

REVISION PLAT OF
CREEK SIDE AT

BRUNSWICK FOREST

PHASE 9 SECTION 1
LOTS 21 THRU 40 and
LOTS 102 THRU 104 and 106 THRU 108

TOWN CREEK TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA
TOWN OF LELAND

OWNER: FUNSTON LAND & TIMBER, LLC

1007 Evangeline Drive
Leland, N.C. 28451

DATE: JULY 2024

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

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.

DATE: 7/30/24
SIGNATURE/TITLE: *Adrian Wade* Engineering Director
DATE: 7/30/24
SIGNATURE/TITLE: *Brenda M. Clemmons* H260
DATE: 7-30-24
SIGNATURE/TITLE: *Adrian Wade* Town Engineer
DATE: 7/30/24
SIGNATURE/TITLE: *Brenda M. Clemmons* (B.C.W.) Subdivision Administrator

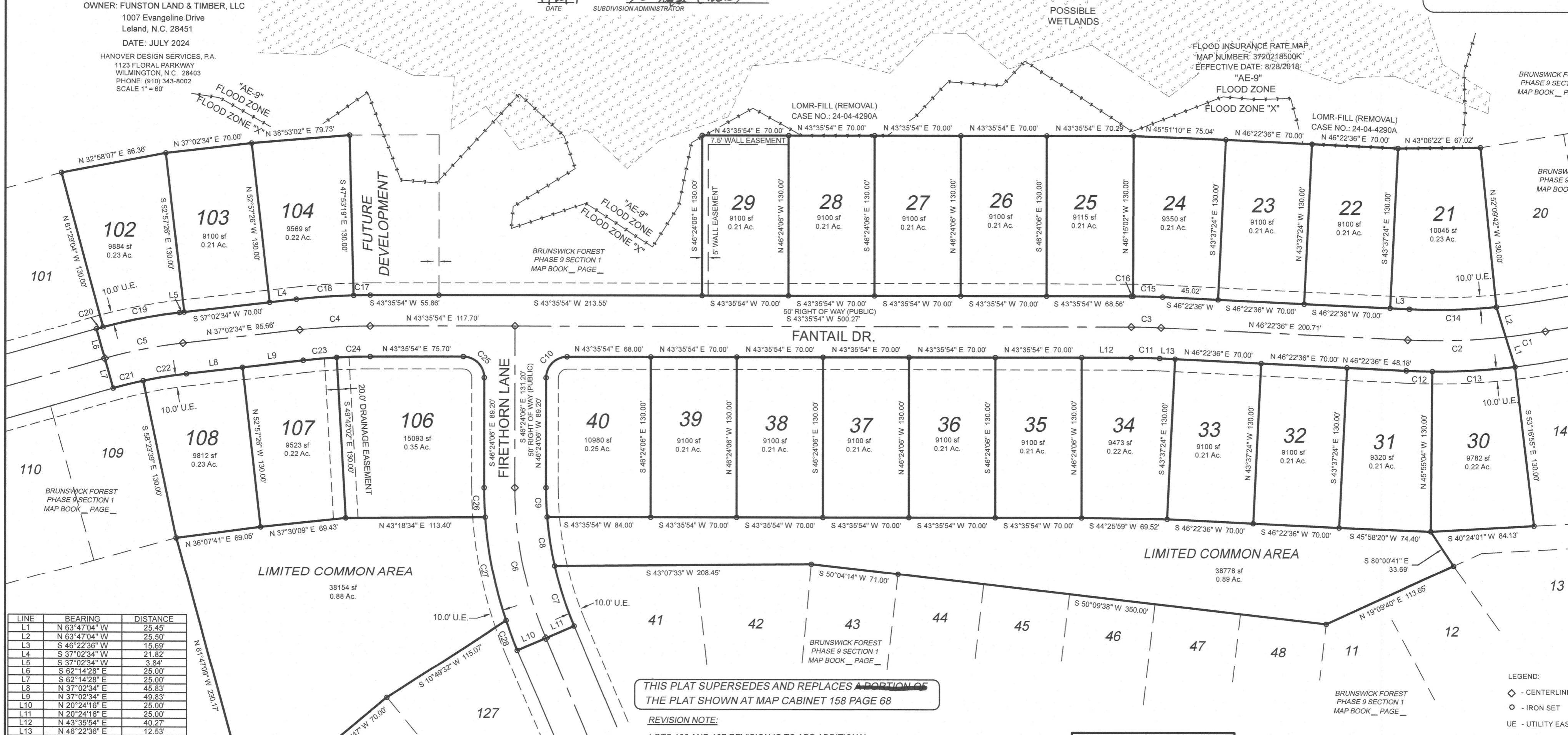
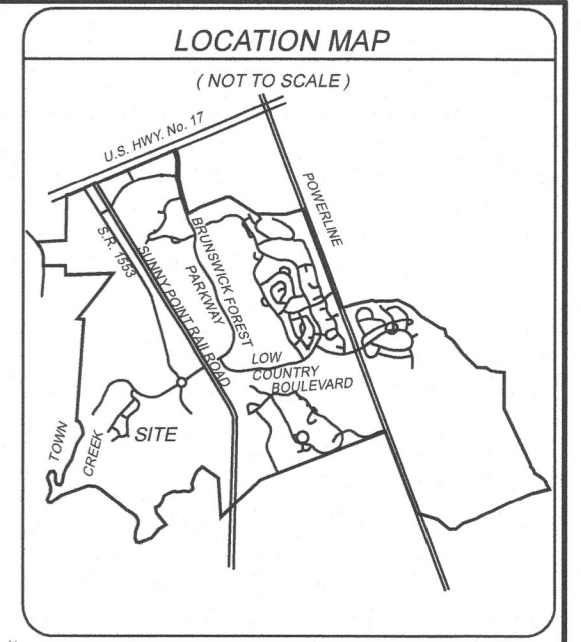
STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

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

DATE: 7/30/24 REVIEW OFFICER: *Brenda M. Clemmons*

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 BY THE LELAND TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BRUNSWICK COUNTY.

