

PLAT OF  
OSPREY LANDING



BRUNSWICK FOREST

PHASE 9 SECTION 3A  
LOTS 24 THRU 31  
and 80 THRU 89

TOWNCREEK TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA  
TOWN OF LELAND

OWNER: FUNSTON LAND & TIMBER, LLC  
1007 Evangeline Drive  
Leland, N.C. 28451  
DATE: MAY 2023

HANOVER DESIGN SERVICES, P.A.  
1123 FLORAL PARKWAY  
WILMINGTON, N.C. 28403  
PHONE: (910) 343-8002  
SCALE 1" = 60'

STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK

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

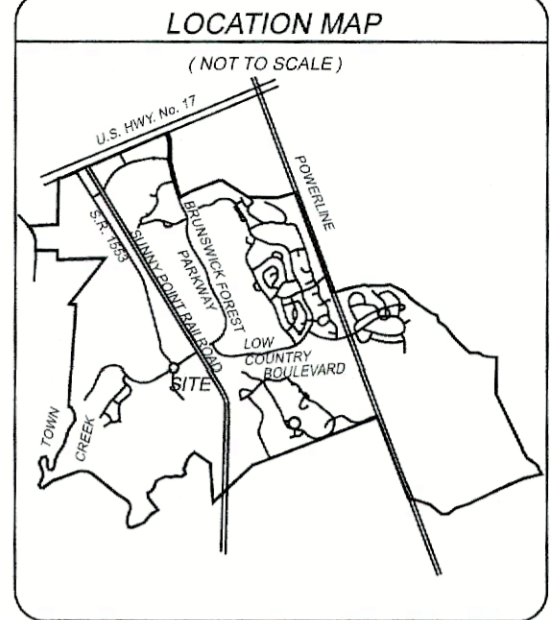
DATE

REVIEW OFFICER

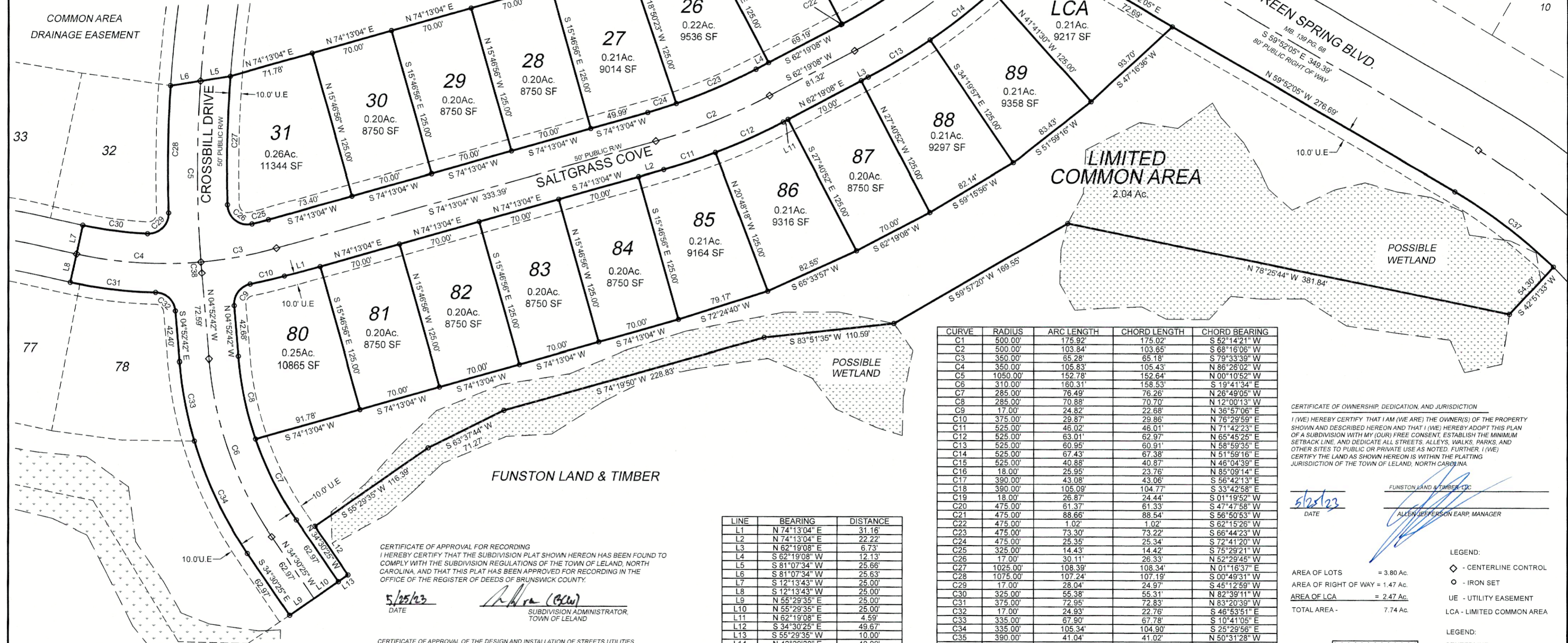
BRUNSWICK COUNTY, NC REGISTER OF DEEDS  
Brenda M. Clemmons, Registrar  
page 1 of 1

