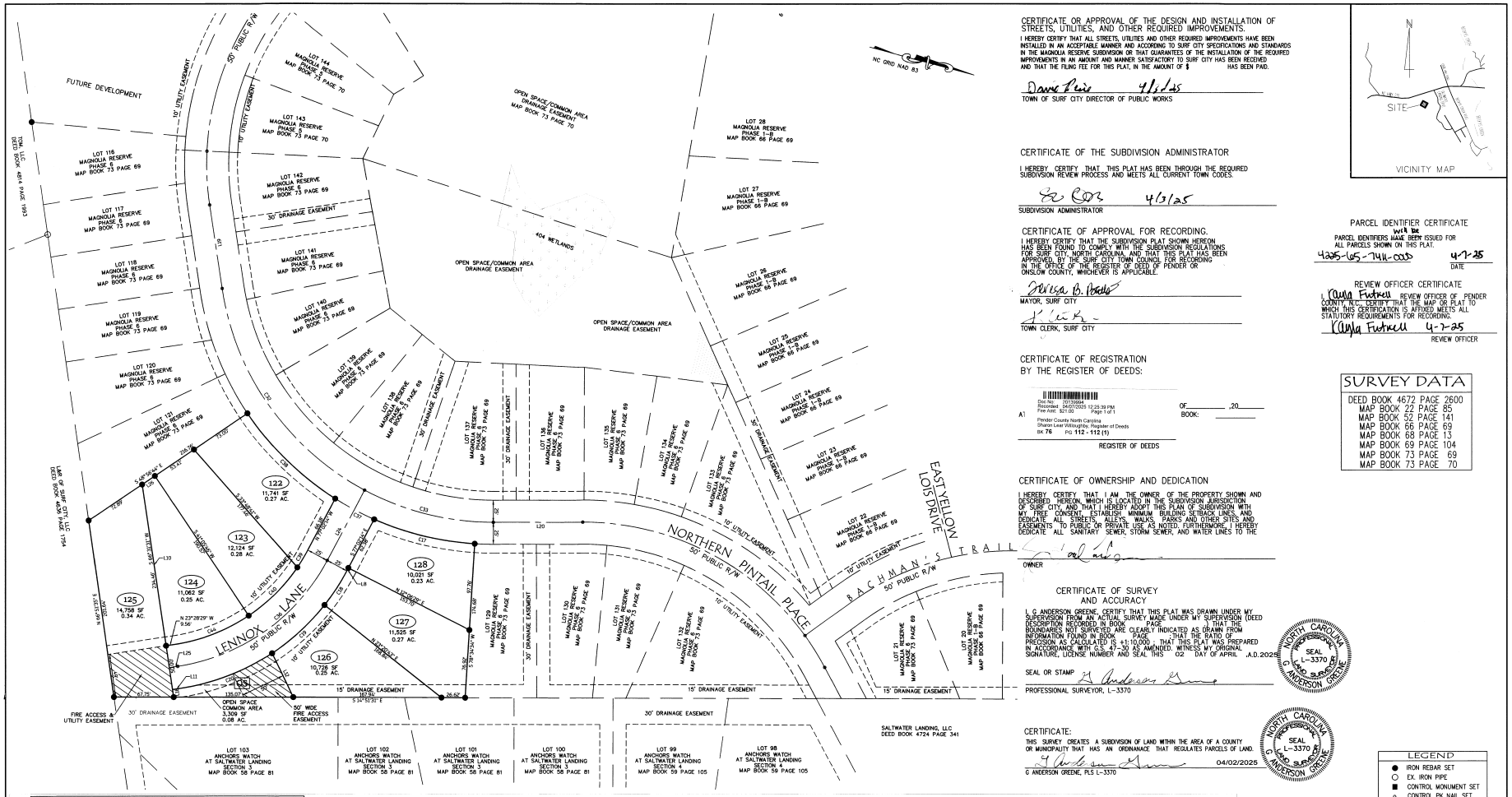

CERTIFICATE OR APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS.

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SURF CITY SPECIFICATIONS AND STANDARDS IN THE MAGNOLIA RESERVE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO SURF CITY HAS BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF $ HAS BEEN PAID.

Dave Reis 4/3/25
TOWN OF SURF CITY DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF THE SUBDIVISION ADMINISTRATOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN THROUGH THE REQUIRED SUBDIVISION REVIEW PROCESS AND MEETS ALL CURRENT TOWN CODES.

