

MAP OF REVISION

Sunset Towns

A Performance Residential Development

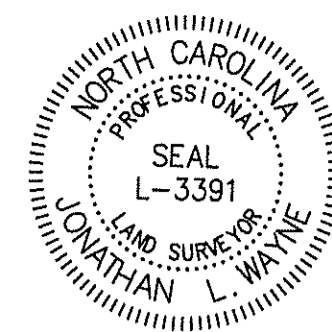
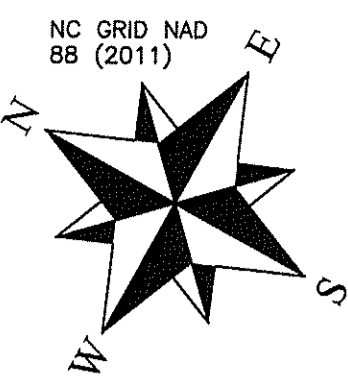
CAPE FEAR TOWNSHIP NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: STARBOARD DEVELOPMENT, LLC
3722 SHIPYARD BLVD. SUITE G
WILMINGTON, N.C. 28403

DATE: APRIL 17, 2024

Sheet 1 of 2

SUNSET REACH
SECT. 1 & 2
MB 73 PG 1
ROCK HILL ROAD
INVESTMENTS LLC
BK 5537 PG 567
OPEN SPACE



CERTIFICATE OF ACCURACY AND MAPPING

I, JONATHAN L. WAYNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS NOTED HEREON; THAT THE METHOD 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, LICENSE NUMBER AND SEAL THIS 17 DAY OF April, 2024, A.D.

JONATHAN L. WAYNE PLS L-3391

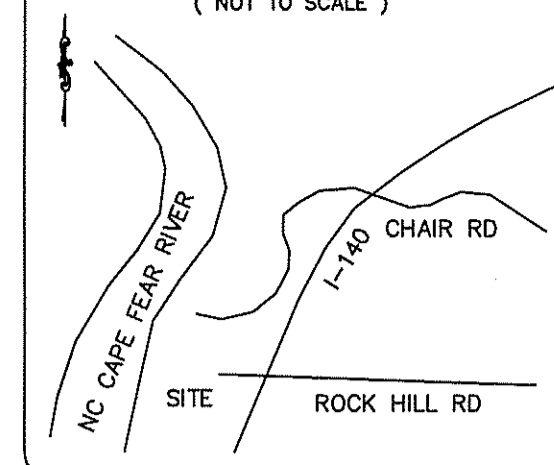
THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE SUBDIVISION AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17 DAY OF April, 2024, A.D.

JONATHAN L. WAYNE PLS L-3391

LOCATION MAP

(NOT TO SCALE)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	304.50	179.25	79.02	S 15°21'39" E	114°54'41"

LINE	BEARING	DISTANCE
L1	N 00°35'34" W	35.02
L2	S 24°14'04" W	62.00
L3	N 31°40'51" W	31.30
L4	N 72°08'33" E	33.02
L5	N 01°38'11" E	22.35
L6	N 45°23'32" W	43.28
L7	N 33°12'19" W	46.33
L8	S 34°46'54" E	79.25
L9	N 22°00'48" E	23.01
L10	N 10°30'44" W	26.58
L11	N 79°07'01" W	22.08
L12	S 35°45'48" E	6.88
L13	N 48°48'19" E	42.70
L14	S 40°48'58" E	20.47
L15	N 64°08'22" W	29.43
L16	S 22°31'10" E	58.91
L17	S 29°32'59" E	98.55
L18	S 17°08'12" E	53.67
L19	N 24°46'30" W	44.72
L20	S 07°50'15" E	55.58
L21	N 09°30'07" W	16.07
L22	S 42°00'43" E	48.70
L23	S 45°09'52" E	32.99
L24	S 48°15'00" E	40.10
L25	S 33°00'30" E	37.42
L26	S 30°43'19" E	17.54
L27	S 58°25'26" W	31.03
L28	S 43°15'30" W	20.54
L29	S 73°35'15" W	21.35
L30	N 07°59'05" W	65.11
L31	N 23°21'00" W	39.85
L32	S 08°29'37" W	40.80
L33	S 27°57'05" W	38.14
L34	S 14°51'10" W	23.26
L35	S 09°56'41" E	24.42
L36	S 35°11'49" E	43.89
L37	S 32°21'55" E	98.78
L38	S 30°07'31" E	137.03
L39	S 35°04'57" E	82.19
L40	S 23°12'51" E	28.79
L41	S 64°11'23" E	39.40
L42	S 39°25'14" E	42.03
L43	S 24°15'29" E	50.79
L44	S 08°22'57" W	24.92
L45	S 18°31'06" E	45.12
L46	S 24°56'02" E	95.99
L47	N 31°17'52" E	66.30
L48	S 41°06'05" E	45.20
L49	S 46°44'13" E	41.50
L50	S 34°32'06" E	12.75
L51	N 61°37'26" E	33.33
L52	S 28°22'34" E	25.00
L53	S 40°12'14" E	28.93
L54	N 35°46'56" W	53.77
L55	S 61°37'26" W	2.33

