

MAP OF REVISION

Sunset Reach Phase 1 & 2 - A Performance Residential Development

CAPE FEAR TOWNSHIP NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: HOOSIER DADDY, LLC
8620 RIVER ROAD
WILMINGTON, N.C.
DATE: DEC. 29, 2022

Sheet 1 of 2

THIS MAP SUPERCEDES THE MAP RECORDED AT MAP BOOK 72 PAGE 143 (PHASE 1) AND MAP BOOK 72 PAGE 205 (PHASE 2), RECORDS OF THE NEW HANOVER COUNTY REGISTER OF DEEDS

CERTIFICATE OF ACCURACY AND MAPPING
I, JONATHAN L. WAYNE, CERTIFY THAT THIS PLAN 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 RATIO OF PRECISION AS CALCULATED IS 1: 20,000+; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF Feb., 2023. A.D.

PRIVATE ROADS CERTIFICATION
I (WE) HERBY CERTIFY THAT ALL PRIVATE ROADS AS DEPICTED ON SUBDIVISION PLAT SUNSET REACH SECTION ONE & TWO HAVE BEEN DESIGNED, INSTALLED, INSPECTED, AND APPROVED IN ACCORDANCE WITH SECTION 52-4 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE AND ALL APPLICABLE NEW HANOVER COUNTY CODES PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION.

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.

SURVEY REFERENCE
BOOK 5776 PAGE 879
BOOK 5854 PAGE 2846
MAP BOOK 49 PAGE 248
MAP BOOK 72 PAGE 143
MAP BOOK 72 PAGE 205

AREA CALCULATIONS
TOTAL AREA PHASE 1 - 29.88 ACRES
TOTAL OPEN SPACE - 12.49 ACRES
AREA CALCULATIONS
TOTAL AREA PHASE 2 - 3.73 ACRES
TOTAL OPEN SPACE 2 - 0.80 ACRES
NOTES
1. AREA COMPUTED BY COORDINATE METHOD
2. ALL DISTANCES ARE HORIZONTAL
3. FOR REFERENCE SEE AS NOTED
4. SURVEYED MARCH 2022 - JAN. 2023
5. IRONS AT ALL CORNERS UNLESS OTHERWISE NOTED
6. TOTAL AREA SEE ABOVE
7. COMBINED GRID FACTOR 1.00000854

LEGEND
E.I.P. = EXISTING IRON PIPE
E.I. = EXISTING IRON
E.C.M. = EXISTING CONCRETE MONUMENT
R.W. = RIGHT OF WAY
C.P. = COMPUTED POINT
PROPERTY LINE
CENTERLINE
EASEMENT/COMPUTED PROPERTY LINE
SETBACK
CONTROL MONUMENT

ENC. PLAT 72-143-1-2

CERTIFICATE OF DISCLOSURE - PRIVATE ROADS
I (WE) THE DEVELOPERS OF SUNSET REACH 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. RESPONSIBILITIES MUST BE ACCEPTED BY THE HOMEOWNERS ASSOCIATION AS SPECIFIED IN THE HOMEOWNERS COVENANTS FOR SAID SUBDIVISION. THE PRIVATE ROADS IN SAID SUBDIVISION ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 52-4 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE AND ALL APPLICABLE COUNTY CODES WHICH INCLUDES DESIGN, INSTALLATION, INSPECTION, AND APPROVAL BY A LICENSED PROFESSIONAL ENGINEER (P.E.) RECOGNIZED IN THE STATE OF NORTH CAROLINA PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION. IF ALL OR A PORTION OF THE ROAD INFRASTRUCTURE SYSTEM WITHIN THE SUBDIVISION IS BONDED THROUGH A SURETY PERFORMANCE BOND, OR CASH ESCROW, NO BOND SHALL BE RELEASED UNTIL ALL ROAD CONSTRUCTION IMPROVEMENTS ARE COMPLETE AND CERTIFIED BY THE PROFESSIONAL ENGINEER. 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 THE ROADS ARE RE-PLATTED AS PUBLICLY DESIGNATED ROADS AND TAKEN OVER FOR MAINTENANCE THROUGH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) OR APPROPRIATE GOVERNING AUTHORITY.

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 EXISTANCE AND LOCATION OF SUCH PRIVATE AREAS AND SPECIFICS THE MAINTENANCE RESPONSIBILITIES FOR SAME. WHEN APPROVED, 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 THE STATE HIGHWAY SYSTEM.

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.

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.

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.

