NCDOT will allow sidewalks by encroachment and will not accept responsibility for maintenance. Maintenance responsibilities of Sidewalks shall be that of owners, HOA or assigns. All sidewalks shall meet requirements of the "Americans With Disabilities Act"

I, hereby certify that I am the owner of the public easement shown and describe hereon which is for the purpose of storm water detention and that public easement will be maintained by the owners, or assigns, for that purpose at no expense to the Department of Transportation. Also I will be responsible for completely draining the storm water detention ponds to facilitate maintenance within the public right-of-way.

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

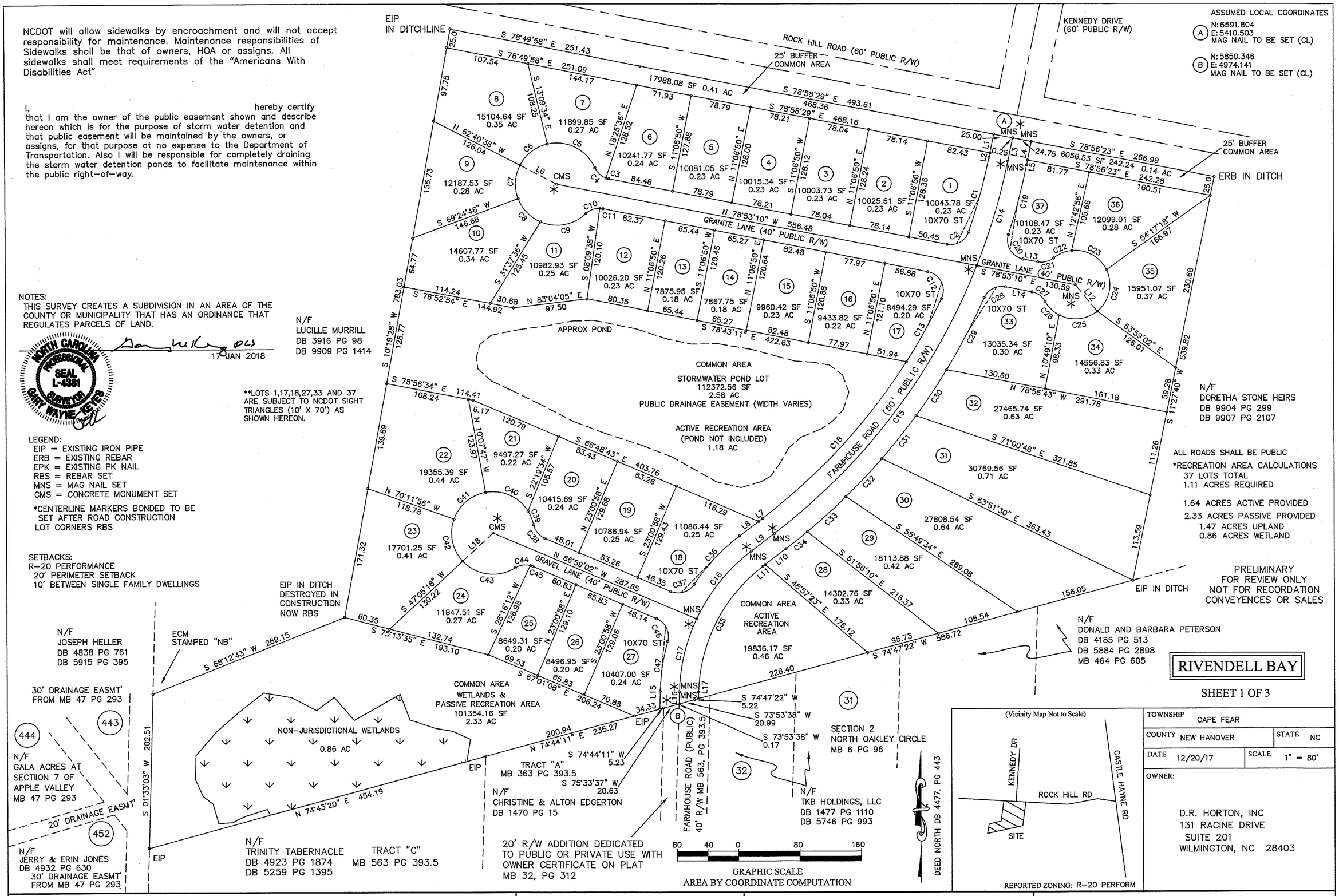
NORTH CAROLINA PROFESSIONAL SEAL L-4381 SURVEYOR GARY WAYNE KEYES

17 JAN 2018

**LOTS 1,17,18,27,33 AND 37 ARE SUBJECT TO NCDOT SIGHT TRIANGLES (10' X 70') AS SHOWN HEREON.

LEGEND:
EIP = EXISTING IRON PIPE
ERB = EXISTING REBAR
EPK = EXISTING PK NAIL
RBS = REBAR SET
MNS = MAG NAIL SET
CMS = CONCRETE MONUMENT SET
*CENTERLINE MARKERS BONDED TO BE SET AFTER ROAD CONSTRUCTION
LOT CORNERS RBS

