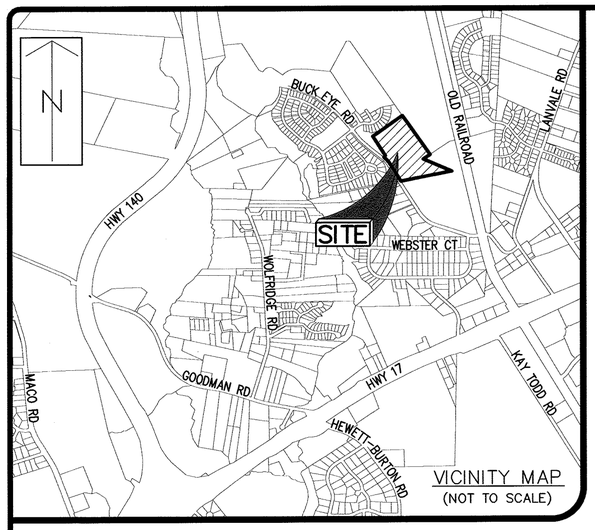
133/69

Map Cabinet 133 pg 69 pg 1 of 3 12/15/2021 SMC



VICINITY MAP
(NOT TO SCALE)

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 PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BRUNSWICK COUNTY.

SUBDIVISION ADMINISTRATOR
TOWN OF LELAND, NORTH CAROLINA

12/15/2021
DATE

CERTIFICATE OF REVIEW OFFICER

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

M. Pagès
REVIEW OFFICER

12/15/21
DATE

B0133 P0069 12-15-2021 15:44:19.000
Brenda M. Clemmons PLAT
Brunswick County, NC Register of Deeds page 1 of 3

SYMBOL LEGEND:

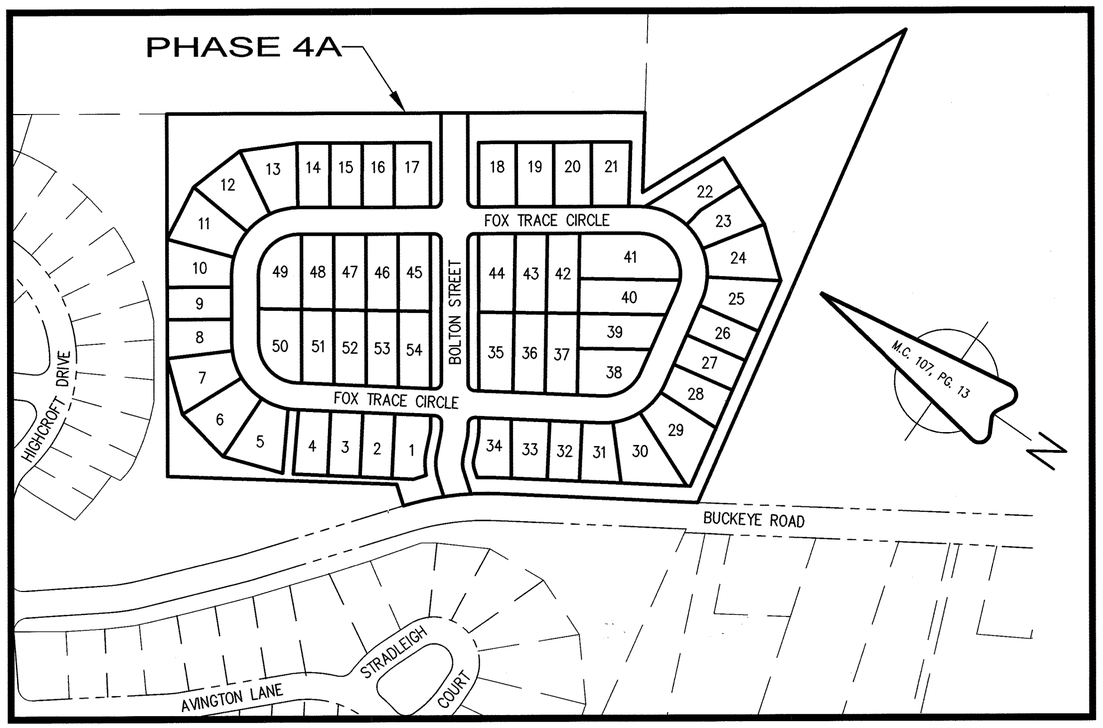
○ REBAR TO BE SET (PROPERTY CORNER)	EIP● EXISTING IRON PIPE
△ MAG NAIL TO BE SET	EIR● EXISTING IRON ROD
✕ COMPUTED POINT	EMN▲ EXISTING MAG NAIL
	RRS▲ EXISTING RAILROAD SPIKE