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 SPECIFICS THE MAINTENANCE RESPONSIBILITIES FOR SAME. WHEN APPLICABLE, THE STATEMENT SHALL DISCLOSE THAT THE STREETS WILL NOT BE CONSTRUCTED TO MINIMUM STANDARDS SUFFICIENT TO ALLOW THEIR INCLUSION ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.

04-17-2024
DATE
Signature: *Jonathan L. Wayne*
SIGNATURE

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) OWN FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS SHOWN 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.

04-17-2024
DATE
Signature: *Jonathan L. Wayne*
SIGNATURE

CERTIFICATE OF DISCLOSURE - NEW HANOVER COUNTY FLOOD PLAN MANAGEMENT

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 SUBJECT REAL ESTATE, OR A PORTION OF THE SUBJECT REAL ESTATE, IS LOCATED WITHIN A FLOOD HAZARD AREA AND THE BUYER MUST SATISFY THE REQUIREMENTS OF THE NEW HANOVER COUNTY FLOOD PLAN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.

04-17-2024
DATE
Signature: *Jonathan L. Wayne*
SIGNATURE

CERTIFICATE OF DISCLOSURE FOR NEW HANOVER COUNTY SEWER COST

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 NEW HANOVER COUNTY 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.

04-17-2024
DATE
Signature: *Jonathan L. Wayne*
SIGNATURE

I, *Bonnie 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 recording of this plat, the 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 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: *Bonnie S. Johnson* Senior Project Manager
Review Officer Title Date 04/18/2024

CAPE FEAR PUBLIC UTILITY AUTHORITY

I, *Bonnie 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 AS SET FORTH BY ORDINANCES, WITH REGARDS TO UTILITY SERVICES AND EASEMENTS. WITH THIS RECORDATION, THE CAPE FEAR PUBLIC UTILITY AUTHORITY ACCEPTS THE OWNER'S DEDICATION FOR PUBLIC WATER AND/OR SEWER PURPOSES.

REVIEW OFFICER TITLE DATE

CERTIFICATE OF REGISTRATION/DISCLOSURE FOR HOMEOWNERS ASSOCIATION COVENANTS, CONDITIONS AND RESTRICTIONS BY REGISTER OF DEEDS

NORTH CAROLINA NEW HANOVER COUNTY
THE FOREGOING CERTIFICATE OF *N/A* NOTARY PUBLIC IS CERTIFIED TO BE CORRECT, FILED FOR REGISTRATION THIS 17 DAY OF APRIL, 2024, AT 4:11 O'CLOCK P.M. AND DULY RECORDED IN MAP BOOK 74 PAGES 313-314

BY: *Daphanie Pugh* DEPUTY REGISTER OF DEEDS
MORGANGETTY COLLINS, REGISTER OF DEEDS
Instrument # 2024002352

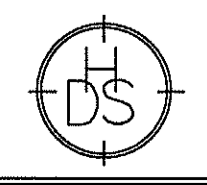
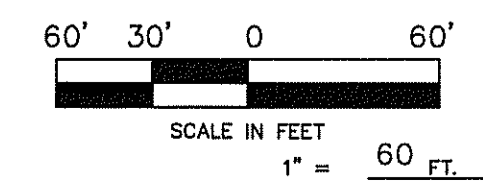
CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

NORTH CAROLINA COUNTY OF *NEW HANOVER*
THE FOREGOING CERTIFICATE OF *N/A* NOTARY PUBLIC IS CERTIFIED TO BE CORRECT, FILED FOR REGISTRATION THIS 17 DAY OF APRIL, 2024, AT 4:11 O'CLOCK P.M. AND DULY RECORDED IN MAP BOOK 74 PAGES 313-314