SETBACKS:
R-20 PERFORMANCE
20' PERIMETER SETBACK
10' BETWEEN SINGLE FAMILY DWELLINGS



(Vicinity Map Not to Scale)
KENNEDY DR
ROCK HILL RD
CASTLE HAYNE RD
SITE
REPORTED ZONING: R-20 PERFORM

TOWNSHIP CAPE FEAR	
COUNTY NEW HANOVER	STATE NC
DATE 12/20/17	SCALE 1" = 80'
OWNER: D.R. HORTON, INC 131 RACINE DRIVE SUITE 201 WILMINGTON, NC 28403	

I, Gary W. Keyes, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, Page _____, or other source as noted); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____ (or other source as noted); that the ratio of precision as calculated is 1: 12,000 ; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this 17 day of JAN, A.D., 20 18.

NORTH CAROLINA PROFESSIONAL SEAL L-4381 SURVEYOR GARY WAYNE KEYES

Surveyor

L-4381
Registration #

Gary W. Keyes Land Surveying, P.C.
NC Firm # C-4086
110 Hinton Avenue Wilmington, NC 28411
(910) 228-4773 keyessurveying@gmail.com

STATE OF NORTH CAROLINA COUNTY OF_____
I, BRAD SCHULER, Review Officer of NEW HANOVER County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