LINETYPE LEGEND:

- NEW PROPERTY LINE
- LINES NOT SURVEYED (ADJOINERS)
- RIGHT-OF-WAY
- WETLAND LINE
- CENTER LINE OF ROAD

ABBREVIATIONS:

M.C. MAP CABINET	S.F. SQUARE FEET
PG. PAGE	AC. ACRES
	G.S. GREEN SPACE



GENERAL NOTES

1. THIS IS A CORRECTION PLAT OF A MAJOR SUBDIVISION DEPICTING SEABROOKE SUBDIVISION, PHASE 4A. IT CONSISTS OF 54 LOTS.
2. BEARINGS ARE REFERENCED TO MAP CABINET: 107, PAGE: 13.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
5. AREA BY COORDINATE GEOMETRY.
6. THIS SURVEY PERFORMED AND PLAT PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THE PLATTED AREA APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE "X" (MINIMAL FLOOD RISK) PER FEMA FLOOD INSURANCE RATE MAPS #3720218600 K, EFFECTIVE DATES AUGUST 28, 2018.
8. AFFECTED COUNTY PARCEL: #0460006005.
9. MAP & DEED REFERENCES SHOWN PER BRUNSWICK COUNTY REGISTRY.
10. SITE IS CURRENTLY ZONED: "R-6" (MEDIUM DENSITY RESIDENTIAL DISTRICT).
11. TOTAL PLATTED SITE AREA: 806,907 SQUARE FEET OR 18.52 ACRES.
12. THERE SHALL BE A 10' x 70' SIGHT TRIANGLE EASEMENT AT EACH ROAD INTERSECTION.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

CERTIFICATE OF ACCURACY & MAPPING

I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4001, PAGE 1337, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; 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 10th DAY OF DECEMBER, A.D. 2021.

NORTH CAROLINA PROFESSIONAL SEAL L-3518 LAND SURVEYOR Miles O. McCall III
12-10-21

G.S. 47-30 (f) (11) (d)

I HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

MILES O. McCALL III – PROFESSIONAL LAND SURVEYOR (L-3518)

NOTE:
THE SOLE PURPOSE OF THIS PLAT IS TO CORRECT THE LABEL OF LOT 49. NO OTHER CHANGES WERE MADE OR INTENDED BY THIS PLAT. THIS PLAT SUPERCEDES THE PLAT FOR SEABROOKE SUBDIVISION - PHASE 4A AS RECORDED IN MAP BOOK 133, PAGE 46 AND IS BEING RE-RECORDED FOR THE CONVENIENCE OF THE PUBLIC.

CURRENT OWNER:
SEABROOKE DEVELOPMENT, LLC
211 QUILON CIRCLE
WILMINGTON, NC 28412

ATLANTIC COAST SURVEY, PLLC
LICENSE P-0822
PO Box 12588, Wilmington, NC 28405
(910) 292-4889 www.atlanticcoastsurvey.com

