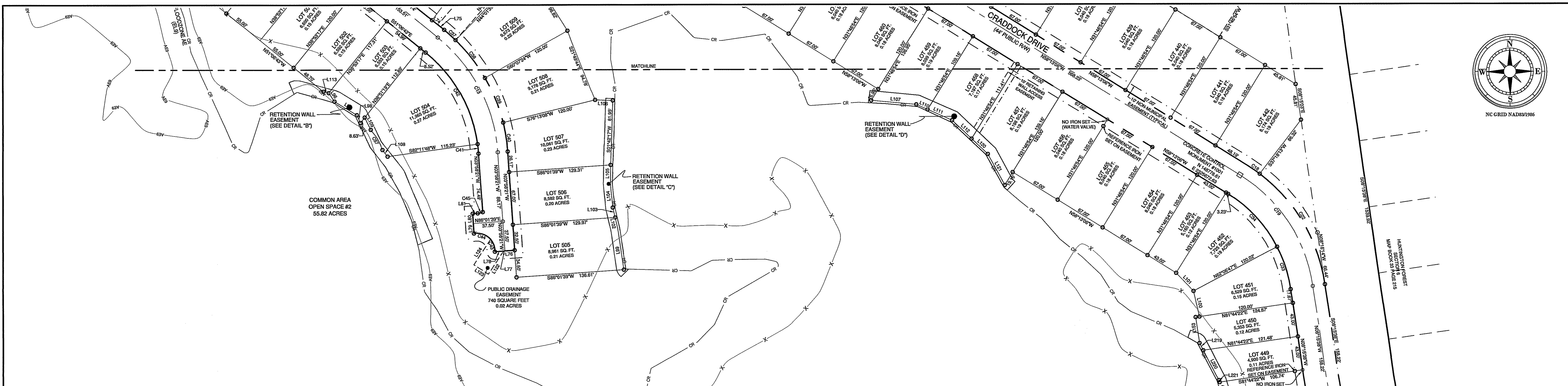
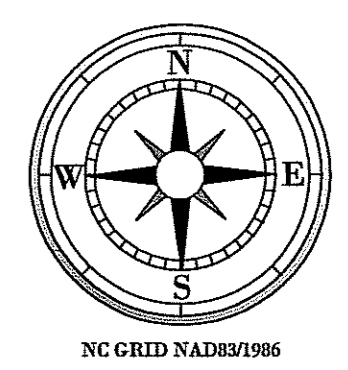


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**SUBDIVISION PLAT**  
 FOR  
**RIVERLIGHTS - DEL WEBB - PHASE 4B**  
 LOTS 411 - 512 & 534 - 543  
 PORTION OF DEED BOOK 5038 PAGE 368  
 OWNERS: NNP-IV CAPE FEAR RIVER LLC  
 CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA  
 JUNE 7, 2021

JOB NUMBER:	02735-0236
SCALE:	1" = 60'
CAD NUMBER:	VS027350234-A04B
PLS:	CDB
PARTY CHIEF:	
CAD TECH:	ACS
FIELD BOOK/PAGE:	
DRAWING NUMBER:	2021-009
<b>SHEET 2 OF 4</b>	





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

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

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

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, BEARING, CHORD, DELTA A. Rows C61-C66.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1-L25.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L26-L50.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L51-L75.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L76-L100.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L101-L125.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L126-L150.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L151-L175.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L176-L200.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L201-L225.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L226-L250.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L251-L275.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L276-L300.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L301-L325.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L326-L350.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L351-L375.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L376-L400.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L401-L425.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L426-L450.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L451-L475.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L476-L500.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L501-L525.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L526-L550.

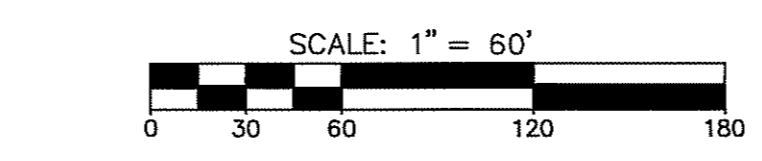
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LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L576-L600.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L601-L625.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L626-L650.