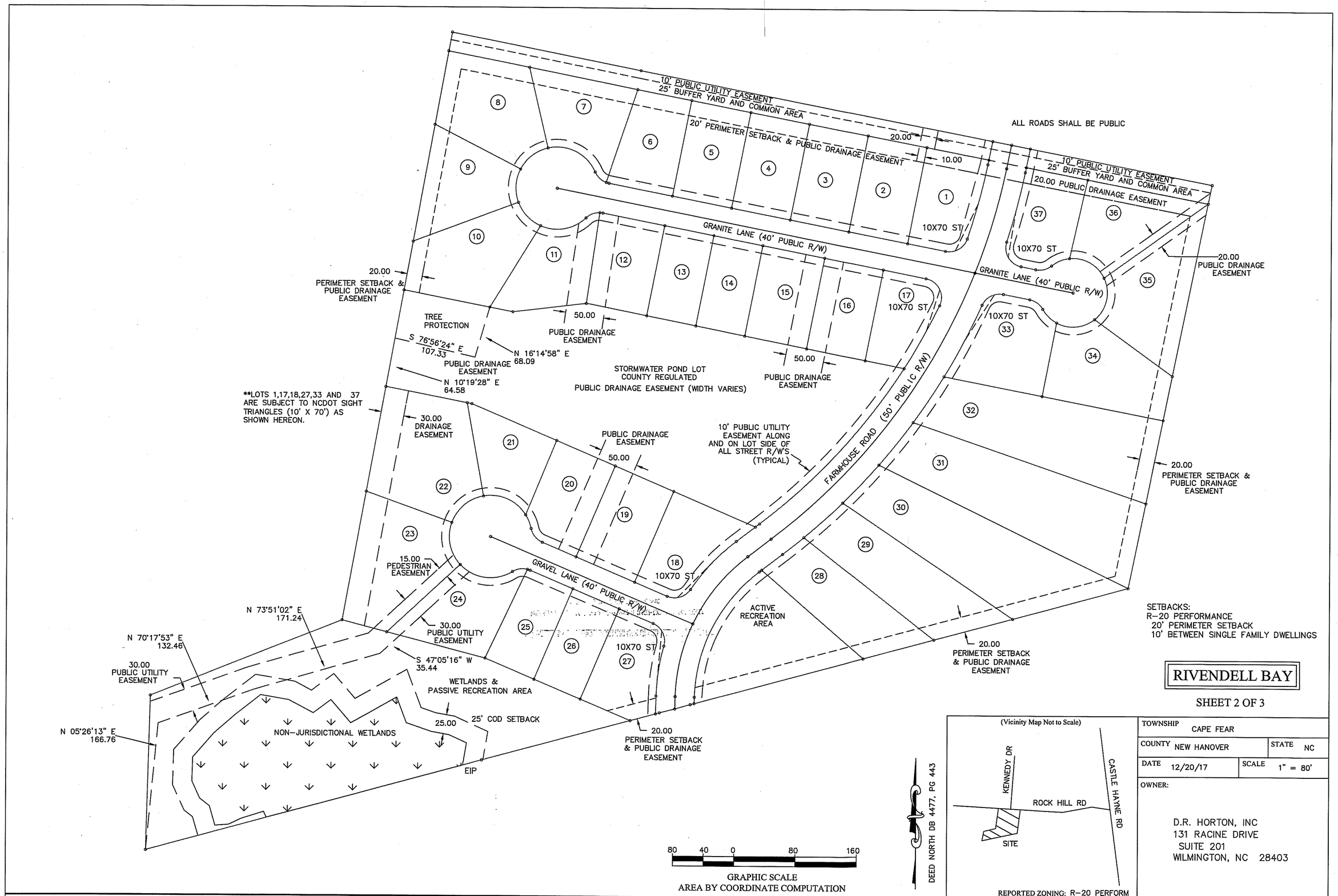
REVIEW OFFICER 1/19/2018 DATE

STATE OF NORTH CAROLINA _____ COUNTY
Filed for Registration at _____ M. _____ 20___ in the Register of Deeds Office Recorded in Book_____ Page_____

_____ BY_____
REGISTER OF DEEDS

Map Book 64 Pages 119-121

Andy Mills 910-465-3167



SETBACKS:
R-20 PERFORMANCE
20' PERIMETER SETBACK
10' BETWEEN SINGLE FAMILY DWELLINGS

RIVENDELL BAY

SHEET 2 OF 3

(Vicinity Map Not to Scale)

REPORTED ZONING: R-20 PERFORM

TOWNSHIP CAPE FEAR	
COUNTY NEW HANOVER	STATE NC
DATE 12/20/17	SCALE 1" = 80'

OWNER:

D.R. HORTON, INC
131 RACINE DRIVE
SUITE 201
WILMINGTON, NC 28403

I, Gary W. Keyes, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, Page _____, or other source as noted); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____ (or other source as noted); that the ratio of precision as calculated is 1: 12,000 ; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this 17 day of JAN, A.D., 20 18.

NORTH CAROLINA PROFESSIONAL SEAL L-4381 SURVEYOR GARY WAYNE KEYES

Gary W. Keyes PLS
Surveyor

L-4381
Registration #

Gary W. Keyes Land Surveying, P.C.
NC Firm # C-4086
PO Box 1624 Wrightsville Beach, NC 28480
(910) 228-4773 keyessurveying@gmail.com

STATE OF NORTH CAROLINA COUNTY OF New Hanover

I, Brad Schuler, Review Officer of New Hanover County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

REVIEW OFFICER

1/19/2018
DATE

STATE OF NORTH CAROLINA _____ COUNTY

Filed for Registration at _____ M. _____ 20___ in the Register of Deeds Office Recorded in Book_____ Page_____

_____ BY _____
REGISTER OF DEEDS

Map Book 64 Pages 120

Certificate of Proposed Subdivision Road Construction Standards
Department of Transportation
Division of Highways
Proposed Subdivision Road
Construction Standards Certification approved

1-19-18 Bryan Hugh, PE
Date District Engineer

Certificate of Ownership, Dedication and Jurisdiction

I (we) 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 subdivision with my (our) ownfree consent and dedicate all streets, alleys, walks, parks, conservation space and other areas 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 New Hanover County.

1/18/18 DR Horton, Inc
Date Signature of Owner(s)

Date Subordination Consent of Mortgagee

Certificate of Registration/Disclosure for Homeowner's Association Covenants, Conditions and Restrictions by Register of Deeds North Carolina New Hanover County

Homeowner's Association Covenants, Conditions and Restrictions filed for registration on the _____ day of _____ at _____(a.m. / p.m.) and duly recorded in Deed Book _____, at Page _____.

