



SITE DATA TABLE with columns for Parcel ID, Pro Land Use, Owner, Developer, Parcel Area, Density Calculations, Recreation/Open Space Calculations, Subdivision Streets, and Utilities.

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LEGEND with symbols for New Iron Pipe, Computed Point, Concrete Monument Found, EIP or IRF Found, Wetlands, Conservation Easement Area Zoned (CUD) R-15, and Conservation Easement Area Zoned 1-2.

- SURVEY NOTES: 1. Project combined grid factor used is published 1.00002523. 2. Horizontal datum used for this project is NAD 1983 / NSRS 2011 (US Survey Feet). 3. The ground control coordinates are localized coordinates based on State Plane coordinates for NGS "HIGHWAY".

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.

COUNTY ENGINEER CERTIFICATE: WITH THIS RECORDATION, NEW HANOVER COUNTY ACCEPTS THE DEDICATION FOR STORMWATER AND EASEMENTS. [Signature] 11-6-20

CERTIFICATE OF APPROVAL BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY: I, [Signature], 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.

ARTICLE III. PUBLIC ACCESS A & B OF THE CONSERVATION DECLARATION

- A. This Conservation Declaration does not convey to the public the right to enter the Conservation Areas for any purpose whatsoever. B. Notwithstanding the above, nothing herein shall be construed in any way of restricting or limiting public rights of access to navigable waters of the United States.

OPERATION AND MAINTENANCE AGREEMENT FOR THE STORMWATER SYSTEM RECORDED IN DB 6376 PG 2757-2764 AND IN MAP BOOK 68 PG 388-389

VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF DISCLOSURE NEW HANOVER COUNTY FLOOD PLAIN 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.

REVIEW OFFICER'S CERTIFICATE: STATE OF NORTH CAROLINA COUNTY OF NEW HANOVER. I, [Signature], REVIEW OFFICER OF NEW HANOVER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS: TARRANT BEASLEY. FILED FOR REGISTRATION ON THE 4TH DAY OF NOVEMBER 2020 AT 6:12 A.M. AND DULY RECORDED IN MAP BOOK 68 AT PAGE 390-400.

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.

11/5/20 DATE [Signature] SIGNATURE OF OWNER(S)

CERTIFICATE OF DISCLOSURE: PRIVATE ROADS (1/10):

I (WE) THE DEVELOPERS OF PRESERVATION POINT SUBDIVISION LOCATED IN THE UNINCORPORATED AREA OF NEW HANOVER COUNTY UNDERSTAND THAT THE ROADS IN SAID SUBDIVISION ARE DESIGNATED PRIVATE. I UNDERSTAND THAT OWNERSHIP AND MAINTENANCE OF THE ROADS WILL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME THAT THE DEVELOPER DESIGNATES THE RESPONSIBILITY TO THE PROPERTY OWNERS ASSOCIATION.

IT SHALL BE DISCLOSED TO THE PROSPECTIVE BUYER OF A LOT OR LOTS WITHIN THE SUBDIVISION THAT ROAD MAINTENANCE SHALL RUN THROUGH THE PROPERTY OWNERS ASSOCIATION IN PERPETUITY AFTER ACCEPTANCE FROM THE DEVELOPER UNTIL SUCH TIME THAT THE ROADS ARE RE-PLATED AS PUBLICLY DESIGNATED ROADS AND TAKEN OVER FOR MAINTENANCE THROUGH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AT APPROPRIATE GOVERNING AUTHORITY.

PRIVATE ROADS CERTIFICATION (1/10):

I (WE) CERTIFY THAT ALL PRIVATE ROADS AS DEPICTED ON SUBDIVISION PLAT PRESERVATION POINT HAVE BEEN DESIGNATED, INSTALLED, INSPECTED, AND APPROVED IN ACCORDANCE WITH SECTION 6.3.3.0 OF THE NEW HANOVER COUNTY UNIFIED DEVELOPMENT ORDINANCE AND ALL APPLICABLE COUNTY CODES PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION.

BY CERTIFYING THE CONSTRUCTION OF THESE ROADS AS PRIVATE, THERE ARE NO GUARANTEES OR ASSURANCES OF ACCEPTANCE OF SAID ROADS BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. [Signature] 11/5/20 DATE

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.

[Signature] 11/5/20 DATE

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.

[Signature] 11/5/20 DATE

CERTIFICATE OF DISCLOSURE - NEW HANOVER COUNTY FLOOD PLAIN 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 THAT THE BUYER MUST SATISFY THE REQUIREMENTS OF THE NEW HANOVER COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.

[Signature] 11/5/20 DATE

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

NORTH CAROLINA, NEW HANOVER COUNTY HOMEOWNERS ASSOCIATION COVENANTS, CONDITIONS AND RESTRICTIONS FILED FOR REGISTRATION OF THE DAY OF 11/04/2020 AT 11:04 (AM/PM) AND DULY RECORDED IN MAP BOOK 68 AT PAGE 390-400 REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE:

I, DONALD E. THOMAS, PLS CERTIFY: THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 6201, PAGE 1738, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND DRAWN FROM INFORMATION FOUND; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:18,378; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION LICENSE NUMBER AND SEAL THIS 11/04/2020 A.D., 2020.