SEABROOKE SUBDIVISION
PHASE 4A
BRUNSWICK COUNTY NORTH CAROLINA
TOWN CREEK TOWNSHIP
CORRECTION PLAT

NO.	DATE	DESCRIPTION	BY

DATE: 12/10/21
SCALE: 1" = 200'
DRAWN: EBJ
CHECKED: ACS
SHEET: 1 OF 3
FIELD BOOK#
ACS PROJECT NO: 21-1041

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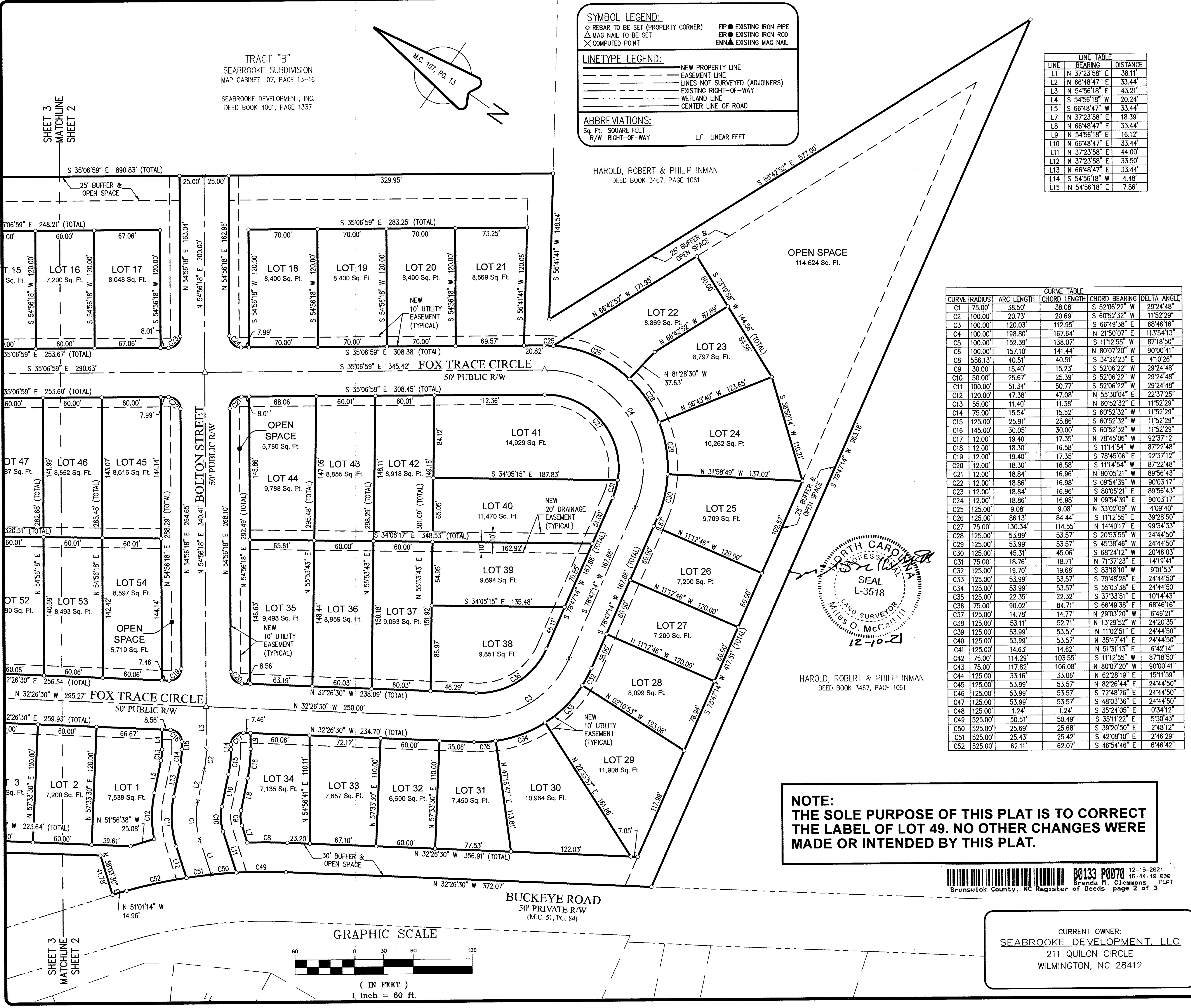
Precared by EBJ-12/10/2021-21-1041 SEABROOKE PH4A correction PLAT.dwg

133/70

Map Cabinet 133 pg 70 pg 2 of 3 12/15/2021 Sue



SYMBOL LEGEND:

- ○ REBAR TO BE SET (PROPERTY CORNER)
- △ MAG NAIL TO BE SET
- ✕ COMPUTED POINT
- EIP ● EXISTING IRON PIPE
- EIR ● EXISTING IRON ROD
- EMN ▲ EXISTING MAG NAIL

LINETYPE LEGEND:

- NEW PROPERTY LINE
- EASEMENT LINE
- LINES NOT SURVEYED (ADJOINERS)
- EXISTING RIGHT-OF-WAY
- WETLAND LINE
- CENTER LINE OF ROAD

