

The Oaks on Lake Avenue

CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: ROLINA HOMES NC, LLC
501 BRANSON CT, UNIT 400
MT. PLEASANT, SC 29264

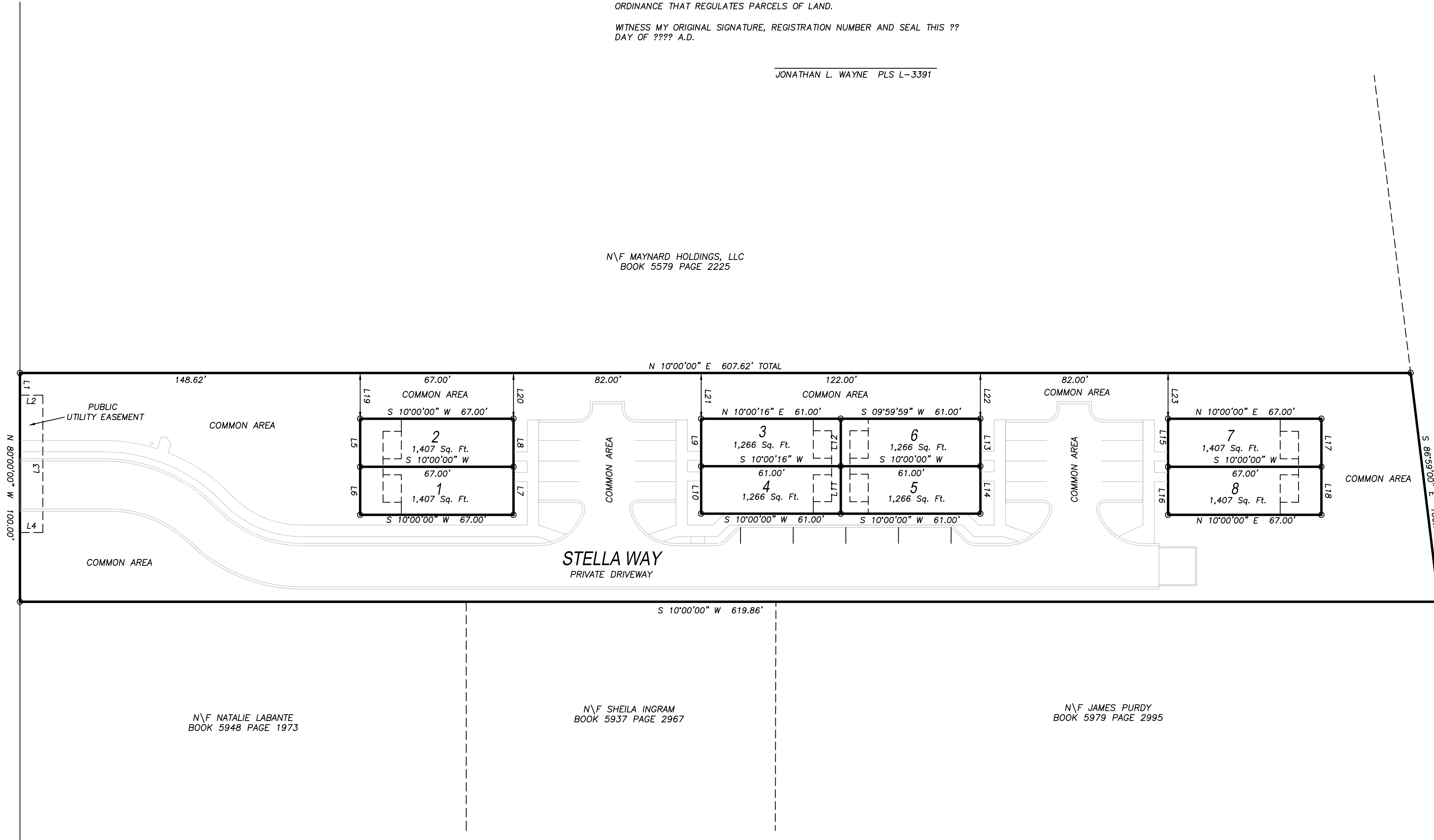
PARCEL: R06110-001-004-000

REFERENCE: BOOK 6795 PAGE 1342

DATE: APRIL 3, 2026

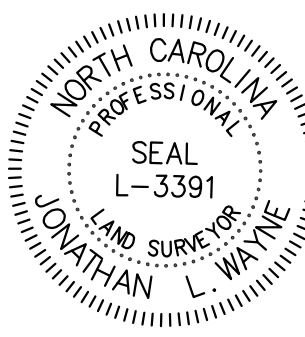
LINE	BEARING	DISTANCE
L1	N 80°03'16" W	9.75'
L2	S 10°00'00" W	10.00'
L3	N 80°00'00" W	60.00'
L4	N 10°00'00" E	10.00'
L5	N 80°00'00" W	21.00'
L6	N 80°00'00" W	21.00'
L7	S 80°00'00" E	21.00'
L8	S 80°00'00" E	21.00'
L9	S 80°00'00" E	20.75'
L10	N 80°00'00" W	20.75'
L11	S 79°59'44" E	20.75'
L12	S 79°59'44" E	20.75'
L13	N 80°00'00" W	20.76'
L14	N 80°00'00" W	20.75'
L15	S 80°00'00" E	21.00'
L16	N 80°00'00" W	21.00'
L17	N 80°00'00" W	21.00'
L18	N 80°00'00" W	21.00'
L19	N 80°00'00" W	20.00'
L20	N 80°00'01" W	20.00'
L21	N 80°00'00" W	20.00'
L22	N 80°00'00" W	20.00'
L23	N 80°00'01" W	20.00'

LAKE AVENUE
60' PUBLIC RIGHT OF WAY



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 ?? DAY OF ??, 2026. A.D.



JONATHAN L. WAYNE PLS L-3391

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

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS ?? DAY OF ??? A.D.

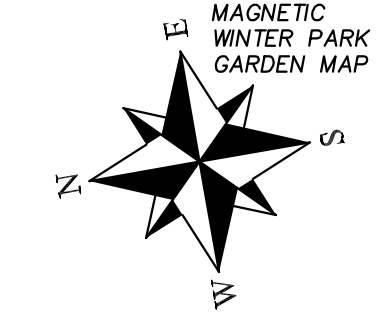