[Signature] 11/04/2020 DATE DONALD E. THOMAS, PLS L-4706

PROPERTY OWNER Preservation Point Partners, LLC

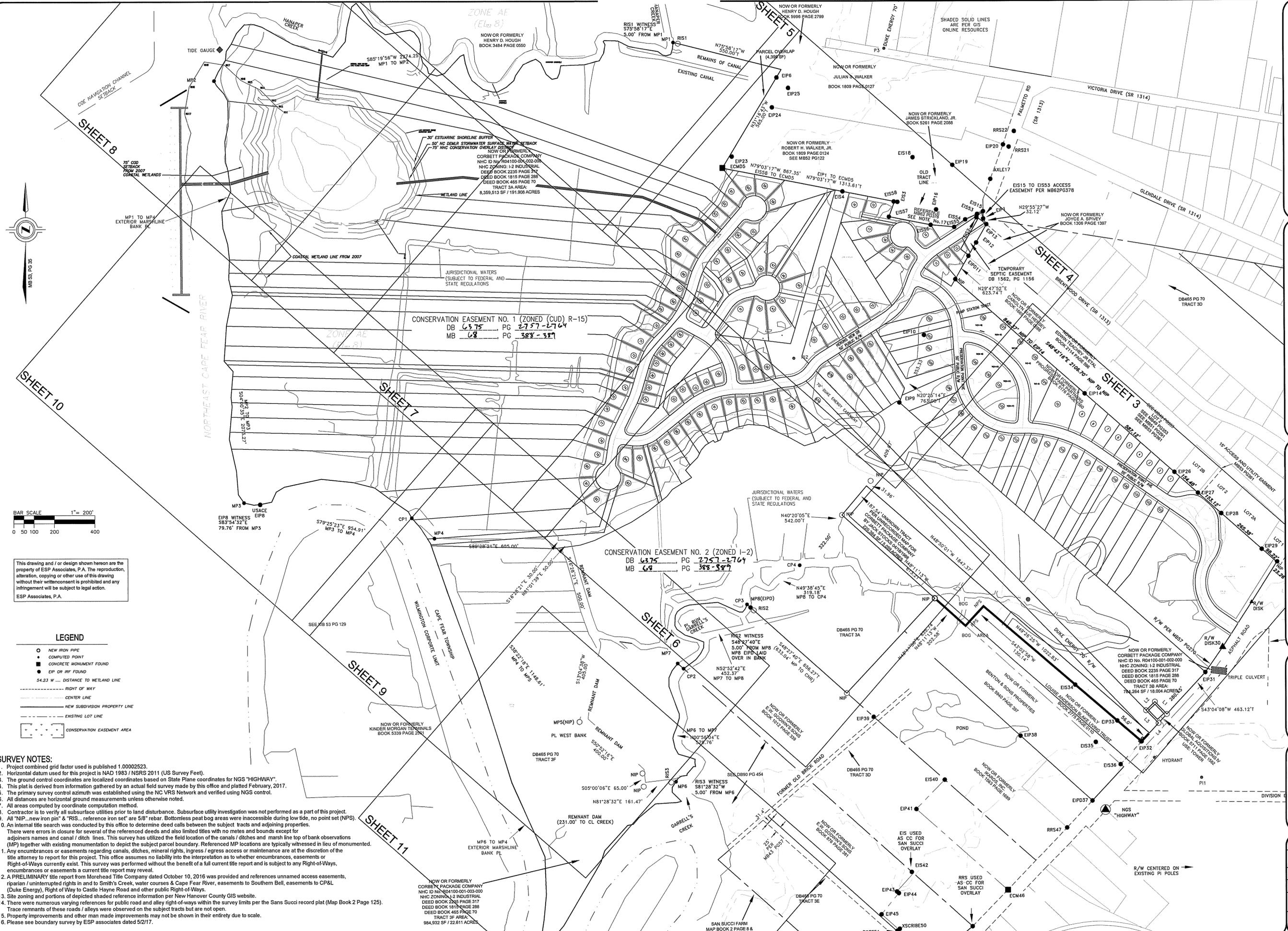
PROFESSIONAL LAND SURVEYING SERVICES BY: ESP ASSOCIATES, P.A. ENGINEERING & SURVEYING - PLANNING 211 Racine Drive, Suite 101 Wilmington, North Carolina 28403

SUBDIVISION PLAT OF PRESERVATION POINT TRACTS 3A, 3B & 3F PER DEED BOOK 465 PAGE 70 1505 CASTLE HAYNE ROAD & US HWY No. 117 & NORTH CAROLINA HIGHWAY No. 183 WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

REGISTER OF DEEDS

SEAL OF NORTH CAROLINA PROFESSIONAL LAND SURVEYOR DONALD E. THOMAS

DATE 11/04/2020 SCALE N/A DRAWN BY B.F.F. CHECKED BY R.A.P. REVISIONS -DESCRIPTION- SUBDIVISION PLAT SHEET 1 OF 11



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ESP Associates, P.A.