Register of Deeds

County Engineer Certificate

With this recordation, New Hanover County accepts the dedication for stormwater and easements

County Engineer 1/18/18
Date

Certificate of approval by the
Cape Fear Public Utility Authority:

I, Bernice S. Johnson, 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 UtilityAuthority accepts the owner's offer of dedication for the public waterand/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 Senior Project Engineer TITLE 1/18/2018 DATE

Certificate Disclaiming Water/Sewer Suitability

Notwithstanding New Hanover County approval of this plat, lots shown on said plat may not receive Health Department approval for on site sewage disposal systems, nor for individual water supply systems, nor does such approval guarantee the availability of water or sewer services from The Cape Fear Public Utility Authority.

LINE	BEARING	DISTANCE
L1	S 11°32'49" W	25.00
L2	S 11°32'49" W	6.23
L3	S 11°32'49" W	31.46
L4	S 11°32'49" W	25.00
L5	S 11°32'49" W	6.67
L6	N 62°40'38" W	54.00
L7	S 52°35'40" W	6.69
L8	S 52°35'40" W	31.33
L9	S 52°35'40" W	38.02
L10	S 52°35'40" W	34.22
L11	S 52°35'40" W	3.80
L12	S 39°01'42" E	45.00
L13	S 78°53'10" E	19.61
L14	N 78°53'10" W	35.19
L15	S 01°34'28" W	23.52
L16	S 01°34'28" W	16.26
L17	S 01°34'28" W	8.38
L18	S 47°05'16" W	54.00

CURVE	RADIUS	ARC	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	795.00	100.93	07°16'28"	S 15°11'03" W	100.87
C2	25.00	35.91	82°17'33"	S 59°58'04" W	32.90
C3	25.00	3.83	08°46'22"	N 74°29'59" W	3.82
C4	25.00	20.29	46°30'12"	N 46°51'42" W	19.74
C5	54.00	74.97	79°32'59"	S 63°23'05" E	69.10
C6	54.00	46.67	49°31'04"	N 52°04'54" E	45.23
C7	54.00	45.15	47°54'35"	N 03°22'04" E	43.85
C8	54.00	43.21	45°50'40"	N 43°30'34" W	42.06
C9	54.00	63.83	67°43'51"	S 79°42'11" W	60.18
C10	25.00	19.93	45°40'00"	N 68°40'15" E	19.40
C11	25.00	4.19	09°36'35"	S 83°41'27" E	4.19
C12	25.00	45.61	104°32'13"	S 26°37'03" E	39.54
C13	795.00	94.64	06°49'13"	S 29°03'40" W	94.58
C14	820.00	142.89	09°59'03"	S 16°32'21" W	142.71
C15	820.00	444.56	31°03'47"	S 37°03'47" W	439.14
C16	240.00	114.92	27°26'11"	N 38°52'36" E	113.83
C17	240.00	98.80	23°35'09"	N 13°22'00" E	98.10
C18	795.00	279.22	20°07'24"	S 42°31'59" W	277.78
C19	845.00	94.15	06°23'03"	S 14°44'20" W	94.10
C20	25.00	42.24	96°49'02"	N 30°28'39" W	37.39
C21	25.00	21.81	49°59'41"	S 76°06'59" W	21.13
C22	45.00	25.83	32°53'31"	N 67°33'54" E	25.48
C23	45.00	55.14	70°12'32"	S 60°53'04" E	51.76
C24	45.00	60.28	76°45'06"	S 12°35'45" W	55.87
C25	45.00	52.79	67°12'30"	S 84°34'33" W	49.81
C26	45.00	25.86	32°55'43"	N 45°21'20" W	25.51
C27	25.00	21.81	49°59'41"	S 53°53'19" E	21.13
C28	25.00	33.67	77°09'52"	N 62°31'54" E	31.18
C29	845.00	106.46	07°13'06"	S 27°33'31" W	106.39
C30	845.00	72.41	04°54'36"	S 33°37'22" W	72.39
C31	845.00	71.47	04°50'47"	S 38°30'03" W	71.45
C32	845.00	68.55	04°38'54"	S 43°14'54" W	68.53
C33	845.00	68.16	04°37'17"	S 47°52'59" W	68.14
C34	845.00	35.41	02°24'03"	S 51°23'39" W	35.40
C35	215.00	191.46	51°01'20"	N 27°05'01" E	185.20
C36	265.43	87.19	18°49'14"	N 43°10'08" E	86.80
C37	25.00	34.59	79°16'23"	S 73°22'47" W	31.90
C38	25.00	24.12	55°16'35"	N 39°20'45" W	23.19
C39	54.00	19.34	20°31'18"	S 21°58'07" E	19.24
C40	54.00	63.99	67°54'01"	S 66°10'46" E	60.31
C41	54.00	56.61	60°04'09"	N 49°50'09" E	54.06
C42	54.00	59.11	62°42'48"	N 11°33'20" W	56.20
C43	54.00	74.78	79°20'53"	N 82°35'10" W	68.95
C44	25.00	20.48	46°55'58"	N 81°12'23" E	19.91
C45	25.00	3.64	08°20'37"	S 71°09'20" E	3.64
C46	25.00	36.16	82°51'56"	S 25°33'04" E	33.09
C47	265.00	66.18	14°18'28"	N 08°43'40" E	66.00