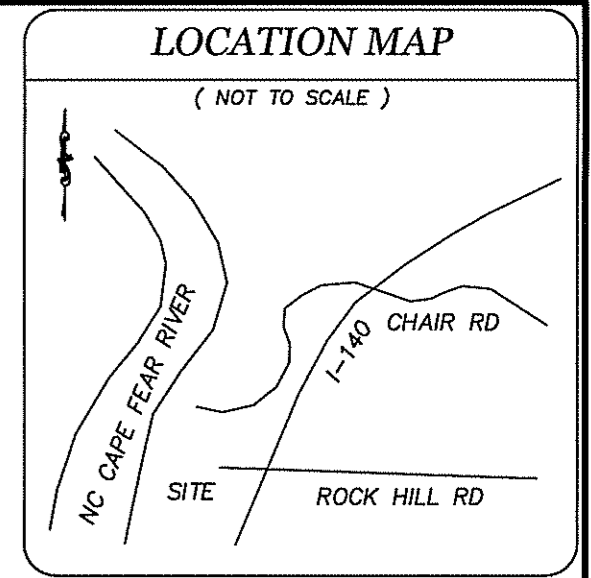
CERTIFICATE OF APPROVAL - NEW HANOVER COUNTY PLANNING & LAND USE
I, Bernice S. Johnson, REVIEW OFFICER FOR THE CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS FOR THE PUBLIC UTILITIES AS SET FORTH BY ORDINANCES. WITH THE RECORDATION OF THIS PLAT, 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.

Phase 1 Line Table

Table with columns: LINE, BEARING, DISTANCE. Lists line segments for Phase 1 with bearings and distances.

Phase 1 Curve Table

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for Phase 1.



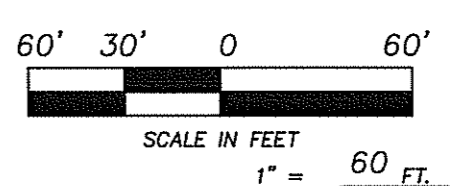
Phase 2 Curve Table

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for Phase 2.

Phase 2 Line Table

Table with columns: LINE, BEARING, DISTANCE. Lists line segments for Phase 2.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for Phase 2.



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

JAMES YI PP 910-443-3060

MAP OF REVISION

# Sunset Reach

## Phase 1 & 2 - A Performance Residential Development

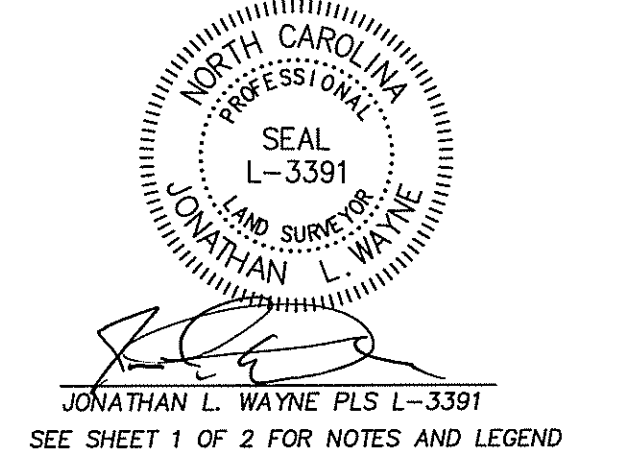
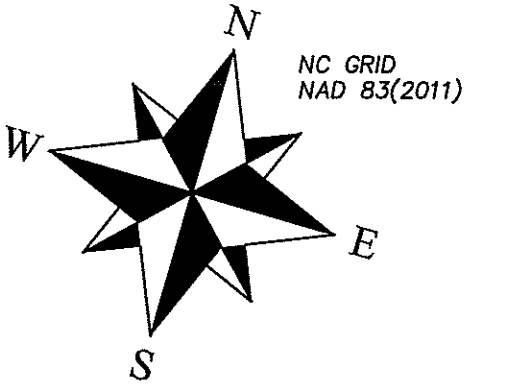
CAPE FEAR TOWNSHIP NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: HOOSIER DADDY, LLC  
8620 RIVER ROAD  
WILMINGTON, N.C.