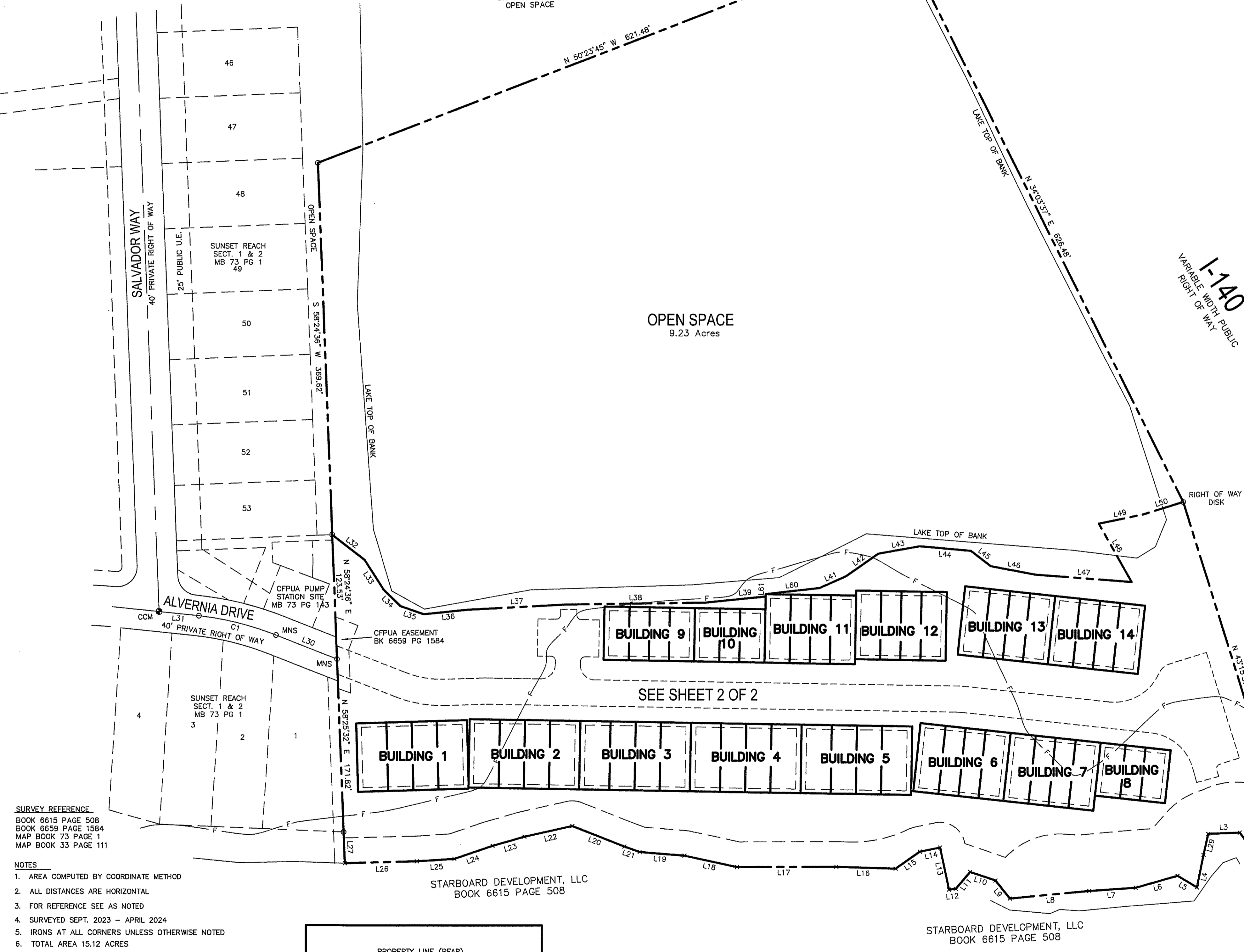
BY: *Daphanie Pugh* DEPUTY REGISTER OF DEEDS
MORGANGETTY COLLINS, REGISTER OF DEEDS
Instrument # 2024002352

HANOVER DESIGN SERVICES, P.A.