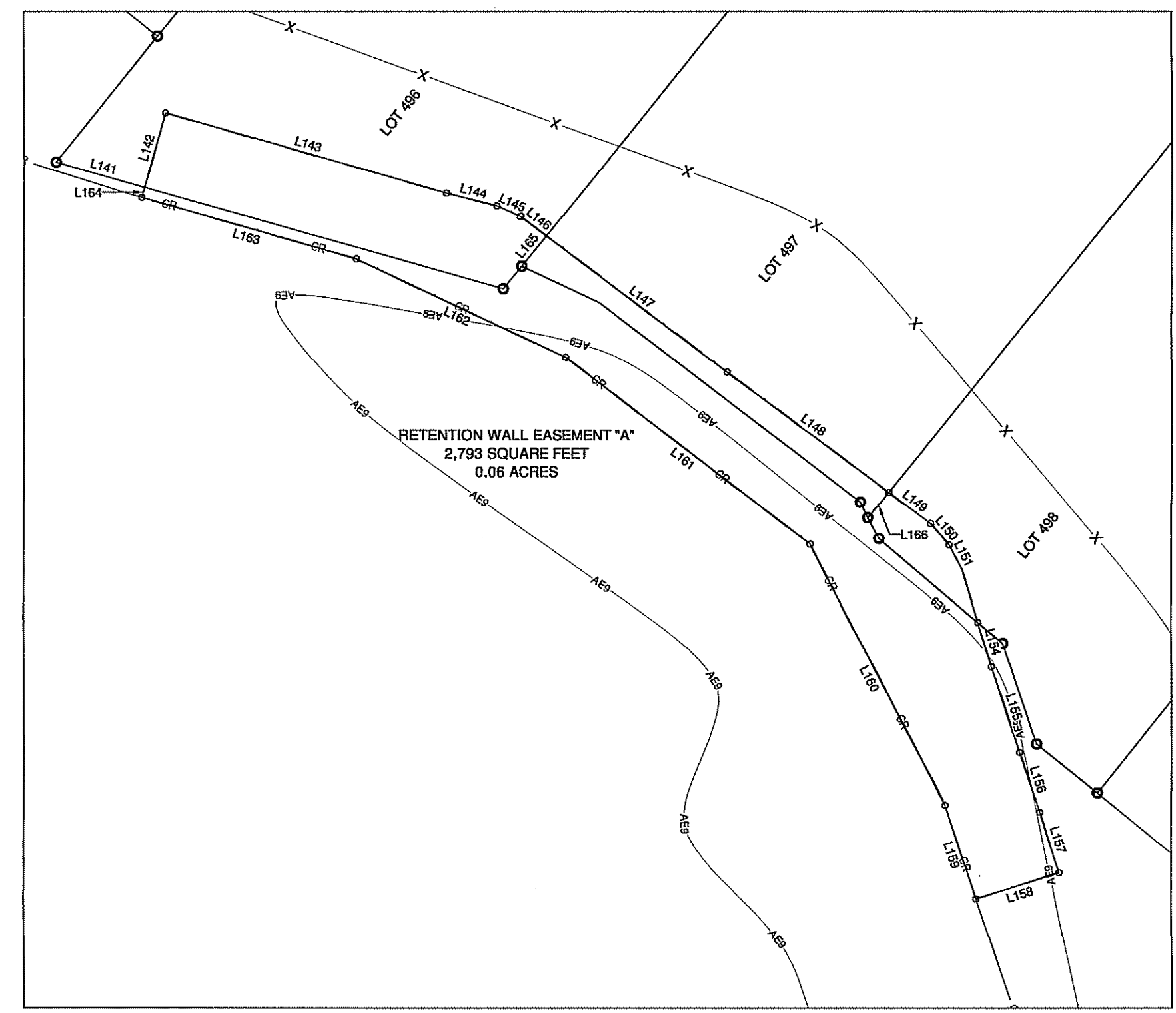
LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L651-L675.