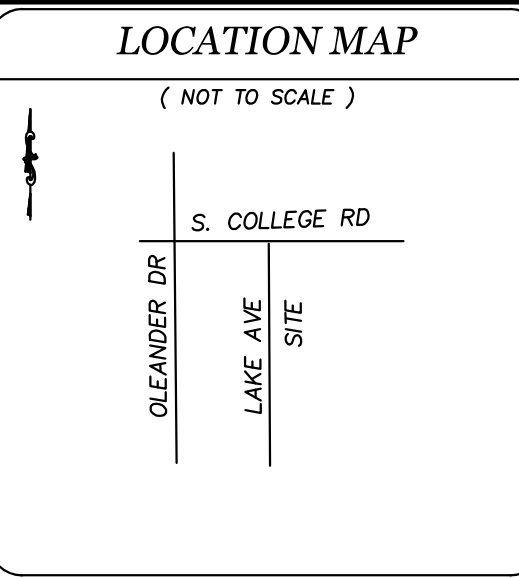
JONATHAN L. WAYNE PLS L-3391

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 SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE, AND OTHERS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS, AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES, FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF WILMINGTON.

DATE

SIGNATURE



NOTES

1. AREA COMPUTED BY COORDINATE METHOD
2. ALL DISTANCES ARE HORIZONTAL
3. FOR REFERENCE SEE AS NOTED
4. SURVEYED APRIL 2026
5. 1.41 ACRES TOTAL AREA
6. THIS PROPERTY IS NOT LOCATED WITHIN 2000' OF AN EXISTING N.C. GRID MONUMENT
7. IRONS AT ALL CORNERS UNLESS OTHERWISE NOTED

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

EASEMENT

COMPUTED PROPERTY LINE

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

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

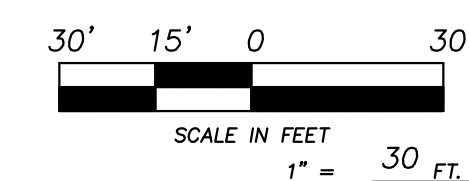
NORTH CAROLINA NEW HANOVER COUNTY
FILED FOR REGISTRATION THIS ____ DAY OF 2026; AT ____ O'CLOCK
AND DULY RECORDED IN MAP BOOK ____ PAGE ____

INSTRUMENT # _____

By: _____

MORGAN GETTY COLLINS, REGISTER OF DEEDS

Preliminary 4/3/26



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

