STATE OF NORTH CAROLINA
COUNTY OF PENDER

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

2/23/23 Amy Everett
DATE REVIEW OFFICER

4235-57-9358-0000

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF SURF CITY, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STEETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FUTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES TO THE TOWN OF SURF CITY.

E L Shelton
OWNER

2/2/23
DATE

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
PENDER COUNTY, NORTH CAROLINA

Doc No: 2011277
Recorded: 02/23/2023 03:47:13 PM
Fee Amt: $63.00 Page 1 of 3
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 71 PG 123 - 125 (3)

CERTIFICATE OF THE SUBDIVISION ADMINISTRATOR

I HEREBY CERTIFY THAT THE PLAT HAS BEEN THROUGH THE REQUIRED SUBDIVISION REVIEW PROCESS AND MEETS ALL CURRENT TOWN CODES.

SUBDIVISION ADMINISTRATOR

2/20/23
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SURF CITY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED, BY THE SURF CITY TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PENDER COUNTY.

Teresa B. Batts 2-17-2023
MAYOR, SURF CITY DATE

Carla R. Cetarullo 2-17-2023
TOWN CLERK DATE

ZONING:

PHASE 2 IS ZONED MFC (PER SURF CITY ZONING MAP).
BUILDING SETBACKS:
FRONT YARD = 15'
SIDE YARD = 5'
REAR YARD = 10'
(ZONING AND SETBACKS TO BE VERIFIED BY THE TOWN OF SURF CITY)