- LEGEND**
- NEW IRON PIPE
 - COMPUTED POINT
 - CONCRETE MONUMENT FOUND
 - EIP OR RIS FOUND
 - 54.23 W ... DISTANCE TO WETLAND LINE
 - RIGHT OF WAY
 - CENTER LINE
 - NEW SUBDIVISION PROPERTY LINE
 - EXISTING LOT LINE
 - CONSERVATION EASEMENT AREA

- SURVEY NOTES:**
1. Project combined grid factor used is published 1.00002523.
 2. Horizontal datum used for this project is NAD 1983 / NSRS 2011 (US Survey Feet).
 3. The ground control coordinates are localized coordinates based on State Plane coordinates for NGS "HIGHWAY".
 4. This plat is derived from information gathered by an actual field survey made by this office and plotted February, 2017.
 5. The primary survey control azimuth was established using the NC VRS Network and verified using NGS control.
 6. All distances are horizontal ground measurements unless otherwise noted.
 7. All areas computed by coordinate computation method.
 8. Contractor to verify all subsurface utilities prior to land disturbance. Subsurface utility investigation was not performed as a part of this project.
 9. All "NIP" new iron pin" & "RIS" reference iron set" are 5/8" rebar. Bottomless peat bog areas were inaccessible during low tide, no point set (NPS).
 10. An internal title search was conducted by this office to determine deed calls between the subject tracts and adjoining properties. There were errors in closure for several of the referenced deeds and also limited titles with no metes and bounds except for adjoiners names and canal / ditch lines. This survey has utilized the field location of the canals / ditches and marsh line top of bank observations (MP) together with existing monumentation to depict the subject parcel boundary. Referenced MP locations are typically witnessed in lieu of monumented.
 11. Any encumbrances or easements regarding canals, ditches, mineral rights, ingress / egress access or maintenance are at the discretion of the title attorney to report for this project. This office assumes no liability into the interpretation as to whether encumbrances, easements or Right-of-Ways currently exist. This survey was performed without the benefit of a full current title report and is subject to any Right-of-Ways, encumbrances or easements a current title report may reveal.
 12. A PRELIMINARY title report from Morehead Title Company dated October 10, 2016 was provided and references unnamed access easements, riparian / uninterrupted rights in and to Smith's Creek, water courses & Cape Fear River, easements to Southern Bell, easements to CP&L (Duke Energy), Right of Way to Castle Hayne Road and other public Right-of-Ways.
 13. Site zoning and portions of depicted shaded reference information per New Hanover County GIS website.
 14. There were numerous varying references for public road and alley right-of-ways within the survey limits per the Sans Succr record plat (Map Book 2 Page 125). Trace remnants of these roads / alleys were observed on the subject tracts but are not open.
 15. Property improvements and other man made improvements may not be shown in their entirety due to scale.
 16. Please see boundary survey by ESP associates dated 5/2/17.

PROPERTY OWNER
Preservation Point Partners, LLC

ESP ASSOCIATES, P.A.
ENGINEERING-SURVEYING-PLANNING
211 Racine Drive, Suite 101
Wilmington, North Carolina 28403
(910) 313-8646 / www.espsurvey.com / License No. C-0587

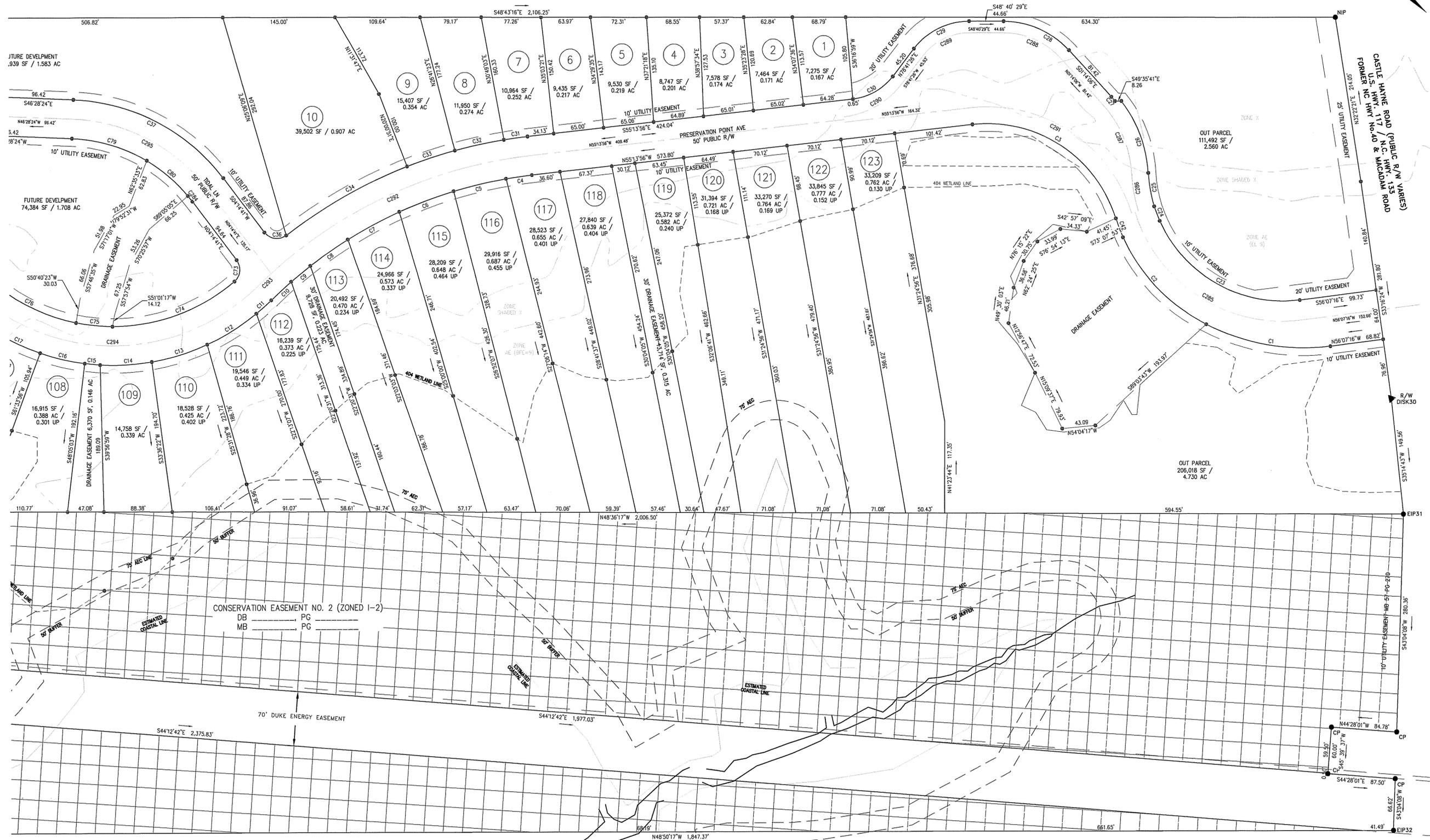
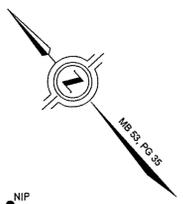
PROFESSIONAL LAND SURVEYING SERVICES BY:

PRESERVATION POINT
TRACTS 3A, 3B & 3F PER DEED BOOK 465 PAGE 70
1656 CASTLE HAYNE ROAD & I-85 HWY No. 117
& NORTH CAROLINA HIGHWAY No. 133
WILMINGTON, NEW HANOVER COUNTY
CAPE FEAR TOWNSHIP, NORTH CAROLINA

NORTH CAROLINA
PROFESSIONAL SEAL
L-4706
Donald E. Thomas

DATE	SCALE
11/04/2020	1" = 200'
DRAWN BY	CHECKED BY
B.F.F.	R.A.P.
REVISIONS	
-DESCRIPTION- SUBDIVISION PLAT	
SHEET 2 OF 11	

ZONE X



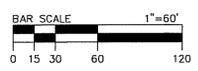
PROPERTY OWNER
Preservation Point Partners, LLC

PROFESSIONAL LAND SURVEYING SERVICES BY:
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(910) 313-6648

SUBDIVISION PLAT OF
PRESERVATION POINT
TRACTS 3A, 3B & 3F PER DEED BOOK 465 PAGE 70
1605 CASTLE HAYNE ROAD & US HWY No. 117
& NORTH CAROLINA HIGHWAY No. 133
WILMINGTON, NEW HANOVER COUNTY
CAPE FEAR TOWNSHIP, NORTH CAROLINA

