

LINE TABLE

—	PROPERTY LINE
- - -	LINE NOT SURVEYED
—	CENTER LINE
- - -	RIGHT OF WAY (R/W or ROW)

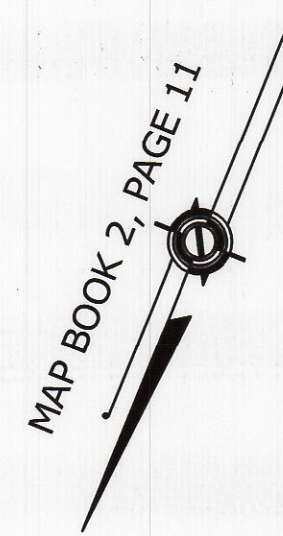
ABBREVIATIONS

DB, PG	DEED BOOK, PAGE
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
MB, PG	MAP BOOK, PAGE
NIRS	NEW IRON ROD SET

NOTES:

1. PARCEL ID: R06009-007-017-000.
2. ALL DISTANCES ARE HORIZONTAL GROUND IN FEET UNLESS OTHERWISE NOTED.
3. ZONING: R7 (CITY)
4. BOUNDARY AREA: 7938 SF (0.182 ACRES).
5. AREA COMPUTED BY COORDINATED METHOD.
6. PROPERTY IS SUBJECT TO ALL ZONING AND PLANNING REGULATIONS OF THE CITY OF WILMINGTON, NC.
7. MINIMUM BUILDING SETBACKS PER THE CITY:
FRONT = 10'
SIDE = 8.5'
REAR = 20'
8. THIS MAP WAS DRAWN WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. THE OWNERSHIP INFORMATION WAS OBTAINED FROM THE TAX RECORDS OF THE COUNTY REGISTRY.
9. NO NCGS MONUMENT WITHIN 2000' OF SITE.

THE PREMISES SURVEYED IS WITHIN A NON-FLOOD HAZARD AREA ZONE "X" AND PARTIALLY IN ZONE "SHADED X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WILMINGTON, NEW HANOVER COUNTY (COMMUNITY PANEL No. 370171 3137 K, EFFECTIVE DATE AUGUST 28, 2018).



CAPE FEAR PUBLIC UTILITY AUTHORITY:

BY: Berice 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, CAPE FEAR PUBLIC UTILITY AUTHORITY ACCEPTS THE OWNER'S OFFER OF DEDICATION FOR THE PUBLIC WATER AND/OR SEWER PURPOSES ALL EASEMENTS, COMMON AREAS, AND/OR RIGHT-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: Beulah Morgan REVIEW OFFICER TITLE DATE 01/03/2024