COMMON AREA  
DRAINAGE EASEMENT

HERON POINTE at  
BRUNSWICK FOREST  
MAP BOOK 126  
PAGE 84  
LIMITED  
COMMON AREA



COMMON AREA  
DRAINAGE EASEMENT



| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|----------|------------|--------------|---------------|
| C1    | 500.00'  | 175.92'    | 175.02'      | S 52°14'21" W |
| C2    | 500.00'  | 103.84'    | 103.65'      | S 68°16'06" W |
| C3    | 350.00'  | 65.28'     | 65.18'       | S 79°33'39" W |
| C4    | 350.00'  | 105.83'    | 105.43'      | N 86°26'02" W |
| C5    | 1050.00' | 152.78'    | 152.64'      | N 00°10'52" W |
| C6    | 310.00'  | 160.31'    | 158.53'      | S 19°41'34" E |
| C7    | 285.00'  | 76.49'     | 76.26'       | N 26°49'05" W |
| C8    | 285.00'  | 70.88'     | 70.70'       | N 12°00'13" W |
| C9    | 17.00'   | 24.82'     | 22.68'       | N 36°57'06" E |
| C10   | 375.00'  | 29.87'     | 29.86'       | N 76°29'59" E |
| C11   | 525.00'  | 46.02'     | 46.01'       | N 71°42'23" E |
| C12   | 525.00'  | 63.01'     | 62.97'       | N 65°45'26" E |
| C13   | 525.00'  | 60.95'     | 60.91'       | N 58°59'35" E |
| C14   | 525.00'  | 67.43'     | 67.38'       | N 51°59'16" E |
| C15   | 525.00'  | 40.88'     | 40.87'       | N 46°04'39" E |
| C16   | 18.00'   | 25.95'     | 23.76'       | N 85°09'14" E |
| C17   | 390.00'  | 43.08'     | 43.06'       | S 56°42'13" E |
| C18   | 390.00'  | 105.09'    | 104.77'      | S 33°42'58" E |
| C19   | 18.00'   | 26.87'     | 24.44'       | S 01°19'52" W |
| C20   | 475.00'  | 61.37'     | 61.33'       | S 47°47'58" W |
| C21   | 475.00'  | 88.66'     | 88.54'       | S 56°50'53" W |
| C22   | 475.00'  | 1.02'      | 1.02'        | S 82°15'26" W |
| C23   | 475.00'  | 73.30'     | 73.22'       | S 68°44'23" W |
| C24   | 475.00'  | 25.35'     | 25.34'       | S 72°41'20" W |
| C25   | 325.00'  | 14.43'     | 14.42'       | S 75°29'21" W |
| C26   | 17.00'   | 30.11'     | 26.33'       | N 52°29'45" W |
| C27   | 1025.00' | 108.39'    | 108.34'      | N 01°16'37" E |
| C28   | 1075.00' | 107.24'    | 107.19'      | S 00°49'31" W |
| C29   | 17.00'   | 28.04'     | 24.97'       | S 45°12'59" W |
| C30   | 325.00'  | 55.38'     | 55.31'       | N 82°39'11" W |
| C31   | 375.00'  | 72.95'     | 72.83'       | N 83°20'39" W |
| C32   | 17.00'   | 24.93'     | 22.76'       | S 46°53'51" E |
| C33   | 335.00'  | 67.90'     | 67.78'       | S 10°41'05" E |
| C34   | 335.00'  | 105.34'    | 104.90'      | S 25°29'56" E |
| C35   | 390.00'  | 41.04'     | 41.02'       | N 50°31'28" W |
| C36   | 390.00'  | 41.34'     | 41.33'       | N 44°28'22" W |
| C37   | 410.00'  | 105.09'    | 104.80'      | N 52°31'31" W |
| C38   | 1050.00' | 9.70'      | 9.70'        | S 04°36'50" E |
| C40   | 350.00'  | 75.48'     | 75.34'       | S 53°41'22" E |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 74°13'04" E | 31.16'   |
| L2   | N 74°13'04" E | 22.22'   |
| L3   | N 62°19'08" E | 6.73'    |
| L4   | S 62°19'08" W | 12.13'   |
| L5   | S 81°07'34" W | 25.66'   |
| L6   | S 81°07'34" W | 25.63'   |
| L7   | S 12°13'43" W | 25.00'   |
| L8   | S 12°13'43" W | 25.00'   |
| L9   | N 55°29'35" E | 25.00'   |
| L10  | N 55°29'35" E | 25.00'   |
| L11  | N 62°19'08" E | 4.59'    |
| L12  | S 34°30'25" E | 49.67'   |
| L13  | S 55°29'35" W | 10.00'   |
| L14  | N 42°29'20" E | 40.00'   |