OWNERS: SFTEN, LLC
1341 HORTON CIRCLE
ARLINGTON, TX 76011

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	38.93	960.00	N21° 17' 26"W	38.93'
C2 TOTAL	214.82	375.00	N59° 10' 21"W	211.89'
C3 TOTAL	211.33	115.00	S84° 35' 36"W	182.82'
C4 TOTAL	66.97	460.00	S27° 46' 41"W	66.91'
C5	60.89	200.00	N55° 04' 42"W	60.65'
C6	17.60	200.00	S43° 50' 10"E	17.59'
C7	37.39	250.00	N45° 36' 03"W	37.36'
C8	60.71	250.00	N56° 50' 35"W	60.56'
C9	49.95	460.00	S14° 14' 03"W	49.93'
C10	140.88	920.00	S15° 30' 36"W	140.74'
C11	134.36	1492.33	S17° 18' 50"W	134.32'
C12	72.32	1492.33	N13° 20' 46"E	72.31'
C13	57.12	125.00	N1° 54' 37"W	56.62'
C14	8.53	300.00	S88° 43' 17"E	8.53'
C15	20.00	300.00	N85° 59' 48"W	20.00'
C16	8.31	300.00	S83° 17' 36"E	8.31'
C17 TOTAL	64.86	1195.00	S5° 18' 18"W	64.85'
C18	15.71	10.00	S48° 45' 00"W	14.14'
C19	16.12	10.00	N40° 04' 20"W	14.43'
C20 TOTAL	140.42	63.00	N57° 44' 59"W	113.11'
C21	20.18	63.00	N49° 13' 03"E	20.10'
C22 TOTAL	138.86	63.00	S23° 06' 18"E	112.41'
C23 TOTAL	11.85	10.00	S52° 17' 47"E	11.17'
C24 TOTAL	177.23	150.00	S52° 11' 30"E	167.10'
C25 TOTAL	156.71	100.00	N41° 08' 43"W	141.16'
C26 TOTAL	448.64	1145.00	N14° 58' 30"E	445.78'
C27 TOTAL	196.36	425.00	N55° 59' 52"W	194.62'
C28 TOTAL	353.36	1195.00	N17° 43' 44"E	352.08'
C29	42.98	350.00	S86° 01' 04"E	42.95'
C30	131.54	75.00	S39° 17' 30"E	115.32'
C31 TOTAL	199.45	1442.33	S15° 56' 04"W	199.29'
C32 TOTAL	148.46	970.00	S15° 30' 28"W	148.31'
C33 TOTAL	149.03	410.00	S21° 32' 09"W	148.21'
C34 TOTAL	119.45	65.00	S84° 35' 36"W	103.34'
C35	55.26	1195.00	S10° 34' 57"W	55.26'
C36	44.70	1195.00	S12° 58' 44"W	44.70'
C37	44.63	1195.00	S15° 07' 15"W	44.63'
C38	45.87	1195.00	S17° 17' 25"W	45.87'
C39	45.07	1195.00	S19° 28' 13"W	45.07'
C40	45.07	1195.00	S21° 37' 53"W	45.07'
C41	45.07	1195.00	S23° 47' 32"W	45.07'
C42	27.68	1195.00	S25° 32' 11"W	27.68'
C43	125.78	425.00	S60° 45' 19"E	125.32'
C44	46.46	425.00	S49° 08' 42"E	46.44'
C45	24.12	425.00	S44° 23' 15"E	24.11'
C46	22.73	65.00	S52° 46' 41"E	22.61'
C47	96.72	65.00	N74° 34' 39"E	88.04'
C48	64.67	410.00	N27° 25' 48"E	64.60'
C49	52.09	410.00	N19° 16' 19"E	52.05'
C50	32.27	410.00	N13° 22' 40"E	32.26'
C51	21.82	970.00	N11° 46' 03"E	21.82'
C52	55.12	970.00	N14° 02' 23"E	55.11'
C53	54.92	970.00	N17° 17' 22"E	54.91'