ABBREVIATIONS:

Sq. Ft. SQUARE FEET
R/W RIGHT-OF-WAY
L.F. LINEAR FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°23'58" E	38.11'
L2	N 66°48'47" E	33.44'
L3	N 54°56'18" E	43.21'
L4	S 54°56'18" W	20.24'
L5	S 66°48'47" W	33.44'
L7	N 37°23'58" E	18.39'
L8	N 66°48'47" E	33.44'
L9	N 54°56'18" E	16.12'
L10	N 66°48'47" E	33.44'
L11	N 37°23'58" E	44.00'
L12	N 37°23'58" E	33.50'
L13	N 66°48'47" E	33.44'
L14	S 54°56'18" W	4.48'
L15	N 54°56'18" E	7.86'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	38.50'	38.08'	S 52°06'22" W	29°24'48"
C2	100.00'	20.73'	20.69'	S 60°52'32" W	11°52'29"
C3	100.00'	120.03'	112.95'	S 66°49'38" E	68°46'16"
C4	100.00'	198.80'	167.64'	N 21°50'07" E	113°54'13"
C5	100.00'	152.39'	138.07'	S 11°12'55" W	87°18'50"
C6	100.00'	157.10'	141.44'	N 80°07'20" W	90°00'41"
C8	556.13'	40.51'	40.51'	S 34°32'23" E	4°10'26"
C9	30.00'	15.40'	15.23'	S 52°06'22" W	29°24'48"
C10	50.00'	25.67'	25.39'	S 52°06'22" W	29°24'48"
C11	100.00'	51.34'	50.77'	S 52°06'22" W	29°24'48"
C12	120.00'	47.38'	47.08'	N 55°30'04" E	22°37'25"
C13	55.00'	11.40'	11.38'	N 60°52'32" E	11°52'29"
C14	75.00'	15.54'	15.52'	S 60°52'32" W	11°52'29"
C15	125.00'	25.91'	25.86'	S 60°52'32" W	11°52'29"
C16	145.00'	30.05'	30.00'	S 60°52'32" W	11°52'29"
C17	12.00'	19.40'	17.35'	N 78°45'06" W	92°37'12"
C18	12.00'	18.30'	16.58'	S 11°14'54" W	87°22'48"
C19	12.00'	19.40'	17.35'	S 78°45'06" E	92°37'12"
C20	12.00'	18.30'	16.58'	S 11°14'54" W	87°22'48"
C21	12.00'	18.84'	16.96'	N 80°05'21" W	89°56'43"
C22	12.00'	18.86'	16.98'	S 09°54'39" W	90°03'17"
C23	12.00'	18.84'	16.96'	S 80°05'21" E	89°56'43"
C24	12.00'	18.86'	16.98'	N 09°54'39" E	90°03'17"
C25	125.00'	9.08'	9.08'	N 33°02'09" W	4°09'40"
C26	125.00'	86.13'	84.44'	S 11°12'55" E	39°28'50"
C27	75.00'	130.34'	114.55'	N 14°40'17" E	99°34'33"
C28	125.00'	53.99'	53.57'	S 20°53'55" W	24°44'50"
C29	125.00'	53.99'	53.57'	S 45°38'46" W	24°44'50"
C30	125.00'	45.31'	45.06'	S 68°24'12" W	20°46'03"
C31	75.00'	18.76'	18.71'	N 71°37'23" E	14°19'41"
C32	125.00'	19.70'	19.68'	S 83°18'10" W	9°01'53"
C33	125.00'	53.99'	53.57'	S 79°48'28" E	24°44'50"
C34	125.00'	53.99'	53.57'	S 55°03'38" E	24°44'50"
C35	125.00'	22.35'	22.32'	S 37°33'51" E	10°14'43"
C36	75.00'	90.02'	84.71'	S 66°49'38" E	68°46'16"
C37	125.00'	14.78'	14.77'	N 29°03'20" W	6°46'21"
C38	125.00'	53.11'	52.71'	N 13°29'52" W	24°20'35"
C39	125.00'	53.99'	53.57'	N 11°02'51" E	24°44'50"
C40	125.00'	53.99'	53.57'	N 35°47'41" E	24°44'50"
C41	125.00'	14.63'	14.62'	N 51°31'13" E	6°42'14"
C42	75.00'	114.29'	103.55'	S 11°12'55" W	87°18'50"
C43	75.00'	117.82'	106.08'	N 80°07'20" W	90°00'41"
C44	125.00'	33.16'	33.06'	N 62°28'19" E	15°11'59"
C45	125.00'	53.99'	53.57'	N 82°26'44" E	24°44'50"
C46	125.00'	53.99'	53.57'	S 72°48'26" E	24°44'50"
C47	125.00'	53.99'	53.57'	S 48°03'36" E	24°44'50"
C48	125.00'	1.24'	1.24'	S 35°24'05" E	0°34'12"
C49	525.00'	50.51'	50.49'	S 35°11'22" E	5°30'43"
C50	525.00'	25.69'	25.68'	S 39°20'50" E	2°48'12"
C51	525.00'	25.43'	25.42'	S 42°08'10" E	2°46'29"
C52	525.00'	62.11'	62.07'	S 46°54'46" E	6°46'42"