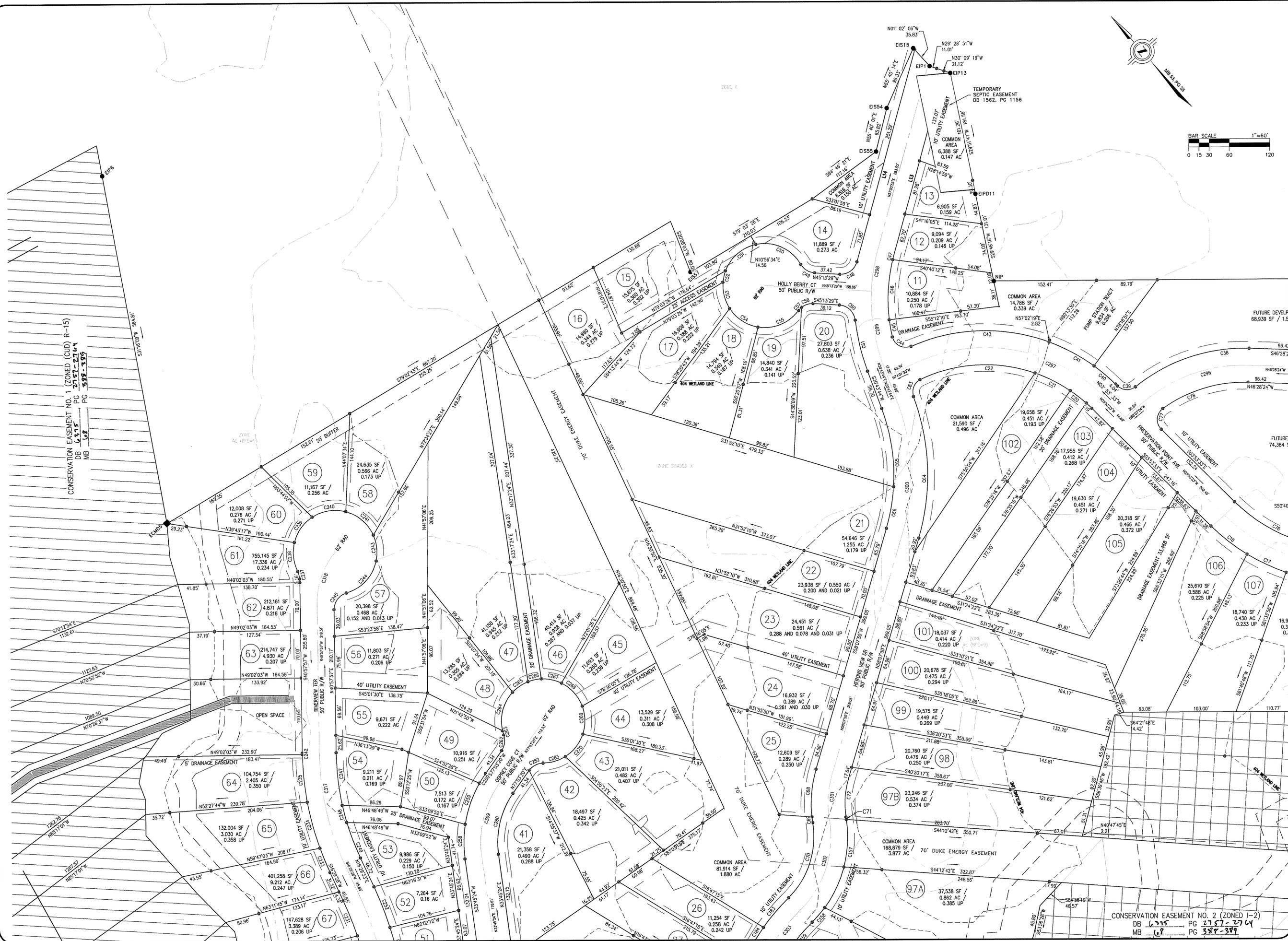


DATE 11/04/2020	SCALE 1" = 60'
DRAWN BY B.F.F.	CHECKED BY R.A.P.
REVISIONS	
DESCRIPTION SUBDIVISION PLAT	
SHEET 3 OF 11	



DK: PLAT 68 PG: 392

ESP ASSOCIATES (910) 313-6648



CONSERVATION EASEMENT NO. 1 (ZONED CUD R-15)
 DB 6315 PG 2757-2764
 MB L8 PG 389-399

CONSERVATION EASEMENT NO. 2 (ZONED I-2)
 DB 6315 PG 2757-2764
 MB L8 PG 389-399

PROPERTY OWNER
 Preservation Point Partners, LLC

PROFESSIONAL LAND SURVEYING SERVICES BY:
ESP ASSOCIATES, P.A.
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 Wilmington, North Carolina 28403
 (910) 313-6648 / www.esassociates.com / License No. C-0687



SUBDIVISION PLAT OF
PRESERVATION POINT
 TRACTS 3A, 3B & 3F PER DEED BOOK 465 PAGE 70
 1506 CASTLE HAYNE ROAD BUS HWY No. 117
 & NORTH CAROLINA HIGHWAY No. 133
 WILMINGTON, NEW HANOVER COUNTY
 CAPE FEAR TOWNSHIP, NORTH CAROLINA



DATE 11/04/2020 SCALE 1" = 60'
 DRAWN BY B.F.F. CHECKED BY R.A.P.

REVISIONS

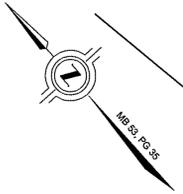
DESCRIPTION: SUBDIVISION PLAT
 SHEET
4 OF 11

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	276.01	165.67	034°23'27"	S38°44'07"E	163.20'
C2	226.00	129.59	032°51'13"	S00°50'30"W	127.82'
C3	174.00	240.23	079°06'17"	N15°40'47"W	221.60'
C4	575.00	33.95	003°22'50"	N56°55'21"W	33.92'
C5	575.00	69.69	006°56'39"	N62°05'05"W	69.65'
C6	575.00	75.05	007°28'43"	N69°17'46"W	75.00'
C7	575.00	75.61	007°33'02"	N76°48'09"W	75.55'
C8	575.00	59.29	005°54'29"	N83°31'24"W	59.26'
C9	575.00	32.01	003°11'24"	N88°04'20"W	32.01'
C10	575.00	35.04	003°29'30"	S88°35'12"W	35.04'
C11	291.66	25.98	005°06'12"	N89°23'33"E	25.97'
C12	291.66	75.21	014°46'28"	S89°40'07"E	75.00'
C13	291.66	75.21	014°46'28"	S65°53'39"E	75.00'
C14	291.66	67.02	013°09'58"	S51°55'28"E	66.87'
C15	291.66	20.02	003°55'58"	S43°22'28"E	20.02'
C16	291.66	59.52	011°41'34"	S35°33'42"E	59.42'
C17	291.66	63.67	012°30'26"	S23°27'42"E	63.54'
C18	291.66	67.78	013°18'36"	S10°33'02"E	67.63'
C19	225.00	11.34	002°53'16"	N05°20'11"W	11.34'
C20	225.00	30.68	007°39'15"	N10°38'26"W	30.04'
C21	225.00	58.19	014°49'04"	N21°00'36"W	58.03'
C22	225.00	175.00	044°33'46"	N51°32'01"W	170.62'
C23	174.00	222.87	073°23'22"	S19°25'35"E	207.95'
C24	174.00	20.06	006°36'15"	S20°34'14"W	20.04'
C25	174.00	43.76	014°24'29"	S31°04'35"W	43.64'
C26	164.00	100.48	035°06'17"	N20°43'41"E	98.92'
C27	157.50	7.13	002°35'32"	N00°03'38"E	7.13'
C28	115.00	95.22	047°26'23"	N24°57'17"W	92.52'
C29	90.00	82.68	052°38'05"	N74°59'32"W	79.80'
C30	75.00	60.32	046°04'38"	S78°16'15"E	58.70'
C31	625.00	30.88	002°49'51"	N56°38'51"W	30.88'
C32	625.00	65.03	005°57'41"	N61°02'38"W	65.00'
C33	625.00	65.03	005°57'41"	N67°00'19"W	65.00'
C34	625.00	180.30	016°31'43"	N78°15'00"W	179.67'
C36	20.00	31.68	090°45'33"	S41°08'05"E	28.47'
C37	255.00	225.73	050°43'05"	N21°06'51"E	218.43'
C38	255.00	181.64	040°48'44"	N66°52'45"W	177.82'
C39	20.00	29.11	083°23'34"	S45°35'20"E	26.61'
C40	375.00	41.58	008°39'48"	N08°13'27"W	41.54'
C41	275.00	75.51	015°43'57"	N20°25'20"W	75.27'
C42	226.00	26.05	006°36'15"	S20°34'14"W	26.03'
C43	275.00	209.54	043°39'25"	N50°07'01"W	204.51'
C44	20.00	35.12	100°36'52"	S21°38'18"E	30.78'
C45	245.00	25.55	005°58'33"	S31°39'25"W	25.54'
C46	245.00	89.12	020°50'28"	S45°03'55"W	88.63'