C54	16.61	970.00	N19° 24' 07"E	16.61'
C55	45.70	460.00	N14° 29' 58"E	45.68'
C56	37.85	1442.33	N19° 08' 39"E	37.84'
C57	55.47	1442.33	N17° 17' 27"E	55.46'
C58	53.36	1442.33	N15° 07' 45"E	53.36'
C59	52.78	1442.33	N13° 01' 16"E	52.77'
C60	38.55	375.00	S72° 38' 17"E	38.53'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C61	58.06	375.00	S65° 15' 27"E	58.00'
C62	58.20	375.00	S56° 22' 34"E	58.14'
C63	47.52	375.00	S48° 17' 59"E	47.49'
C64	12.49	375.00	S43° 42' 56"E	12.48'
C65	32.63	115.00	S50° 53' 28"E	32.52'
C66	41.58	115.00	S69° 22' 40"E	41.35'
C67	37.07	115.00	S88° 58' 08"E	36.91'
C68	37.31	115.00	N72° 30' 07"E	37.15'
C69	38.44	115.00	N53° 37' 49"E	38.26'
C70	24.30	115.00	N38° 00' 05"E	24.25'
C71	17.58	460.00	N30° 51' 14"E	17.58'
C72	49.39	460.00	N26° 40' 59"E	49.36'
C73	34.60	125.00	S81° 36' 18"E	34.49'
C74	41.82	125.00	S64° 05' 21"E	41.63'
C75	43.28	125.00	S44° 35' 05"E	43.07'
C76	42.90	125.00	S24° 49' 59"E	42.69'
C77	56.23	63.00	S19° 27' 54"E	54.38'
C78	46.15	63.00	S66° 01' 21"E	45.13'
C79	38.04	63.00	N75° 41' 34"E	37.46'
C80	39.89	63.00	N21° 54' 10"E	39.22'
C81	43.24	63.00	N15° 53' 46"W	42.39'
C82	41.75	63.00	N54° 32' 41"W	40.99'
C83	13.98	63.00	N79° 53' 27"W	13.96'
C84	6.38	10.00	N67° 58' 40"W	6.27'
C85	5.47	10.00	N34° 01' 27"W	5.41'
C86	75.86	150.00	N32° 49' 49"W	75.05'
C87	52.04	150.00	N57° 15' 24"W	51.78'
C88	49.34	150.00	N76° 37' 05"W	49.11'
C89	148.65	100.00	S43° 27' 21"E	135.34'
C90	8.07	100.00	S1° 26' 22"W	8.06'
C91	4.26	460.00	N11° 23' 18"E	4.26'
C92	40.30	920.00	N12° 22' 41"E	40.30'
C93	49.81	920.00	N15° 11' 03"E	49.81'
C94	49.60	920.00	N18° 16' 47"E	49.59'
C95	37.18	1145.00	S4° 40' 49"W	37.18'
C96	48.59	1145.00	S6° 49' 35"W	48.59'
C97	48.65	1145.00	S9° 15' 34"W	48.65'
C98	48.79	1145.00	S11° 41' 51"W	48.79'
C99	48.75	1145.00	S14° 08' 17"W	48.75'
C100	48.65	1145.00	S16° 34' 30"W	48.65'
C101	49.03	1145.00	S19° 01' 09"W	49.03'
C102	48.76	1145.00	S21° 27' 57"W	48.76'
C103	49.21	1145.00	S23° 55' 02"W	49.21'
C104	21.01	1145.00	S25° 40' 27"W	21.01'
C105	1.16	920.00	N19° 51' 38"E	1.16'
C106	45.18	1492.33	N19° 01' 33"E	45.18'
C107	44.62	1492.33	N17° 18' 07"E	44.62'
C108	44.56	1492.33	N15° 35' 24"E	44.56'
C109	52.05	1195.00	N05° 36' 44"E	52.05'
C110	12.81	1195.00	N04° 03' 26"E	12.81'