4/3/25
SUBDIVISION ADMINISTRATOR

CERTIFICATE OF APPROVAL FOR RECORDING.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SURF CITY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SURF CITY TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEED OF PENDER OR ONSLOW COUNTY, WHICHEVER IS APPLICABLE.

Theresa B. Peele
MAYOR, SURF CITY

TOWN CLERK, SURF CITY

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS:

Doc No: 2073356841
Recorded: 04/07/2025 12:25:39 PM
Fee Amt: $21.00 Page 1 of 1
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 76 PG 112 - 112 (1)

A1

OF _____, 20____
BOOK: _____

REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF SURF CITY, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES TO THE

OWNER

CERTIFICATE OF SURVEY AND ACCURACY

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 02 DAY OF APRIL A.D. 2025.

SEAL OR STAMP

PROFESSIONAL SURVEYOR, L-3370

CERTIFICATE:

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

04/02/2025

G ANDERSON GREENE, PLS L-3370

PARCEL IDENTIFIER CERTIFICATE

PARCEL IDENTIFIERS will be HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

4725-65-7414-0000 4-7-25
DATE

REVIEW OFFICER CERTIFICATE

I, Krista Futrell REVIEW OFFICER OF PENDER COUNTY, N.C. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Krista Futrell 4-7-25
REVIEW OFFICER

SURVEY DATA

DEED BOOK 4672 PAGE 2600
MAP BOOK 22 PAGE 85
MAP BOOK 52 PAGE 141
MAP BOOK 66 PAGE 69
MAP BOOK 68 PAGE 13
MAP BOOK 69 PAGE 104
MAP BOOK 73 PAGE 69
MAP BOOK 73 PAGE 70

LEGEND

- IRON REBAR SET
- EX. IRON PIPE
- CONTROL MONUMENT SET
- CONTROL PK NAIL SET

50 0 50 100
GRAPHIC SCALE 1" = 50'

CURVE TABLE				
CURVE #	LENGTH	DELTA	RADIUS	CHORD DIRECTION	CHORD LENGTH
C17	117.56'	20°06'25"	335.00'	S 01°22'13" E	116.96'
C18	46.21'	10°22'57"	255.00'	S 71°50'45" E	46.15'
C19	80.97'	18°11'36"	255.00'	S 57°33'29" E	80.63'
C20	111.20'	24°59'11"	255.00'	S 35°58'05" E	110.33'
C32	289.61'	53°31'41"	310.00'	N 39°43'37" E	279.20'
C33	151.61'	28°01'18"	310.00'	N 01°02'53" W	150.11'
C36	215.01'	53°33'44"	230.00'	S 50°15'22" E	207.27'
C37	50.05'	8°33'34"	335.00'	N 12°57'46" E	50.00'
C38	139.22'	23°48'43"	335.00'	S 29°08'55" W	138.22'
C39	22.89'	6°23'55"	205.00'	N 73°50'16" W	22.88'
C40	77.76'	21°44'05"	205.00'	N 59°46'16" W	77.30'
C44	90.98'	25°25'44"	205.00'	N 36°11'22" W	90.24'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	S 77°02'14" E	3.80'
L10	N 66°31'31" E	184.46'
L11	S 23°28'29" E	9.56'
L12	S 49°23'16" W	55.23'
L18	S 66°31'31" W	8.67'
L19	N 66°29'27" E	95.64'
L20	N 15°03'32" W	101.24'
L24	S 77°02'14" E	90.25'
L25	S 23°28'29" E	9.56'
L26	N 48°56'44" W	17.46'

PHASE 7A - AREA = 99,772 SF, 2.29 AC

MAP FOR RECORD PHASE 7A

MAGNOLIA RESERVE

OWNER: TOM, LLC
ADDRESS: 121 GARNETT LANE
RIEGELWOOD, NORTH CAROLINA 28456
PHONE:

DESIGNED:
DRAWN:
APPROVED:
DATE: 12/05/24
SCALE: 1" = 50'
SHEET 1 OF 1

STROUD ENGINEERING, P.A. C-0647
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX

w:\master\pw-744\pw744ssd\dwg\mag res 7a mfr.dwg

MB. 76 Pg. 112