LAND SURVEYORS ENGINEERS LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
FAX: (910) 343-8941
FIRM CERTIFICATE C-0597
15826



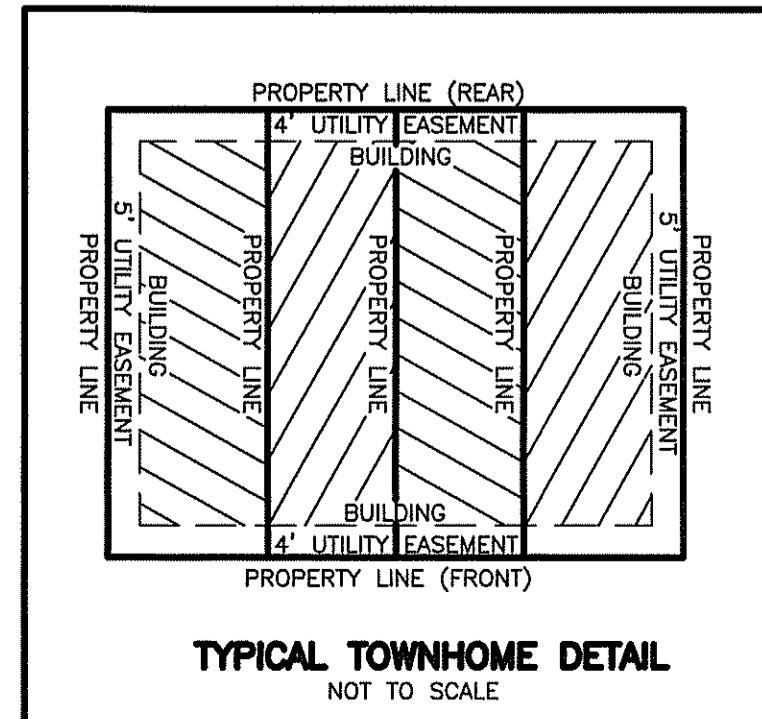
JAMES YAPP 910-443-3060



SURVEY REFERENCE
BOOK 6615 PAGE 508
BOOK 6659 PAGE 1584
MAP BOOK 73 PAGE 1
MAP BOOK 33 PAGE 111

- NOTES**
- AREA COMPUTED BY COORDINATE METHOD
 - ALL DISTANCES ARE HORIZONTAL
 - FOR REFERENCE SEE AS NOTED
 - SURVEYED SEPT. 2023 - APRIL 2024
 - IRONS AT ALL CORNERS UNLESS OTHERWISE NOTED
 - TOTAL AREA 15.12 ACRES
 - COMBINED GRID FACTOR 1.00000854
 - FLOOD LINES TAKEN FROM FIRM 3720321000K EFFECTIVE DATE 8/28/2018

- LEGEND**
- E.I.P. = EXISTING IRON PIPE
 - E.I. = EXISTING IRON
 - E.C.M. = EXISTING CONCRETE MONUMENT
 - R.W. = RIGHT OF WAY
 - MNS = MAGNETIC NAIL SET
- PROPERTY LINE**
- CENTERLINE _____
- EASEMENT/COMPUTED PROPERTY LINE _____
- SETBACK _____
- CONTROL MONUMENT



STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, *Bonnie S. Johnson* REVIEW OFFICER OF NEW HANOVER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

4-19-24
DATE
Signature: *Bonnie S. Johnson*
REVIEW OFFICER

CERTIFICATE OF APPROVAL-NEW HANOVER COUNTY PLANNING & LAND USE

4-19-2024
DATE
Signature: *Jonathan L. Wayne*
ADMINISTRATOR

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.

COUNTY ENGINEER CERTIFICATE
WITH THE RECORDATION, NEW HANOVER COUNTY ACCEPTS THE DEDICATION FOR STORMWATER AND EASEMENTS.
Signature: *Malcolm James*
COUNTY ENGINEER
4/16/2024
DATE