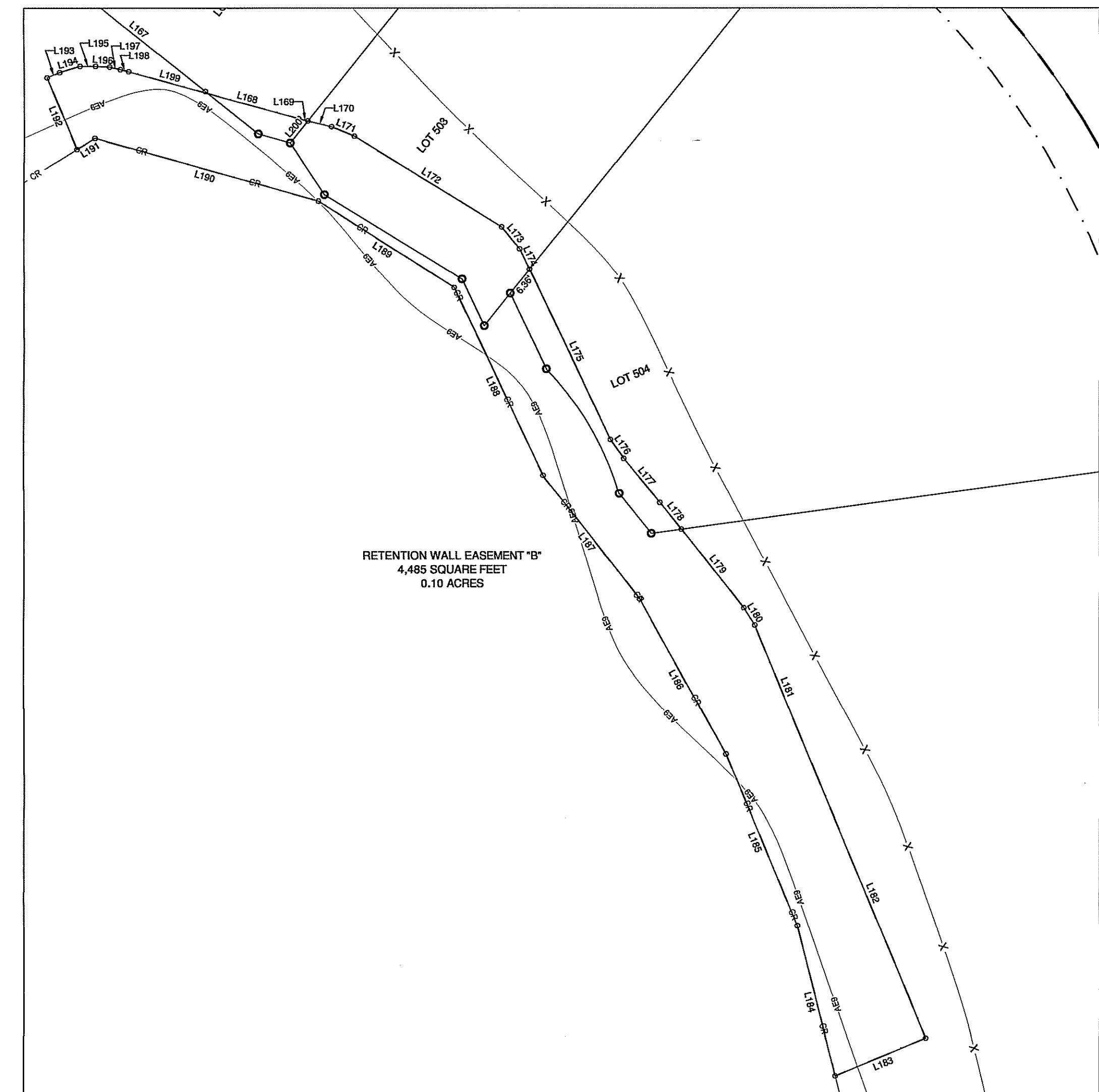
MCKIM & CREED logo and contact information: 243 NORTH FRONT STREET, WILMINGTON, NORTH CAROLINA 28401.

SUBDIVISION PLAT FOR RIVERLIGHTS - DEL WEBB - PHASE 4B. LOTS 411 - 512 & 534 - 543. OWNERS: NNP-IV CAPE FEAR RIVER LLC.