NORTH CAROLINA PROFESSIONAL SEAL L-3518 LAND SURVEYOR Miles O. McCall III
12-10-21

NOTE:
THE SOLE PURPOSE OF THIS PLAT IS TO CORRECT THE LABEL OF LOT 49. NO OTHER CHANGES WERE MADE OR INTENDED BY THIS PLAT.

B0133 P0070 12-15-2021 15:44:19.000
Brenda M. Clemmons PLAT
Brunswick County, NC Register of Deeds page 2 of 3

CURRENT OWNER:
SEABROOKE DEVELOPMENT, LLC
211 QUILON CIRCLE
WILMINGTON, NC 28412

ATLANTIC COAST SURVEY, PLLC
LICENSE P-0822
PO Box 12588, Wilmington, NC 28405
(910) 292-4889 www.atlanticcoastsurvey.com

SEABROOKE SUBDIVISION
PHASE 4A

BRUNSWICK COUNTY NORTH CAROLINA
TOWN CREEK TOWNSHIP

CORRECTION PLAT

NO.	DATE	DESCRIPTION	BY

DATE: 12/10/21
SCALE: 1" = 60'
DRAWN: EB3
CHECKED: ACS
SHEET: 2 OF 3
FIELD BOOK#
ACS PROJECT NO: 21-1041

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Pg 3 of 3 12/15/2021 SMQ

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Map Cabinet 133 pg 71

B0133 P0071 12-15-2021 15:44:19.000
Brunswick County, NC Register of Deeds Brenda M. Clemmons PLAT page 3 of 3

NOTE:
THE SOLE PURPOSE OF THIS PLAT IS TO CORRECT THE LABEL OF LOT 49. NO OTHER CHANGES WERE MADE OR INTENDED BY THIS PLAT.

SYMBOL LEGEND:
- ○ REBAR TO BE SET (PROPERTY CORNER)
- △ MAG NAIL TO BE SET
- ✕ COMPUTED POINT
- EIP● EXISTING IRON PIPE
- EIR● EXISTING IRON ROD
- EMN▲ EXISTING MAG NAIL

LINETYPE LEGEND:
- NEW PROPERTY LINE
- EASEMENT LINE
- LINES NOT SURVEYED (ADJOINERS)
- EXISTING RIGHT-OF-WAY
- WETLAND LINE
- CENTER LINE OF ROAD