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C47	245.00	6.54	001°31'44"	S56°15'01"W	6.54'
C48	25.00	33.93	077°45'38"	N84°06'18"W	31.38'
C49	25.00	24.83	056°54'31"	N16°46'13"W	23.82'
C50	62.00	78.14	072°12'31"	N24°25'13"W	73.07'
C51	62.00	62.00	057°17'41"	N89°10'19"W	59.45'
C52	62.00	17.23	015°55'05"	S54°13'18"W	17.17'
C53	62.00	40.77	037°40'43"	S27°25'24"W	40.04'
C54	62.00	51.54	047°37'31"	S15°13'43"E	50.06'
C55	62.00	68.27	063°05'31"	S70°35'14"E	64.87'
C57	25.00	6.52	014°56'04"	N85°20'02"E	6.50'
C58	25.00	18.31	041°58'28"	S66°12'42"E	17.91'
C60	25.00	35.33	080°58'03"	S04°44'27"E	32.46'
C61	295.00	77.30	015°00'49"	S28°14'09"W	77.08'
C63	20.00	30.18	086°27'49"	N64°02'48"E	27.40'
C64	325.00	211.67	037°18'57"	N39°28'22"E	207.95'
C65	275.00	117.27	024°25'58"	S32°56'43"W	116.38'
C66	275.00	62.25	012°58'08"	S51°38'46"W	62.11'
C68	175.00	70.76	023°10'05"	S46°32'48"W	70.28'
C69	175.00	8.65	002°49'54"	S33°32'48"E	8.65'
C70	125.00	120.68	055°18'58"	S59°47'20"W	116.05'
C71	175.00	3.44	001°07'40"	S32°41'47"W	3.44'
C72	125.00	56.72	025°59'59"	S45°07'51"W	56.24'
C73	20.00	30.23	086°36'10"	N47°32'46"E	27.43'
C74	241.66	171.64	040°41'45"	S68°48'16"E	168.06'
C75	241.66	47.48	011°15'30"	S42°49'39"E	47.41'
C76	241.66	140.48	033°18'21"	S20°32'44"E	138.51'
C77	20.00	34.85	099°50'54"	S46°01'54"W	30.61'
C78	205.00	134.43	037°34'16"	N65°15'37"W	130.03'
C79	205.00	101.94	028°29'53"	N32°13'37"W	100.90'
C80	205.00	70.31	019°39'01"	N08°09'20"W	69.96'
C157	175.00	137.03	044°51'57"	S55°41'30"W	133.56'
C158	175.00	28.47	009°19'21"	S82°47'09"W	28.44'
C159	275.00	53.95	011°14'27"	S81°49'35"W	53.87'
C160	275.00	14.75	003°04'21"	S74°40'11"W	14.75'
C161	525.00	55.39	006°02'42"	N76°09'22"E	55.36'
C162	525.00	70.29	007°40'15"	N83°00'50"E	70.24'
C163	525.00	41.19	004°29'44"	N89°05'49"E	41.18'
C164	375.00	29.73	004°32'52"	N89°04'25"E	29.72'
C165	375.00	70.33	010°44'42"	N81°25'48"E	70.22'
C166	375.00	90.52	015°49'48"	N69°08'33"E	90.30'
C167	375.00	73.10	011°10'07"	N56°38'36"E	72.98'
C170	175.00	12.02	003°56'11"	N53°01'37"E	12.02'
C171	175.00	52.82	017°17'34"	N63°38'30"E	52.62'
C172	175.00	20.01	006°33'07"	N75°33'50"E	20.00'
C173	175.00	52.81	017°17'26"	N87°29'07"E	52.61'