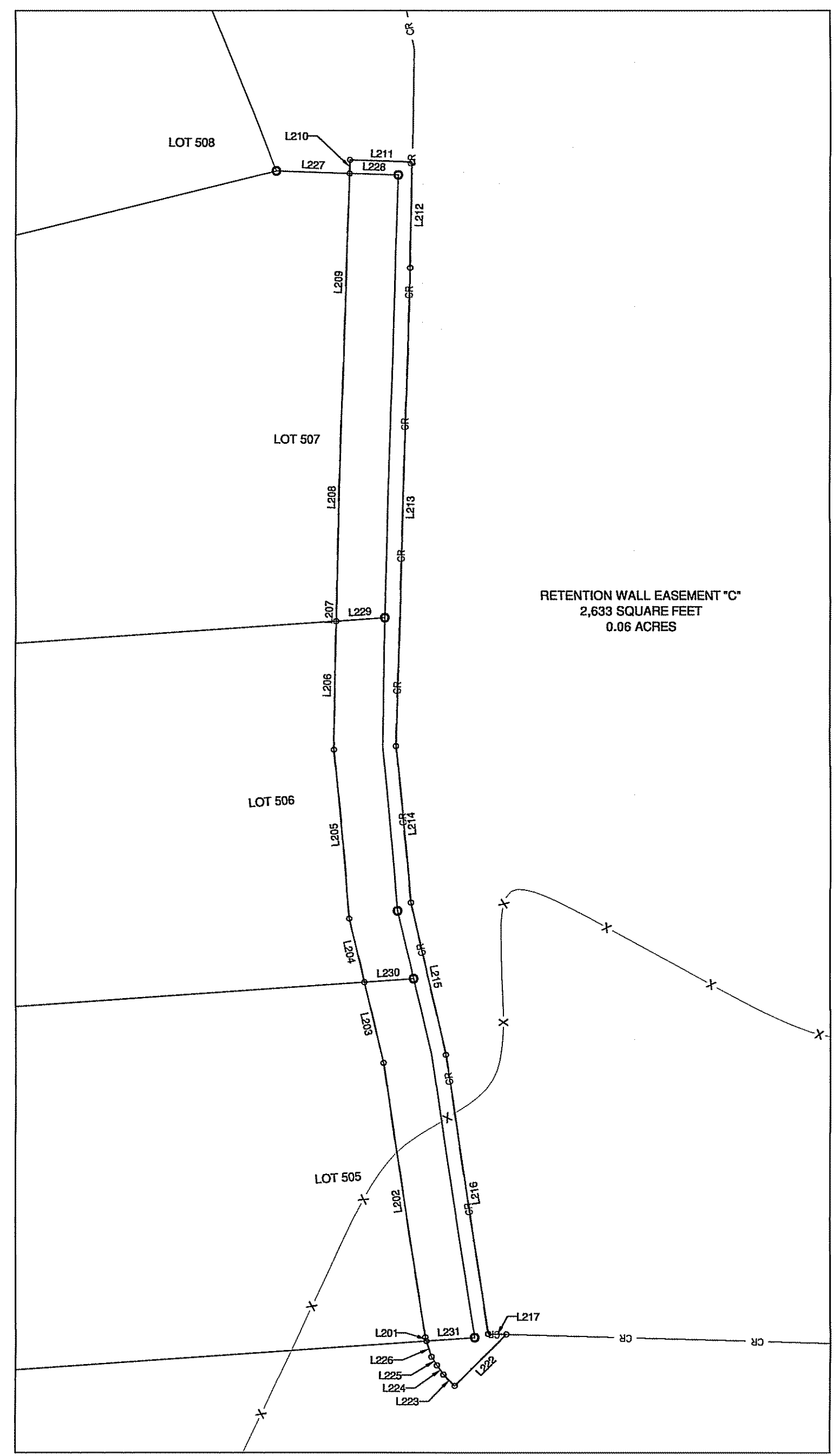
JOB NUMBER: 02735-0236. SCALE: 1" = 60'. SHEET 3 OF 4.