CERTIFICATE OF SURVEY AND ACCURACY

I, JASON WILLIAM FISHER, CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 4627, PAGE 2095; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 59, PAGE 103; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30, AS AMENDED. WITNESS BY HAND AND SEAL THIS 30TH DAY OF JANUARY, 2023.

I, FURTHERMORE, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

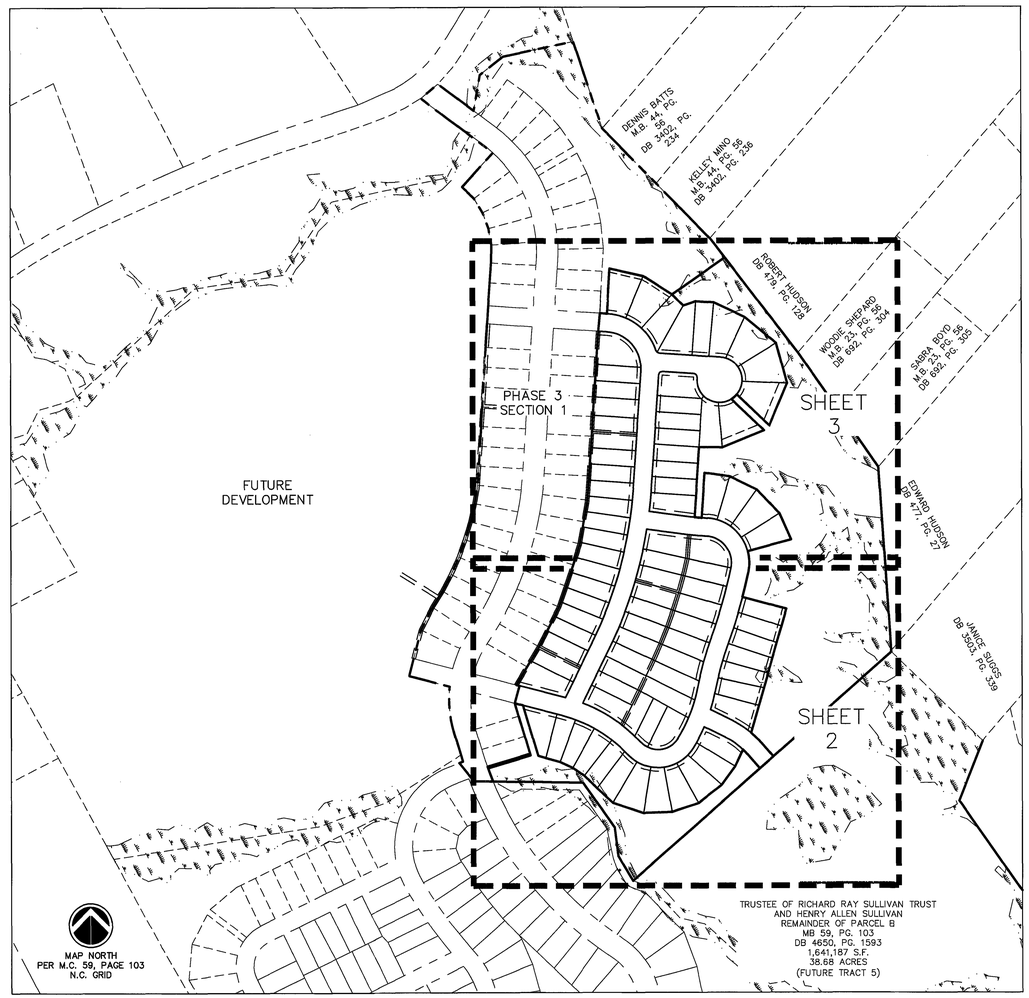
JASON WILLIAM FISHER L-4556
NC PROFESSIONAL LAND SURVEYOR

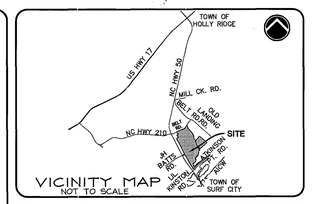
NORTH CAROLINA PROFESSIONAL SEAL L-5078 LAND SURVEYOR JASON W. FISHER

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

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SURF CITY, SPECIFICATIONS AND STANDARDS IN THE MAGNOLIA BY THE SEA SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO SURF CITY HAS BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF $ 0. HAS BEEN PAID.

David Paul 2/20/23
TOWN OF SURF CITY DIRECTOR OF PUBLIC WORKS





VICINITY MAP
NOT TO SCALE

LEGEND:

- ● EXISTING IRON REBAR
- ○ NEW IRON REBAR
- C.C. CONTROL CORNER
- T-L TIE LINE

BOUNDARY LINE
EXISTING EASEMENT LINE
NEW EASEMENT LINE
ADJOINER PROPERTY LINE
404 WETLAND LINE
EXISTING RIGHT OF WAY LINE
TIE LINE

NOTES:

1. ALL ROADS IN WATERSIDE ARE PUBLIC, EXCLUDING ALLEYS.
2. BASED ON NORTH CAROLINA FLOOD INSURANCE RATE MAP 3720423500J, CID 370186, PANEL 4235, SUFFIX J, DATED FEBRUARY 16, 2007, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X.
3. REFERENCE: DEED BOOK 4627, PAGE 2095; MAP BOOK 59, PAGE 103; MAP BOOK 9, PAGE 53; MAP BOOK 35, PAGE 8 AND EXISTING EVIDENCE.
4. AREA BY COORDINATE METHOD.
5. ADJOINING PROPERTY OWNERS BASED ON INFORMATION FOUND AT PENDER COUNTY GIS.
6. TOTAL AREA OF WATERSIDE, PHASE 3 SEC 2: 25.75 ACRES.
7. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
8. TOTAL AREA OF NEW RIGHT OF WAY IS 155974.3 SF (3.58 AC.)
9. ALL WETLANDS SHOWN ON THIS MAP WERE DELINEATED BY LAND MANAGEMENT GROUP, INC.
10. TOTAL LINEAR FEET OF NEW ROADWAY = 3,122.6.
11. MINIMAL LOT SIZE 4993.27 SF (LOT 372).
12. SEE SHEET 1 FOR CALL TABLE.

REVISIONS

CAPE FEAR ENGINEERING
151 Poole Rd. Suite 100 | Leland, NC, 28451
TEL (910) 383-1044 | FAX (910) 383-1045
www.capefearengineering.com | N.C. LICENSE # C-1621