MAP OF REVISION

Sunset Towns

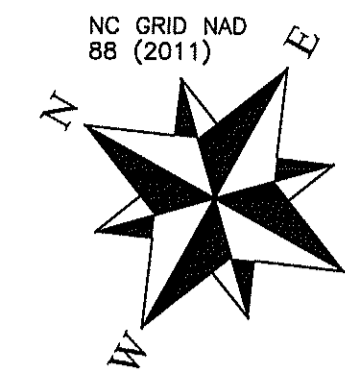
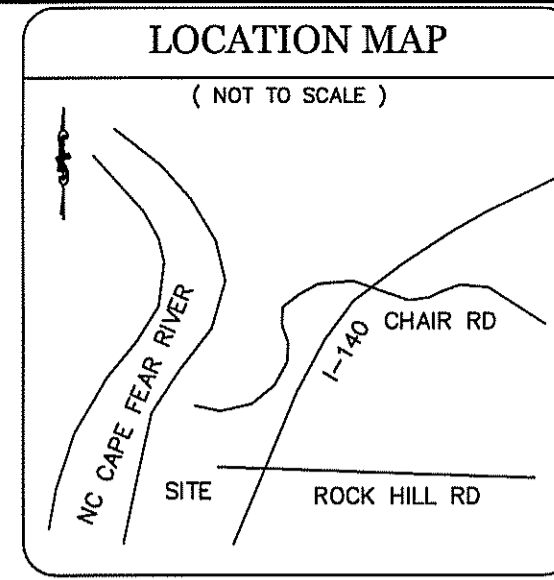
A Performance Residential Development

CAPE FEAR TOWNSHIP NEW HANOVER COUNTY, NORTH CAROLINA

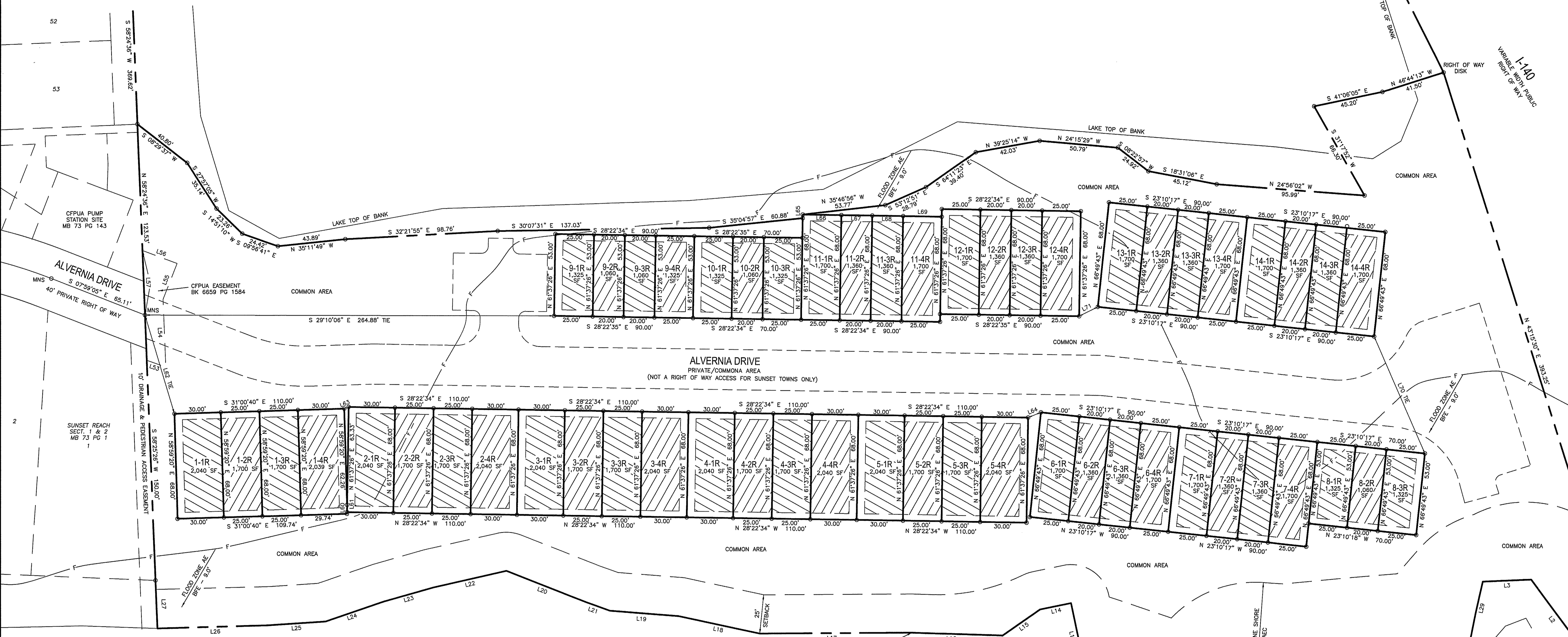
OWNER: STARBOARD DEVELOPMENT, LLC
3722 SHIPYARD BLVD. SUITE G
WILMINGTON, N.C. 28403