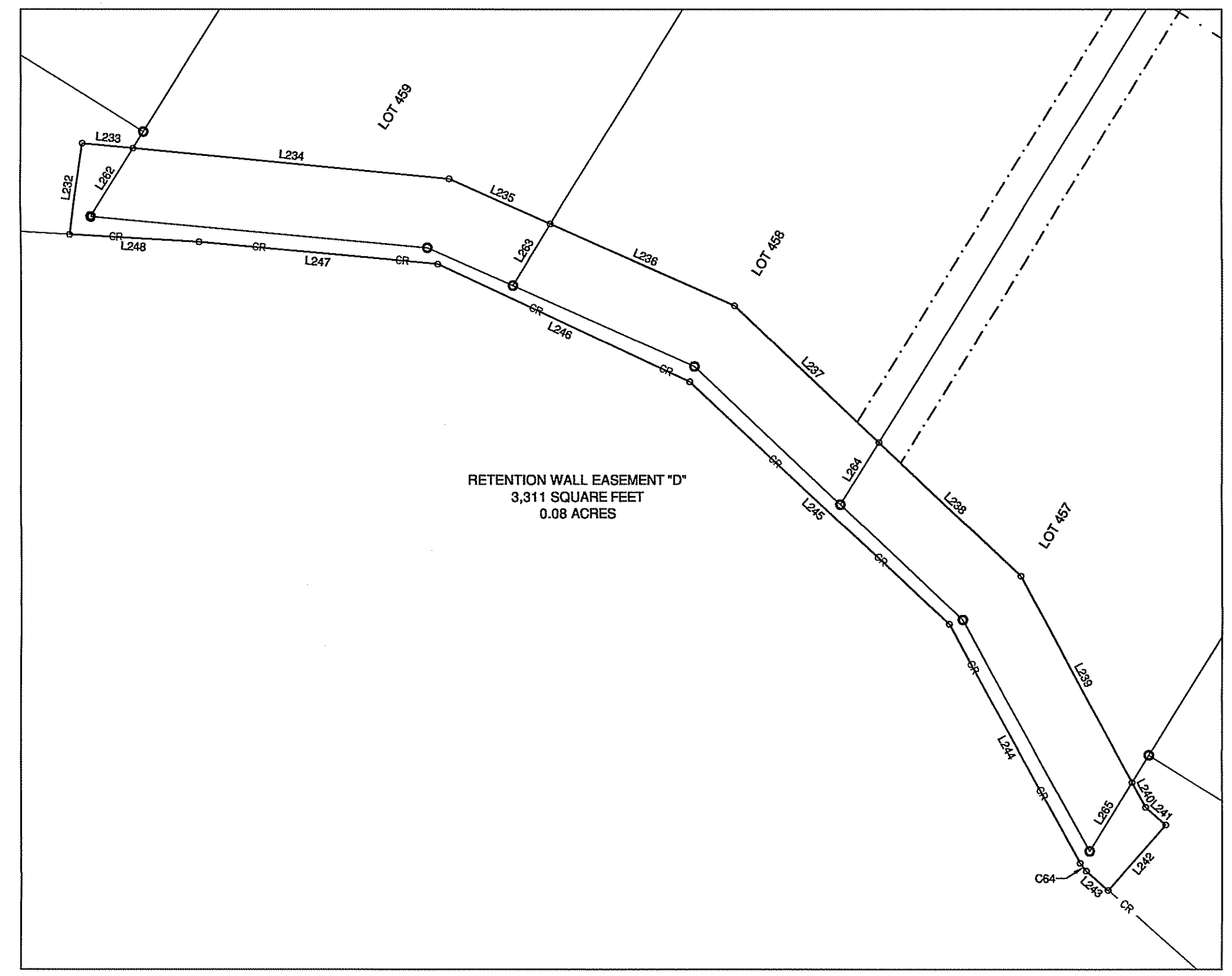
DETAIL "A"  
SCALE: 1" = 20'