PROJECT NUMBER :	416-032
SCALE :	AS SHOWN
DATE :	JAN 30, 2023
TRACKING :	JWF

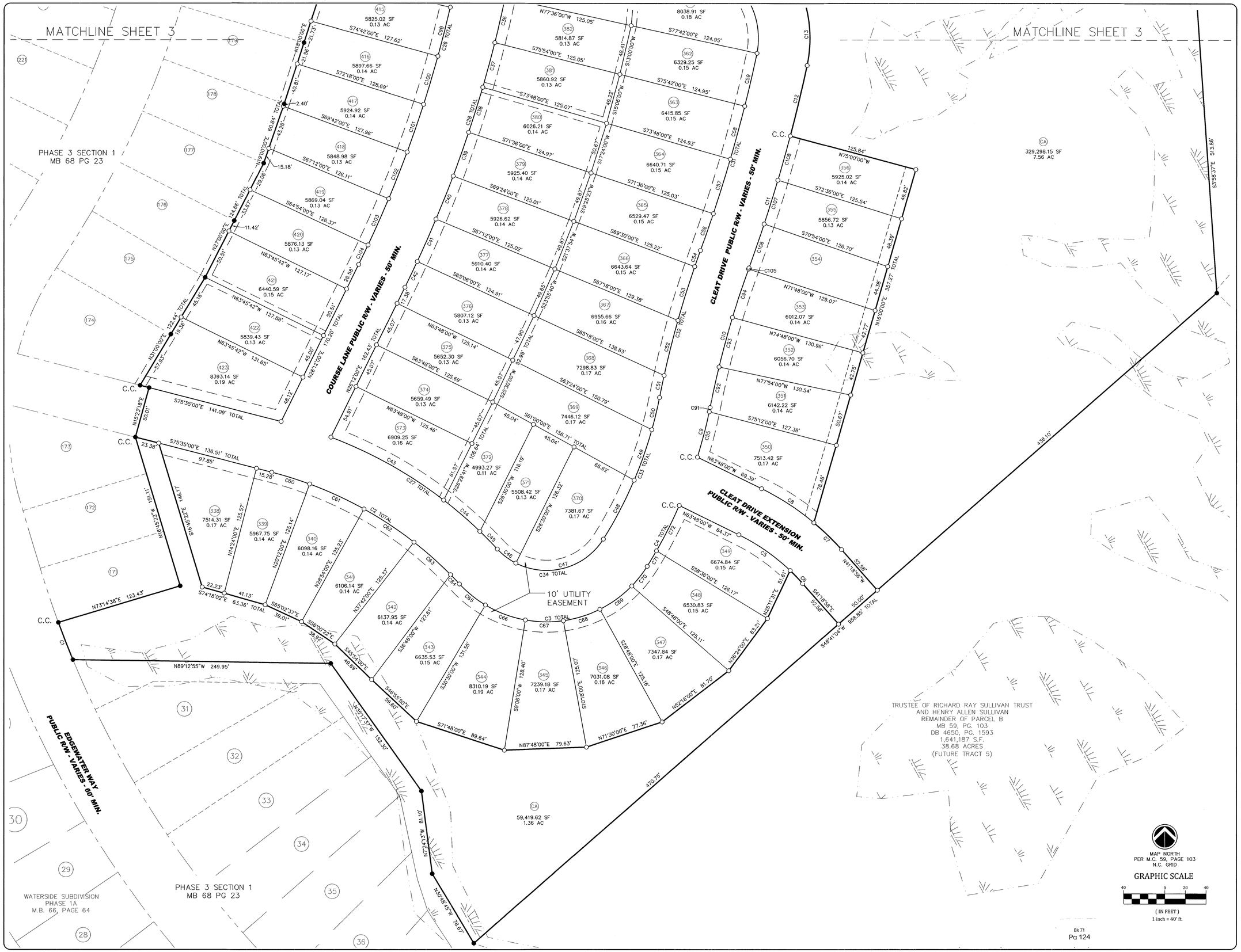
SUBDIVISION MAP FOR RECORD
WATERSIDE
PHASE 3 SECTION 2
LOTS 338-423

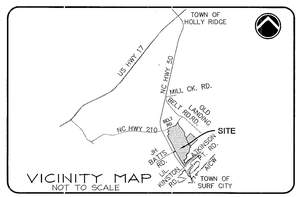
TOPSAIL TOWNSHIP
TOWN OF SURF CITY
PENDER COUNTY
NORTH CAROLINA

PROJECT NUMBER	SHEET NUMBER
416-032	1 OF 3

P:\416 SURF CITY\416-032 PHASE 3 SURVEY\DWG\WATERSIDE_PHASE 3-SEC2_PRELIMINARY PLAT.DWG

MB71 PG123 1 of 3





LEGEND:

- ● EXISTING IRON REBAR
- ○ NEW IRON REBAR
- C.C. CONTROL CORNER
- T–L TIE LINE

BOUNDARY LINE
EXISTING EASEMENT LINE
NEW EASEMENT LINE
ADJOINER PROPERTY LINE
404 WETLAND LINE
EXISTING RIGHT OF WAY LINE
TIE LINE

NORTH CAROLINA PROFESSIONAL SEAL L-5078 2-1-23 (A73) SURVEYOR JASON W. FISHER

NOTES:

1. ALL ROADS IN WATERSIDE ARE PUBLIC, EXCLUDING ALLEYS.
2. BASED ON NORTH CAROLINA FLOOD INSURANCE RATE MAP 3720423500J, CID 370186, PANEL 4235, SUFFIX J, DATED FEBRUARY 16, 2007, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X.
3. REFERENCE: DEED BOOK 4627, PAGE 2095; MAP BOOK 59, PAGE 103; MAP BOOK 9, PAGE 53; MAP BOOK 35, PAGE 8 AND EXISTING EVIDENCE.
4. AREA BY COORDINATE METHOD.
5. ADJOINING PROPERTY OWNERS BASED ON INFORMATION FOUND AT PENDER COUNTY GIS.
6. TOTAL AREA OF WATERSIDE, PHASE 3 SEC 2: 25.75 ACRES.
7. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
8. TOTAL AREA OF NEW RIGHT OF WAY IS 155974.3 SF (3.58 AC.)
9. ALL WETLANDS SHOWN ON THIS MAP WERE DELINEATED BY LAND MANAGEMENT GROUP, INC.
10. TOTAL LINEAR FEET OF NEW ROADWAY = 3,122.6.
11. MINIMAL LOT SIZE 4993.27 SF (LOT 372).
12. SEE SHEET 1 FOR CALL TABLE.

REVISIONS

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www.capefearengineering.com | N.C. LICENSE # C-1621