DATE: APRIL 17, 2024

Sheet 2 of 2



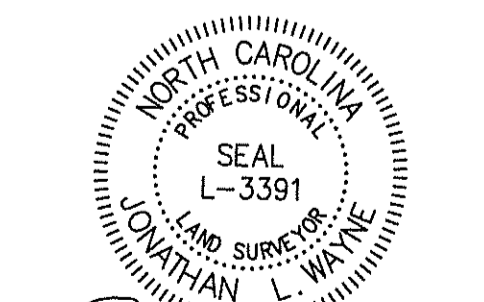
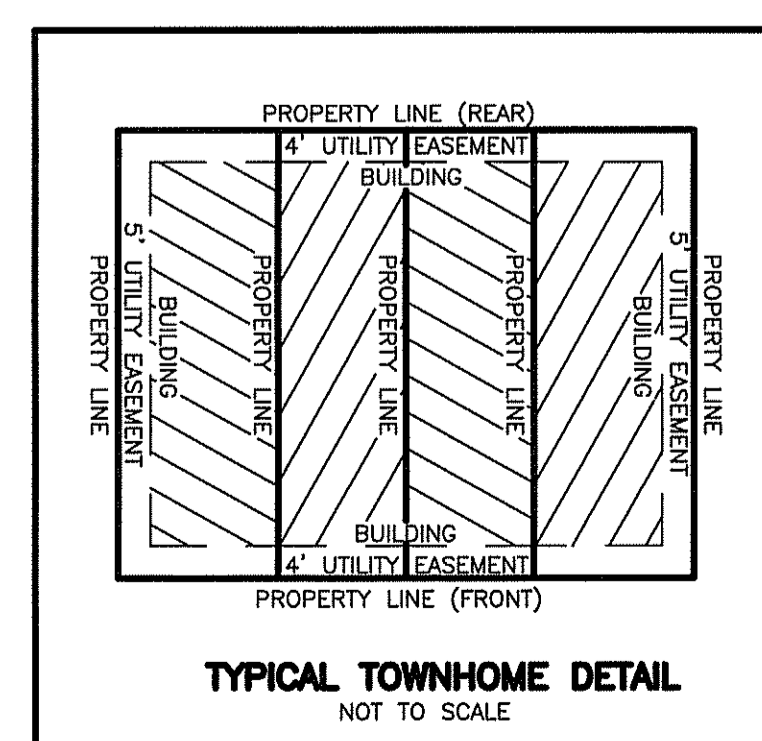
OPEN SPACE
9.23 Acres



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°35'54" W	35.02	L35	S 09°56'41" E	24.42
L2	S 24°12'04" W	62.00	L36	S 35°11'49" E	43.99
L3	N 31°40'51" W	31.30	L37	S 32°21'55" E	98.78
L4	N 72°08'33" E	33.02	L38	S 30°07'31" E	137.03
L5	N 01°38'11" E	22.35	L39	S 35°04'57" E	60.88
L6	N 45°23'32" W	43.28	L40	S 40°13'57" E	38.85
L7	N 33°12'15" W	46.33	L41	S 55°12'51" E	26.79
L8	S 34°48'54" E	79.25	L42	S 64°11'23" E	39.40
L9	N 22°00'48" E	23.01	L43	S 39°25'14" E	42.03
L10	N 10°30'44" W	26.59	L44	S 24°15'29" W	50.79
L11	N 79°07'01" W	22.08	L45	S 08°22'57" W	24.92
L12	S 35°45'48" E	6.86	L46	S 18°31'06" E	45.12
L13	N 48°46'19" E	42.70	L47	S 13°56'05" W	95.99
L14	S 40°48'68" W	20.47	L48	S 31°17'52" E	66.90
L15	N 64°08'22" W	29.43	L49	S 41°08'05" E	45.20
L16	S 27°31'10" E	58.91	L50	S 46°44'13" E	41.50
L17	S 29°32'59" E	95.53	L51	N 61°37'26" E	53.67
L18	S 17°08'12" E	53.67	L52	N 61°37'26" E	1.08
L19	N 24°46'30" W	44.72	L53	S 09°51'46" E	13.05
L20	N 07°50'19" E	55.58	L54	N 58°25'28" E	43.78
L21	N 02°30'09" W	18.07	L55	N 61°44'43" E	25.00
L22	S 42°00'43" E	48.70	L56	N 08°44'22" W	23.95
L23	S 45°09'52" E	32.99	L57	S 58°23'53" W	41.85
L24	S 48°13'00" E	40.10	L58	S 43°49'25" W	65.58
L25	S 33°00'30" E	37.42	L59	S 56°21'53" E	13.47
L26	S 30°53'19" E	71.54	L60	S 61°37'26" W	1.00
L27	S 58°25'28" W	31.03	L61	N 61°37'26" E	4.67
L28	S 43°15'30" W	20.54	L62	S 44°02'41" W	66.65
L29	S 73°35'15" W	21.35	L63	S 50°07'35" E	3.08
L30	N 07°59'05" W	65.11	L64	S 31°04'23" E	8.99
L31	N 23°12'00" W	38.85	L65	S 31°37'26" W	2.33
L32	S 08°28'37" W	40.80	L66	S 28°22'34" E	25.00
L33	S 27°57'05" W	35.14	L67	S 28°22'34" E	20.00
L34	S 14°51'10" W	23.26	L68	S 28°22'34" E	20.00
			L69	N 28°22'34" W	25.00
			L70	N 37°18'04" E	82.55
			L71	N 56°10'09" W	13.55