ABBREVIATIONS:
Sq. Ft. SQUARE FEET
R/W RIGHT-OF-WAY
L.F. LINEAR FEET

TRACT "B"
SEABROOKE SUBDIVISION
MAP CABINET 107, PAGE 13-16

SEABROOKE DEVELOPMENT, INC.
DEED BOOK 4001, PAGE 1337

SHEET 3 MATCHLINE SHEET 2

S 35°06'59" E 890.83' (TOTAL)
510.88'
25' BUFFER & OPEN SPACE
OPEN SPACE 41,818 Sq. Ft.
S 35°06'59" E 248.21' (TOTAL)
S 42°51'27" E 107.59'
LOT 13 9,703 Sq. Ft.
LOT 14 7,259 Sq. Ft.
LOT 15 7,200 Sq. Ft.
LOT 16 7,200 Sq. Ft.
LOT 17 8,048 Sq. Ft.
LOT 12 10,236 Sq. Ft.
S 72°48'26" E 109.29'
S 54°18'49" W 120.01'
S 54°56'18" W 120.00'
N 54°56'18" E 163.04'
N 54°56'18" E 200.00'
NEW 10' UTILITY EASEMENT (TYPICAL)
LOT 11 10,176 Sq. Ft.
N 81°52'17" E 108.05'
S 19°55'41" E 128.88'
S 35°06'59" E 253.67' (TOTAL)
S 35°06'59" E 290.63'
S 35°06'59" E 253.60' (TOTAL)
LOT 10 8,854 Sq. Ft.
LOT 49 9,997 Sq. Ft.
LOT 48 8,422 Sq. Ft.
LOT 47 8,487 Sq. Ft.
LOT 46 8,552 Sq. Ft.
LOT 45 8,616 Sq. Ft.
BOLTON STREET 50' PUBLIC R/W
S 35°07'40" E 120.00'
LOT 9 7,200 Sq. Ft.
NEW 20' DRAINAGE EASEMENT (TYPICAL)
S 34°05'15" E 320.51' (TOTAL)
LOT 8 7,852 Sq. Ft.
LOT 50 9,858 Sq. Ft.
LOT 51 8,286 Sq. Ft.
LOT 52 8,390 Sq. Ft.
LOT 53 8,493 Sq. Ft.
LOT 54 8,597 Sq. Ft.
NEW 10' UTILITY EASEMENT (TYPICAL)
OPEN SPACE 5,710 Sq. Ft.
S 41°49'54" E 121.69'
LOT 7 9,792 Sq. Ft.
S 32°26'30" E 256.54' (TOTAL)
N 32°26'30" W 295.27' FOX TRACE CIRCLE 50' PUBLIC R/W
S 66°34'44" E 130.00'
LOT 6 10,236 Sq. Ft.
S 32°26'30" E 259.93' (TOTAL)
LOT 5 10,063 Sq. Ft.
LOT 4 7,409 Sq. Ft.
LOT 3 7,200 Sq. Ft.
LOT 2 7,200 Sq. Ft.
LOT 1 7,538 Sq. Ft.
OPEN SPACE 24,117 Sq. Ft.
N 19°27'35" W 115.40'
NEW 20' DRAINAGE EASEMENT
N 32°59'12" W 427.24'
N 32°26'30" W 223.64' (TOTAL)
N 51°56'38" W 25.08'
N 51°01'14" W 14.96'

OPEN AREA & DRAINAGE EASEMENT

M.C. 107, PG. 13

E. HIGHCROFT DRIVE 50' PRIVATE R/W (M.C. 51, PG. 84)

S 78°07'52" W 552.74' (TIE)

SEABROOKE SUBDIVISION PHASE 1 MAP CABINET 51, PAGE 80-86

OPEN AREA

DRAYMORE LANE 50' PRIVATE R/W (M.C. 51, PG. 84)

N 72°41'03" W 397.21' (TIE)

BUCKEYE ROAD 50' PRIVATE R/W (M.C. 51, PG. 84)

SHEET 3 MATCHLINE SHEET 2

NOTE:
FOR CURVE TABLE
SEE SHEET 2

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

CURRENT OWNER:
SEABROOKE DEVELOPMENT, LLC
211 QUILON CIRCLE
WILMINGTON, NC 28412

NORTH CAROLINA PROFESSIONAL SEAL L-3518 LAND SURVEYOR Miles O. McCall III
12-10-21

ATLANTIC COAST SURVEY, PLLC
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PO Box 12588, Wilmington, NC 28405
(910) 292-4889 www.atlanticcoastsurvey.com

SEABROOKE SUBDIVISION PHASE 4A

TOWN CREEK TOWNSHIP BRUNSWICK COUNTY NORTH CAROLINA

CORRECTION PLAT

NO.	DATE	DESCRIPTION	BY

DATE: 12/10/21 SCALE: 1" = 60'
DRAWN: EB3 CHECKED: ACS
SHEET: 3 OF 3
FIELD BOOK#
ACS PROJECT NO: 21-1041

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Prepared by EB3-12/10/2021-21-1041 SEABROOKE PH4A correction PLAT.dwg