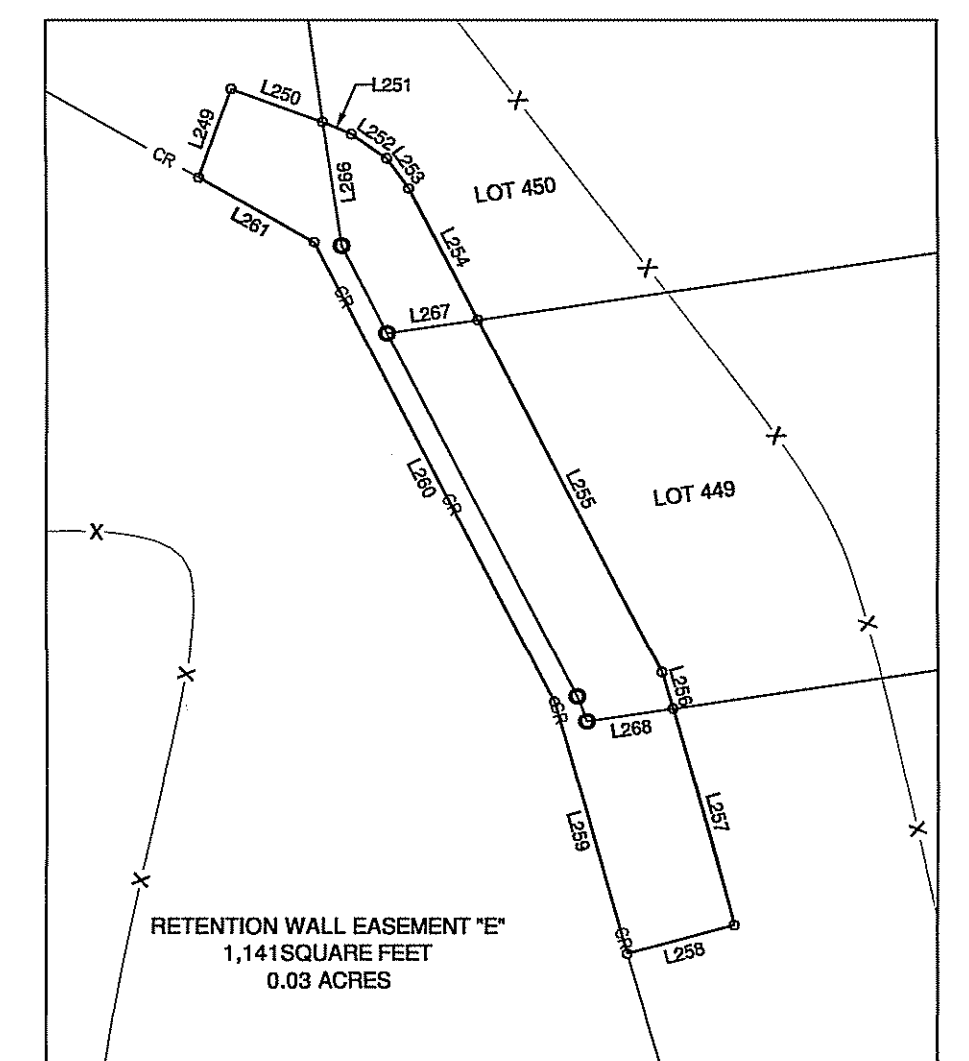
DETAIL "B"  
SCALE: 1" = 20'



DETAIL "C"  
SCALE: 1" = 20'

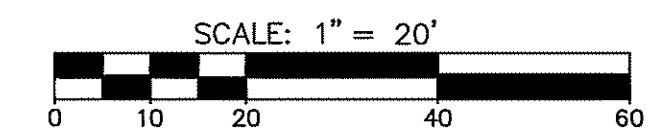


DETAIL "D"  
SCALE: 1" = 20'



DETAIL "E"  
SCALE: 1" = 20'

SEE SHEET 1 OF 4 FOR OVERALL SUBDIVISION BOUNDARY



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**SUBDIVISION PLAT**  
 FOR  
**RIVERLIGHTS - DEL WEBB - PHASE 4B**  
 LOTS 411 - 512 & 534 - 543  
 PORTION OF DEED BOOK 5038 PAGE 368  
 OWNERS: NNP-IV CAPE FEAR RIVER LLC  
 CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA  
 JUNE 7, 2021



JOB NUMBER:	02735-0236
SCALE:	1" = 60'
CAD NUMBER:	V5027350254-A04B
PLS:	CDB
PARTY CHIEF:	---
CAD TECH:	ACS
FIELD BOOK/PAGE:	---
DRAWING NUMBER:	2021-009

TAMMY THEUSCH  
PIVER  
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




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State of North Carolina, County of NEW HANOVER  
Filed For Registration: 06/28/2021 02:06:04 PM  
Book: PLAT 69 Page: 390-394  
5 PGS \$84.00  
Real Property \$84.00  
Recorder: SAMANTHA SPEAKER  
Document No: 2021031969

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### 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 69		NC FEE \$84.00
PG: 390-394	RECORDED: 2021031969	
RECORDED: 06-28-2021	NEW HANOVER COUNTY, NC	
02:06:04 PM	TAMMY THEUSCH PIVER	
BY: SAMANTHA SPEAKER	REGISTER OF DEEDS	
DEPUTY		