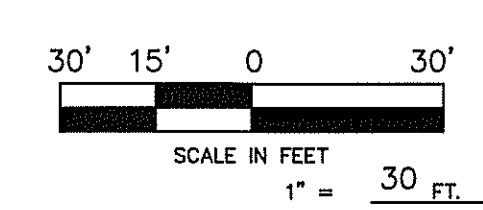
STARBOARD DEVELOPMENT, LLC
BOOK 6615 PAGE 508

STARBOARD DEVELOPMENT, LLC
BOOK 6615 PAGE 508



JONATHAN L. WAYNE PLS L-3391
(SEE SHEET 1 OF 2 FOR NOTES AND LEGEND)

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
15826

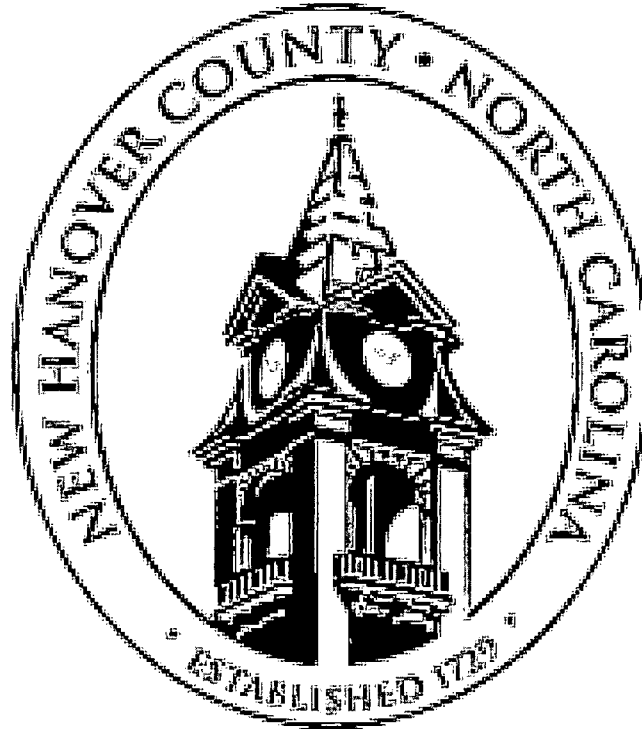


MORGHAN GETTY
COLLINS
Register of Deeds

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: 04/19/2024 04:11:51 PM
Book: PLAT 74 Page: 313-315
3 PGS \$42.00
Real Property \$42.00
Recorder: STEPHANIE PEREZ
Document No: 2024009352

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 74		
PG: 313-315		
RECORDED: 04-19-2024	2024009352	NC FEE \$42.00
04:11:51 PM	NEW HANOVER COUNTY, NC	
BY: STEPHANIE PEREZ DEPUTY	MORGHAN GETTY COLLINS REGISTER OF DEEDS	