DATE: 7/30/24
SUBDIVISION ADMINISTRATOR: *Brenda M. Clemmons*
TOWN OF LELAND
BRUNSWICK COUNTY, NC Register of Deeds page 1 of 1
80158 P0099 08-05-2024
15-58-17-002
Brenda M. Clemmons PLAT



LINE	BEARING	DISTANCE
L1	N 63°47'04" W	25.45'
L2	N 63°47'04" W	25.50'
L3	S 46°22'36" W	15.69'
L4	S 37°02'34" W	21.82'
L5	S 37°02'34" W	3.84'
L6	S 62°14'28" E	25.00'
L7	S 62°14'28" E	25.00'
L8	N 37°02'34" E	45.83'
L9	N 37°02'34" E	49.83'
L10	N 20°24'16" E	25.00'
L11	N 20°24'16" E	25.00'
L12	N 43°35'54" E	40.27'
L13	N 46°22'36" E	12.53'

AREA OF LOTS = 5.74 Ac.
AREA OF RIGHT OF WAY = 1.58 Ac.
AREA OF LCA = 1.77 Ac.
TOTAL AREA = 9.09 Ac.

- NOTES:
- IRONS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
 - FOR REFERENCE SEE DEED BOOK 1833 PAGE 180.
 - AREA COMPUTED BY COORDINATE METHOD.
 - SURVEYED FEBRUARY 2023 - JULY 2024.
 - ALL DISTANCES ARE HORIZONTAL.
 - COMBINED GRID FACTOR = 0.9999496
 - THERE IS A 10' UTILITY EASEMENT ALONG ALL STREET R/W'S, UNLESS OTHERWISE NOTED.
 - A PORTION OF PHASE 9 SECTION 1 IS LOCATED IN ZONE X, ACCORDING TO FIRM # 3720218500K, DATED 8/28/2018, LOMR-FILL (REMOVAL) CASE NO.: 24-04-4290A
 - 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, AS AMENDED/SUPPLEMENTED.
 - DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CREEK SIDE AT BRUNSWICK FOREST RECORDED IN BRUNSWICK COUNTY REGISTER OF DEEDS AT DEED BOOK PAGE AS AMENDED/SUPPLEMENTED.
 - APPROVED AS A PUD SITE SPECIFIC PLAN IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF LELAND, NORTH CAROLINA.

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.

DATE: 7/30/24
SIGNATURE: *Adrian Wade*
TITLE: SUBDIVISION ENGINEER, MANAGER

THIS PLAT SUPERSEDES AND REPLACES A PORTION OF THE PLAT SHOWN AT MAP CABINET 158 PAGE 68

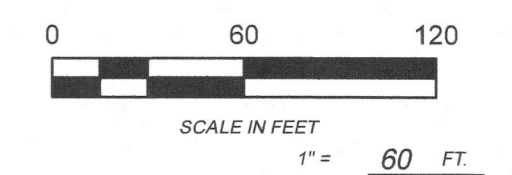
REVISION NOTE:
LOTS 106 AND 107 REVISION IS TO ADD ADDITIONAL DRAINAGE EASEMENT, NO OTHER CHANGES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	500.00'	32.65'	32.64'	S 35°22'45" W
C2	500.00'	79.65'	79.56'	S 41°48'48" W
C3	500.00'	24.24'	24.24'	S 44°59'15" W
C4	500.00'	57.24'	57.18'	S 40°19'14" W
C5	400.00'	64.81'	64.74'	S 32°24'03" W
C6	310.00'	125.49'	124.64'	S 57°59'55" E
C7	285.00'	51.36'	51.29'	N 64°25'57" W
C8	285.00'	40.18'	40.15'	N 55°13'49" W
C9	285.00'	23.82'	23.82'	N 48°47'46" W
C10	17.00'	26.70'	24.04'	N 01°24'06" W
C11	475.00'	23.03'	23.03'	N 44°59'15" W
C12	525.00'	21.02'	21.02'	N 45°13'46" E
C13	525.00'	67.48'	67.43'	N 40°24'01" E
C14	475.00'	70.79'	70.72'	S 42°06'27" W
C15	525.00'	24.07'	24.07'	S 45°03'47" W
C16	525.00'	1.38'	1.38'	S 43°40'26" W
C17	525.00'	13.63'	13.63'	S 42°51'18" W
C18	525.00'	46.44'	46.43'	S 38°34'37" W
C19	425.00'	53.25'	53.19'	S 32°48'45" W
C20	425.00'	5.81'	5.81'	N 28°08'14" E
C21	375.00'	25.18'	25.17'	N 29°40'57" E
C22	375.00'	35.58'	35.57'	N 34°19'27" E
C23	475.00'	27.00'	27.00'	N 38°40'16" E
C24	475.00'	27.35'	27.35'	N 41°56'56" E
C25	17.00'	26.70'	24.04'	N 88°35'54" E
C26	335.00'	33.82'	33.81'	S 49°58'17" E
C27	335.00'	86.44'	86.20'	S 57°51'59" E
C28	335.00'	25.36'	25.36'	S 67°25'37" E

OPERATION & MAINTENANCE AGREEMENT
PHASE 9 SECTION 1, BRUNSWICK FOREST
NORTH CAROLINA STORMWATER PERMIT
SW8 230213
DEED BOOK 5206 PAGE 942

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 29 DAY OF JULY 2024

Michael J. Lawrence
MICHAEL J. LAWRENCE, PLS L-3830



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 1- sheet 2