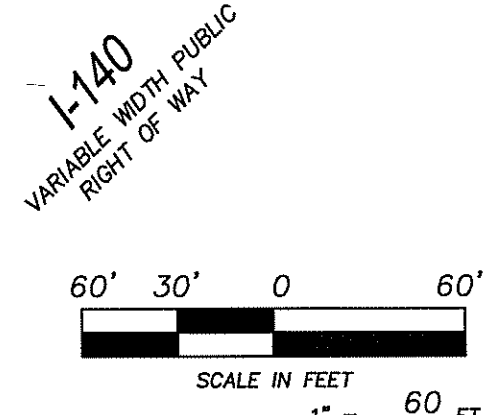
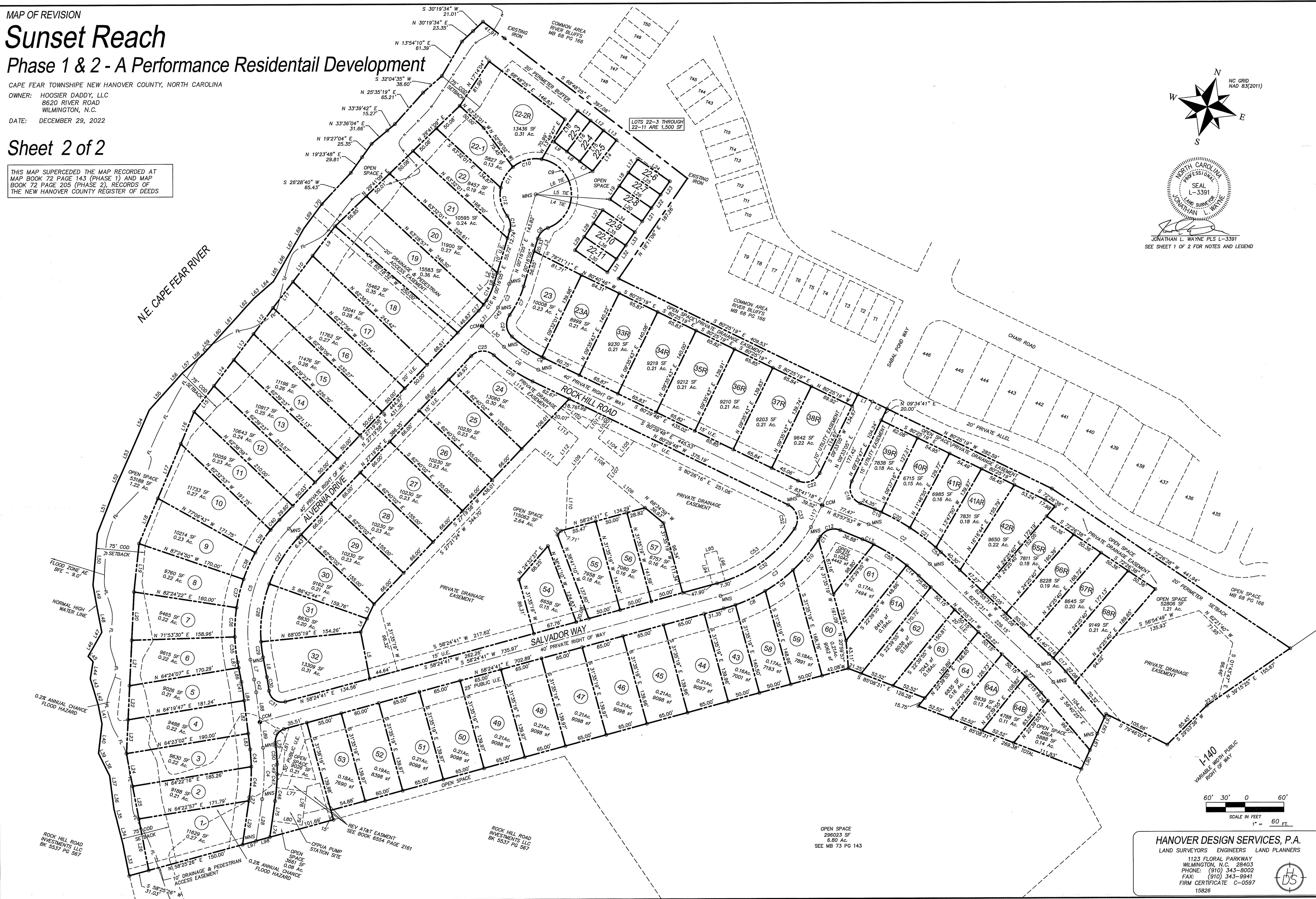
DATE: DECEMBER 29, 2022

### Sheet 2 of 2

THIS MAP SUPERCEDED THE MAP RECORDED AT MAP BOOK 72 PAGE 143 (PHASE 1) AND MAP BOOK 72 PAGE 205 (PHASE 2), RECORDS OF THE NEW HANOVER COUNTY REGISTER OF DEEDS



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




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State of North Carolina, County of NEW HANOVER  
Filed For Registration: 03/03/2023 02:13:58 PM  
Book: PLAT 73 Page: 1-3  
3 PGS \$42.00  
Real Property \$42.00  
Recorder: STEPHANIE PEREZ  
Document No: 2023005034

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### DO NOT REMOVE!

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<b>BK: PLAT 73</b>		
<b>PG: 1-3</b>		<b>2023005034</b>
RECORDED: 03-03-2023	<b>NEW HANOVER COUNTY, NC</b>	NC FEE \$42.00
02:13:58 PM	<b>MORGHAN GETTY COLLINS</b>	
BY: STEPHANIE PEREZ DEPUTY	<b>REGISTER OF DEEDS</b>	