Certificate of Disclosure for Private Developments
I (we) acknowledge that neither the State nor the County shall be responsible for maintenance of any streets, parks, drainage, open space or other areas which are designated for private use. I (we) acknowledge that prior to contracting with a prospective buyer, I shall give the buyer a written statement which discloses the existence and location of such private areas and specifies the maintenance responsibilities for same. When applicable, the statement shall disclose that the street(s) will not be constructed to minimum standards sufficient to allow their inclusion on the State highway system for maintenance.

1/18/18 DR Horton, Inc
Date Signature of Owner(s)

Certificate of Disclosure for New Hanover County Sewer Costs

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 buyer will be assessed by The Cape Fear Public Utility Authority for the full cost of providing sewer service to the subdivision at the time that District sewer becomes available, in accordance with New Hanover County Code.

1/18/18 DR Horton, Inc
Date Signature of Owner

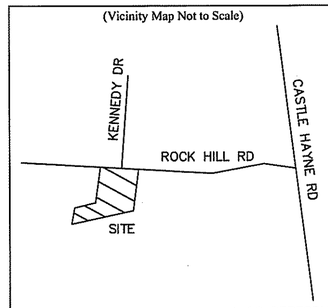
CERTIFICATE OF APPROVAL
NEW HANOVER CO PLANNING & INSPECTIONS DEPT.
1/19/2018
DATE PLANNING & INSPECTIONS DEPT.

SETBACKS:
R-20 PERFORMANCE
20' PERIMETER SETBACK
10' BETWEEN SINGLE FAMILY DWELLINGS

RIVENDELL BAY

SHEET 3 OF 3

(Vicinity Map Not to Scale)



REPORTED ZONING: R-20 PERFORM

DEED NORTH DB 4477, PG 443

80 40 0 80 160
GRAPHIC SCALE
AREA BY COORDINATE COMPUTATION

TOWNSHIP CAPE FEAR	
COUNTY NEW HANOVER	STATE NC
DATE 12/20/17	SCALE 1" = 80'
OWNER: D.R. HORTON, INC 131 RACINE DRIVE SUITE 201 WILMINGTON, NC 28403	

I, Gary W. Keyes, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, Page _____, or other source as noted); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____ (or other source as noted); that the ratio of precision as calculated is 1: 12,000 ; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this 17 day of JAN, A.D., 20 18.

NORTH CAROLINA PROFESSIONAL SEAL L-4381 SURVEYOR GARY WAYNE KEYES

Gary W. Keyes PLS
Surveyor

L-4381
Registration #

Gary W. Keyes Land Surveying, P.C.
NC Firm # C-4086
PO Box 1624 Wrightsville Beach, NC 28480
(910) 228-4773 keyessurveying@gmail.com

STATE OF NORTH CAROLINA COUNTY OF New Hanover
I, Brad Schuler, Review Officer of New Hanover County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

REVIEW OFFICER 1/19/2018
DATE

STATE OF NORTH CAROLINA New Hanover COUNTY
Filed for Registration at 3:29 P.M. January 19 2018 in the Register of Deeds Office Recorded in Book 64 Page 119-121

Tammy Theusch Beasley
REGISTER OF DEEDS BY Andrea Crowell, asst.
Inst. # 2018001830

Map Book 64 Page 121

TAMMY THEUSCH
BEASLEY
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

****

State of North Carolina, County of NEW HANOVER
Filed For Registration: 01/19/2018 03:29:16 PM
Book: PLAT 64 Page: 119-122
4 PGS $63.00
Real Property $63.00
Recorder: ANDREA CRESWELL
Document No: 2018001830

****

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 64
PG: 119-122
RECORDED:
01-19-2018
03:29:16 PM
BY: ANDREA CRESWELL
ASSISTANT

2018001830
NEW HANOVER COUNTY, NC
TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS

NC FEE $63.00