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C174	175.00	8.43	002°45'40"	S82°29'20"E	8.43'
C177	25.00	39.27	090°00'00"	N53°53'30"E	35.36'
C179	25.00	23.96	054°55'14"	N18°34'07"W	23.06'
C180	62.00	25.72	023°46'08"	N34°08'40"W	25.54'
C181	62.00	63.90	059°03'00"	N07°15'55"E	61.11'
C182	62.00	46.52	042°59'16"	N58°17'03"E	45.43'
C183	325.00	57.48	010°07'58"	S82°22'50"W	57.40'
C184	325.00	23.71	004°10'50"	S75°13'26"W	23.71'
C185	475.00	31.33	003°46'44"	S75°01'23"W	31.32'
C186	475.00	56.47	006°48'40"	S80°19'05"W	56.43'
C187	475.00	61.22	007°23'03"	S87°24'56"W	61.18'
C188	25.00	36.69	084°05'41"	N46°50'41"W	33.49'
C190	300.00	199.28	038°03'34"	N28°44'36"W	195.63'
C191	25.00	36.49	083°37'14"	N37°00'46"E	33.33'
C192	425.00	36.24	004°53'09"	N76°22'49"E	36.23'
C193	425.00	60.05	008°05'44"	N69°53'22"E	60.00'
C194	425.00	55.78	007°31'14"	N62°04'53"E	55.74'
C195	425.00	53.87	007°15'44"	N54°41'24"E	53.83'
C196	125.00	104.36	047°49'58"	N74°58'31"E	101.35'
C198	25.00	46.90	107°29'54"	S27°21'33"E	40.32'
C200	425.00	9.47	001°16'55"	S25°45'07"W	9.47'
C201	425.00	60.60	008°10'12"	S21°01'43"W	60.55'
C202	425.00	1.53	000°12'23"	S16°50'25"W	1.53'
C204	225.00	52.65	013°24'23"	S23°26'25"W	52.53'
C205	225.00	57.00	014°30'49"	S37°24'02"W	56.84'
C207	25.00	34.14	078°14'41"	S79°23'27"W	31.55'
C209	250.00	166.60	038°10'54"	N43°06'31"W	163.53'
C210	250.00	60.36	013°50'05"	N17°06'02"W	60.22'
C212	62.00	50.69	046°50'51"	S76°47'54"E	49.29'
C213	62.00	58.97	054°29'29"	S26°07'44"E	56.77'
C214	62.00	67.84	062°41'43"	S32°27'52"W	64.51'
C215	25.00	8.85	020°16'38"	S53°40'25"W	8.80'
C216	25.00	15.12	034°38'36"	S26°12'48"W	14.89'
C219	225.00	38.58	009°49'26"	S13°48'13"W	38.53'
C220	225.00	30.14	007°40'28"	S22°33'10"W	30.11'
C222	375.00	19.82	003°01'42"	S24°52'33"W	19.82'
C223	375.00	43.36	006°37'28"	S20°02'58"W	43.33'
C225	275.00	55.81	011°37'40"	S22°33'04"W	55.71'
C226	275.00	78.20	016°17'32"	S36°30'40"W	77.93'
C228	475.00	20.25	002°36'27"	S40°07'01"W	20.23'
C229	475.00	59.96	007°13'59"	S35°16'48"W	59.93'
C230	475.00	70.06	008°27'03"	S27°26'17"W	70.00'
C231	475.00	55.72	006°43'17"	S19°51'07"W	55.69'
C233	425.00	38.78	005°13'39"	S19°06'18"W	38.76'
C234	425.00	70.28	009°28'31"	S26°27'23"W	70.20'

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C235	425.00	70.40	009°29'28"	S35°56'22"W	70.32'
C237	25.00	11.47	026°17'30"	S27°49'13"W	11.37'
C238	62.00	44.00	040°30'36"	S35°00'16"W	43.08'
C239	62.00	46.72	043°10'44"	S76°45'26"W	45.63'
C240	62.00	52.16	048°12'05"	N67°23'10"W	50.63'
C241	62.00	55.11	050°55'43"	N07°49'16"W	53.51'
C242	425.00	2.08	000°16'51"	S40°49'32"W	2.08'
C243	62.00	38.89	035°56'26"	N35°36'49"E	38.26'
C244	62.00	67.89	062°44'04"	N84°57'04"E	64.54'
C245	25.00	32.88	075°21'09"	N78°38'32"E	30.56'
C247	375.00	78.10	011°55'59"	N34°59'58"E	77.96'
C248	375.00	26.03	003°58'38"	N27°02'39"E	26.03'
C249	375.00	56.05	008°33'52"	N20°46'24"E	56.00'
C252	525.00	64.31	007°08'28"	N20°06'45"E	64.17'
C253	525.00	58.37	006°09'09"	N26°41'34"E	58.35'
C254	25.00	39.82	091°15'20"	N15°51'32"W	35.74'
C256	25.00	36.98	084°45'24"	S76°08'06"W	33.70'
C258	175.00	51.11	016°44'00"	S42°07'24"W	50.93'
C259	175.00	64.48	021°06'39"	S61°02'43"W	64.11'
C260	175.00	16.66	005°27'18"	S74°19'41"W	16.66'
C262	25.00	23.96	054°56'14"	S49°35'43"W	23.06'
C263	62.00	6.47	005°56'30"	S25°07'21"W	6.46'
C264	62.00	61.32	056°39'54"	S56°26'33"W	58.85'
C265	62.00	27.77	025°39'48"	N82°23'35"W	27.54'
C266	62.00	20.13	018°35'59"	N60°15'42"W	20.04'
C267	62.00	31.02	028°39'56"	N36°37'45"W	30.70'
C268	62.00	46.99	043°25'20"	N00°35'07"W	45.87'
C269	62.00	42.03	038°59'21"	N40°32'43"E	41.23'
C270	62.00	42.92	039°39'50"	N79°47'49"E	42.07'
C277	25.00	17.93	041°05'58"	N27°13'24"W	17.55'
C278	25.00	17.64	040°25'48"	N13°32'29"E	17.28'
C280	125.00	94.46	043°17'57"	N55°24'22"E	92.23'
C282	25				