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

5/25/23  
DATE

*[Signature]*  
SUBDIVISION ADMINISTRATOR,  
TOWN OF LELAND

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

The Town Engineer for the Town of Leland and Subdivision Administrator for the Town of Leland attest that all streets, utilities (excluding water and sewer) and other required improvements have been installed in a manner approved by the appropriate state and/or local authority and according to Town of Leland specifications and standards in the Brunswick Forest Subdivision or that a guarantee of the installation of the required improvements in an amount and manner satisfactory to the Town of Leland has been provided.

Further, the Brunswick Regional Water and Sewer attests that:

- the water utility system has received final approval by State regulatory agencies and meets the entity's requirements for public use or
- a guarantee of the installation of the required water utility system in an amount and manner satisfactory to such entity has been provided.

Further, the Brunswick Regional Water and Sewer attests that:

- the sewer utility system has received final approval by State regulatory agencies and meets the entity's requirements for public use or
- a guarantee of the installation of the required sewer utility system in an amount and manner satisfactory to such entity has been provided.

5-25-23  
DATE

*[Signature]*  
Bob Walker, Director

5-25-23  
DATE

*[Signature]*  
BRUNSWICK REGIONAL WATER AND SEWER  
ADMINISTRATOR

5-25-23  
DATE

*[Signature]*  
TOWN ENGINEER

5/25/23  
DATE

*[Signature]*  
SUBDIVISION ADMINISTRATOR

I, MICHAEL J. LAWRENCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS NOTED). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS NOTED; 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, REGISTRATION NUMBER AND SEAL THIS 2<sup>ND</sup> DAY OF MAY 2023.

MICHAEL J. LAWRENCE, PLS L-3830

*[Signature]*  
MICHAEL J. LAWRENCE, PLS L-3830

I CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION WITHIN THE TOWN LIMITS OF THE TOWN OF LELAND, WHICH HAS A SUBDIVISION ORDINANCE THAT REGULATES PARCELS OF LAND.

*[Signature]*  
MICHAEL J. LAWRENCE, PLS L-3830



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 A SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM SETBACK LINE, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF THE TOWN OF LELAND, NORTH CAROLINA.

5/25/23  
DATE

*[Signature]*  
ALEX JEFFERSON EARP, MANAGER

LEGEND:

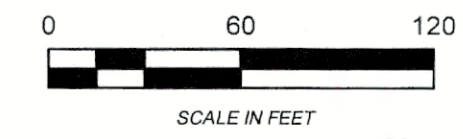
- ◇ - CENTERLINE CONTROL
- - IRON SET
- UE - UTILITY EASEMENT
- LCA - LIMITED COMMON AREA

LEGEND:

- CENTERLINE
- SURVEYED PROPERTY LINE
- PROPERTY LINE
- EASEMENT LINE

AREA OF LOTS = 3.80 Ac.  
AREA OF RIGHT OF WAY = 1.47 Ac.  
AREA OF LCA = 2.47 Ac.  
TOTAL AREA = 7.74 Ac.

POSSIBLE 404 WETLANDS



NOTES:

- IRONS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- FOR REFERENCE SEE DEED BOOK 1833 PAGE 180.
- AREA COMPUTED BY COORDINATE METHOD.
- SURVEYED MAY 2023.
- ALL DISTANCES ARE HORIZONTAL.
- COMBINED GRID FACTOR = 0.9999486
- THERE IS A 10' UTILITY EASEMENT ALONG ALL STREET R/W'S, UNLESS OTHERWISE NOTED.
- THE AREA OF PHASE 9 SECTION 3A SHOWN HEREON IS LOCATED IN ZONE "X", ACCORDING TO FIRM # 3720218500K, DATED 8/28/2018.
- THE MAINTENANCE AND RESPONSIBILITY OF ANY DRAINAGE OR STORMWATER EASEMENTS SHOWN ARE NOT THE RESPONSIBILITY OF THE TOWN OF LELAND UNLESS OTHERWISE NOTED.
- PROPERTY IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BRUNSWICK FOREST RESIDENTIAL PROPERTY, RECORDED IN DEED BOOK 2359 PAGE 362.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSPREY LANDING AT BRUNSWICK FOREST RECORDED IN BRUNSWICK COUNTY REGISTER OF DEEDS AT DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_
- APPROVED AS A PUD SITE SPECIFIC PLAN IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF LELAND, NORTH CAROLINA.

**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

bforest-final plats-phase 9-section 3A- sheet 2