PROJECT NUMBER :	416–032
SCALE :	AS SHOWN
DATE :	JAN 30, 2023
TRACKING :	JWF

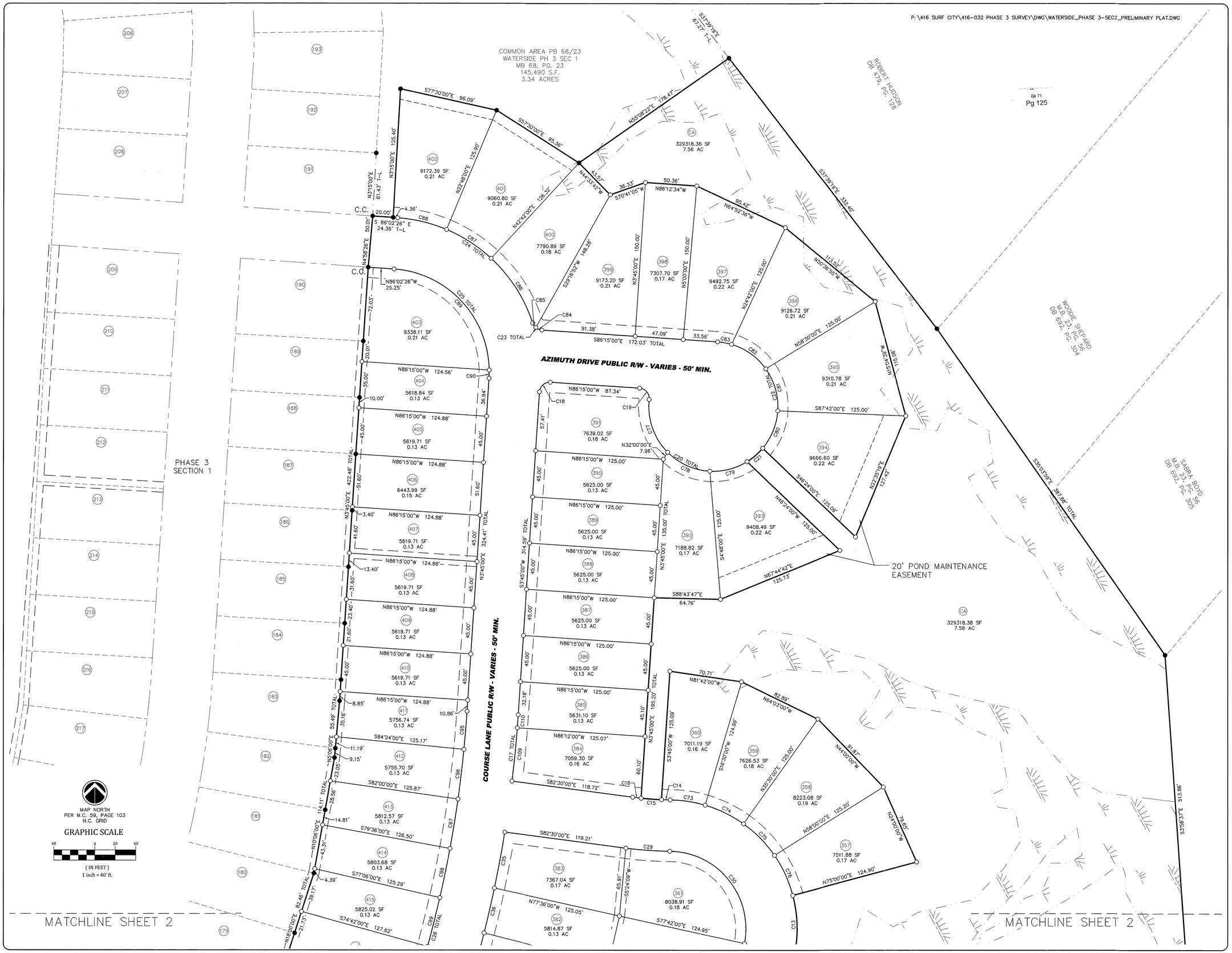
SUBDIVISION MAP FOR RECORD
WATERSIDE
PHASE 3 SECTION 2
LOTS 338-423

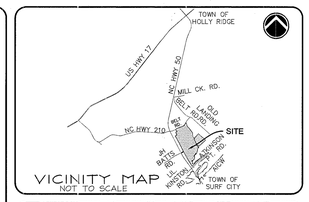
TOPSAIL TOWNSHIP
TOWN OF SURF CITY
PENDER COUNTY
NORTH CAROLINA

PROJECT NUMBER	SHEET NUMBER
416-032	2 OF 3

MB71 PG124 2of3

P:\416 SURF CITY\416-032 PHASE 3 SURVEY\DWG\WATERSIDE_PHASE 3-SEC2_PRELIMINARY PLAT.DWG





VICINITY MAP
NOT TO SCALE

LEGEND:

- ● EXISTING IRON REBAR
- ○ NEW IRON REBAR
- C.C. CONTROL CORNER
- T-L TIE LINE

BOUNDARY LINE
EXISTING EASEMENT LINE
NEW EASEMENT LINE
ADJOINER PROPERTY LINE
404 WETLAND LINE
EXISTING RIGHT OF WAY LINE
TIE LINE

NORTH CAROLINA PROFESSIONAL SEAL L-5078 2-1-23 LAND SURVEYOR JASON W. FISHER

NOTES:

1. ALL ROADS IN WATERSIDE ARE PUBLIC, EXCLUDING ALLEYS.
2. BASED ON NORTH CAROLINA FLOOD INSURANCE RATE MAP 3720423500J, CID 370186, PANEL 4235, SUFFIX J, DATED FEBRUARY 16, 2007, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X.
3. REFERENCE: DEED BOOK 4627, PAGE 2095; MAP BOOK 59, PAGE 103; MAP BOOK 9, PAGE 53; MAP BOOK 35, PAGE 8 AND EXISTING EVIDENCE.
4. AREA BY COORDINATE METHOD.
5. ADJOINING PROPERTY OWNERS BASED ON INFORMATION FOUND AT PENDER COUNTY GIS.
6. TOTAL AREA OF WATERSIDE, PHASE 3 SEC 2: 25.75 ACRES.
7. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
8. TOTAL AREA OF NEW RIGHT OF WAY IS 155974.3 SF (3.58 AC.)
9. ALL WETLANDS SHOWN ON THIS MAP WERE DELINEATED BY LAND MANAGEMENT GROUP, INC.
10. TOTAL LINEAR FEET OF NEW ROADWAY = 3,122.6.
11. MINIMAL LOT SIZE 4993.27 SF (LOT 372).
12. SEE SHEET 1 FOR CALL TABLE.

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PROJECT NUMBER :	416-032
SCALE :	AS SHOWN
DATE :	JAN 30, 2023
TRACKING :	JWF

SUBDIVISION MAP FOR RECORD
WATERSIDE
PHASE 3 SECTION 2
LOTS 338-423

TOPSAIL TOWNSHIP
TOWN OF SURF CITY
PENDER COUNTY
NORTH CAROLINA

PROJECT NUMBER	SHEET NUMBER
416-032	3 OF 3

MB 71 PG 125 3 of 3