COE NAVIGATION CHANNEL
SETBACK

APPROXIMATE
LOCATION OF
NORMAL LOW
WATER LINE
FROM 2007

COASTAL WETLAND LINE
FROM 2007

APPROXIMATE LOCATION
OF HIGH WATER LINE
FROM 2007

75' COE
SETBACK FROM 2007
COASTAL WETLANDS

APPROXIMATE
LOCATION OF
NORMAL LOW
WATER LINE
FROM 2007

COMMON AREA (OPEN SPACE)
38,884 SQ. FT.
8.767 ACRES

NORMAL HIGH WATER
LINE FLAGS FROM 2007

1.8% CONTOUR (MHW)
SURVEYED 2019

30' ESTUARINE SHORELINE BUFFER

50' NC DEMLR STORMWATER SURFACE WATER SETBACK

75' NWC CONSERVATION OVERLAY DISTRICT

WETLAND FLAGS
FOUND (TYPICAL)

CONSERVATION EASEMENT NO. 1 (ZONED (CUD) R-15)
DB 0215 PG 2-271-274
MB 64 PG 182-187



PROPERTY OWNER
Preservation Point Partners, LLC

PROFESSIONAL LAND SURVEYING SERVICES BY:
ESP ASSOCIATES, P.A.
ENGINEERING - SURVEYING - PLANNING
211 Racine Drive, Suite 101
Wilmington, North Carolina 28403
(910) 313-6648 / www.espassociates.com / License No. C-0587

SUBDIVISION PLAT OF
PRESERVATION POINT
TRACTS 3A, 3B & 3F PER DEED BOOK 465 PAGE 70
1606 CASTLE HAYNE ROAD & US HWY No. 117
& NORTH CAROLINA HIGHWAY No. 133
WILMINGTON, NEW HANOVER COUNTY
CAPE FEAR TOWNSHIP, NORTH CAROLINA



DATE 11/04/2020	SCALE 1" = 60'
DRAWN BY B.F.F.	CHECKED BY R.A.P.
REVISIONS	
DESCRIPTION SUBDIVISION PLAT	
SHEET 6 OF 11	



PROPERTY OWNER
 Preservation Point Partners, LLC

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 CAPE FEAR TOWNSHIP, NORTH CAROLINA



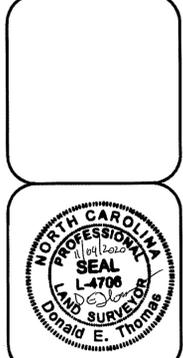
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SHEET 7 OF 11	



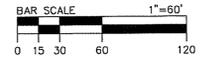
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Preservation Point Partners, LLC

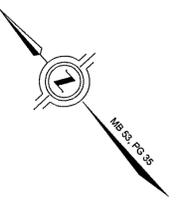
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SHEET 8 OF 11	

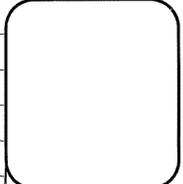




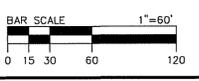
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SHEET	
9 OF 11	



BK: PLAT 68 PG: 398

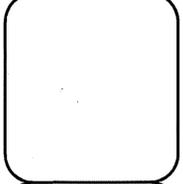
ESP ASSOCIATES (910) 313-6648



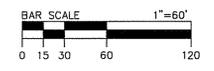
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 Preservation Point Partners, LLC

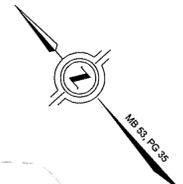
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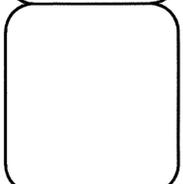




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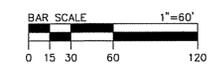
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 DRAWN BY B.F.F. CHECKED BY R.A.P.

REVISIONS	
DESCRIPTION	SUBDIVISION PLAT
SHEET	
11 OF 11	



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: 11/06/2020 05:12:40 PM
Book: PLAT 68 Page: 390-401
12 PGS \$231.00
Real Property \$231.00
Recorder: STEPHANIE PEREZ
Document No: 2020047226

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PG: 390-401		
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11-06-2020	NEW HANOVER COUNTY, NC	
05:12:40 PM	TAMMY THEUSCH BEASLEY	
BY: STEPHANIE PEREZ	REGISTER OF DEEDS	
DEPUTY		