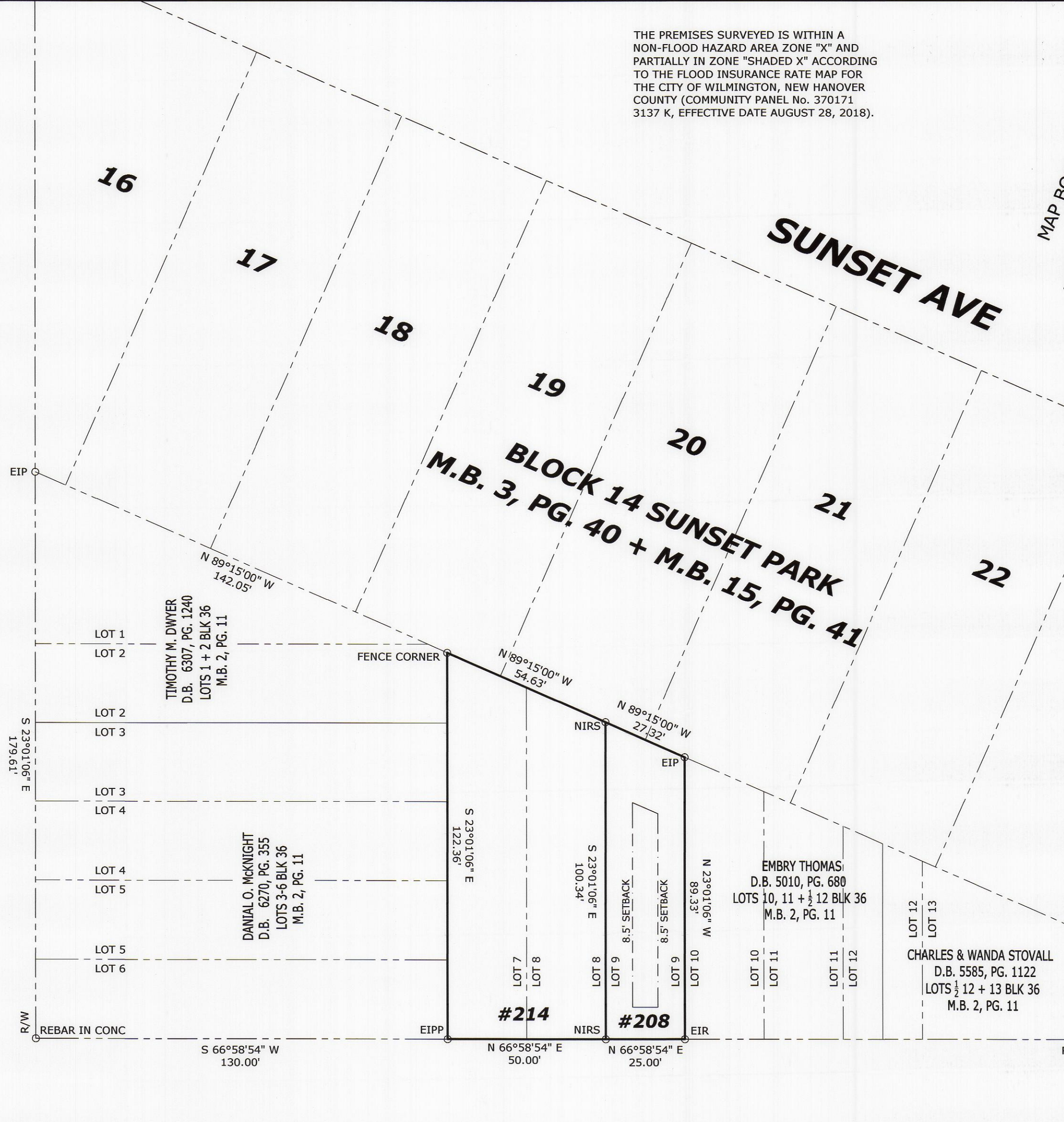
CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF DIVISION WITH MY (OUR) OWN FREE 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 EXCEPT AS NOTED. FURTHER, I (WE) CERTIFY THAT LAND AS SHOWN HEREON IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF WILMINGTON, NEW HANOVER COUNTY.

SIGNATURE OF OWNER(S) [Signature] DATE 12-27-23

ADAMS STREET

(60' PUBLIC R/W)



TENNESSEE AVE
(60' PUBLIC R/W)

OAK STREET

(60' PUBLIC R/W)

MAP NOT SUBJECT TO CITY OF WILMINGTON SUBDIVISION ORDINANCE
DATE 1-3-24 SUBDIVISION DEVELOPMENT SPECIALIST PO

I, STEVEN L. BUIE, CERTIFY:

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION PER G.S. 47-30(F)(1)(D);

I, STEVEN L. BUIE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE TITLE REFERENCES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY 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 27th DAY OF DECEMBER, 2023.

Steven L. Buié
STEVEN L. BUIE, PLS L-3402 SEAL



CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NEW HANOVER COUNTY
NORTH CAROLINA

FILED FOR REGISTRATION ON THE 3rd DAY OF January 2023 AT 1:49 P.M. AND DULY RECORDED IN MAP BOOK 74 AT PAGE 114.

MORGHAN GETTY COLLINS
REGISTER OF DEEDS

REVIEW OFFICER CERTIFICATE

BY: Miranda Carmem
REVIEW OFFICER OF NEW HANOVER COUNTY, N.C. CERTIFY THAT THE MAP TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 12/27/23 MAP REVIEW OFFICER [Signature]

SURVEY REFERENCES:
D.B. 6531, PG. 2726,
M.B. 2, PG. 11,
NEW HANOVER COUNTY REGISTRY.

OWNER OF RECORD:
SHAWN VINCENT
214 TENNESSEE AVENUE
WILMINGTON, NC 28401

EXEMPT PLAT FOR SHAWN VINCENT

208 & 214 TENNESSEE AVENUE
LOTS 7 THRU 9, BLOCK 36, SUMMER HILL
MAP BOOK 2 PAGE 11
WILMINGTON TOWNSHIP
NEW HANOVER COUNTY, NORTH CAROLINA, 28401
SCALE 1" = 30' DATE: DECEMBER 27, 2023



PORT CITY LAND SURVEYING, PLLC
FIRM LICENSE No. P-1493

1144 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
(910) 791-0080

CAD: SLB
PROJECT: 23-0349

MB 74 PG 114