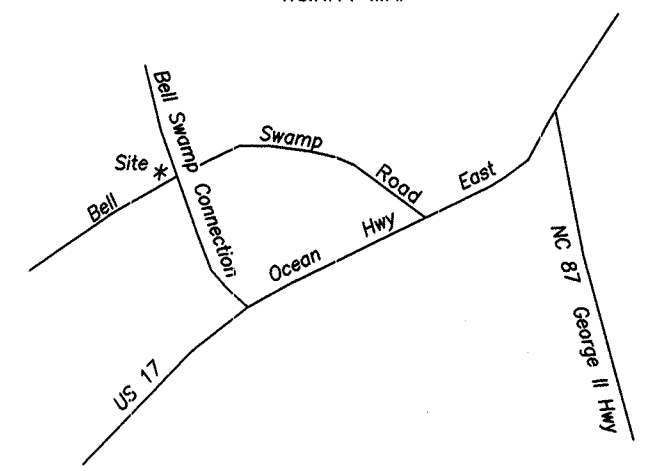


Map Cabinet 148 Page 59 9/5/23

148/59 1 of 3

VICINITY MAP



NOT TO SCALE

Table with columns: Curve, Radius, Delta, Chord, Chord Bear. Lists curve data for C1 through C59.

Bell Meadows

Brunswick Area Developers, LLC, Owners

P.O. Box 9147 Greensboro, NC 27429

Towncreek Township Brunswick County, N.C.



Scale 1" = 100' June 8, 2023

Barry L. Barber 415 Microwave Tower Road Council, N.C. 28434 (910) 645-4333 SHEET 1 OF 3

The undersigned hereby certifies this document/project has been reviewed and approved for compliance with the Brunswick County Flood Damage Prevention Ordinance.

Signature of Review Officer Date: 8/24/2023 Brunswick County Flood Plain Administrator

Table with columns: Course, Bearing, Distance. Lists course data for L1 through L66.

I, Barry L. Barber certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 4850 Page 711, etc.) (other) see references; that the boundaries not surveyed are clearly indicated as drawn from information found as noted herein; that the ratio of precision as calculated is 1:7500+; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 8th day of June, 2023. I further certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Surveyor Barry L. Barber License Number L-3027



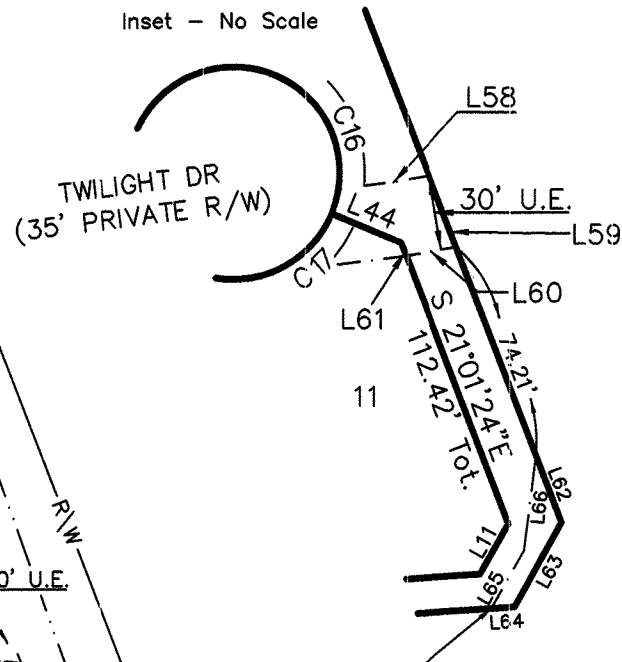
AREA TABLE

Table with columns: LOT #, SQUARE FEET. Lists lot numbers 1 through 66 and their corresponding square footages.

"COMMON ELEMENTS"



NOTE: SOUTHWEST CORNER OF LOT 42 IS A WATERVALVE



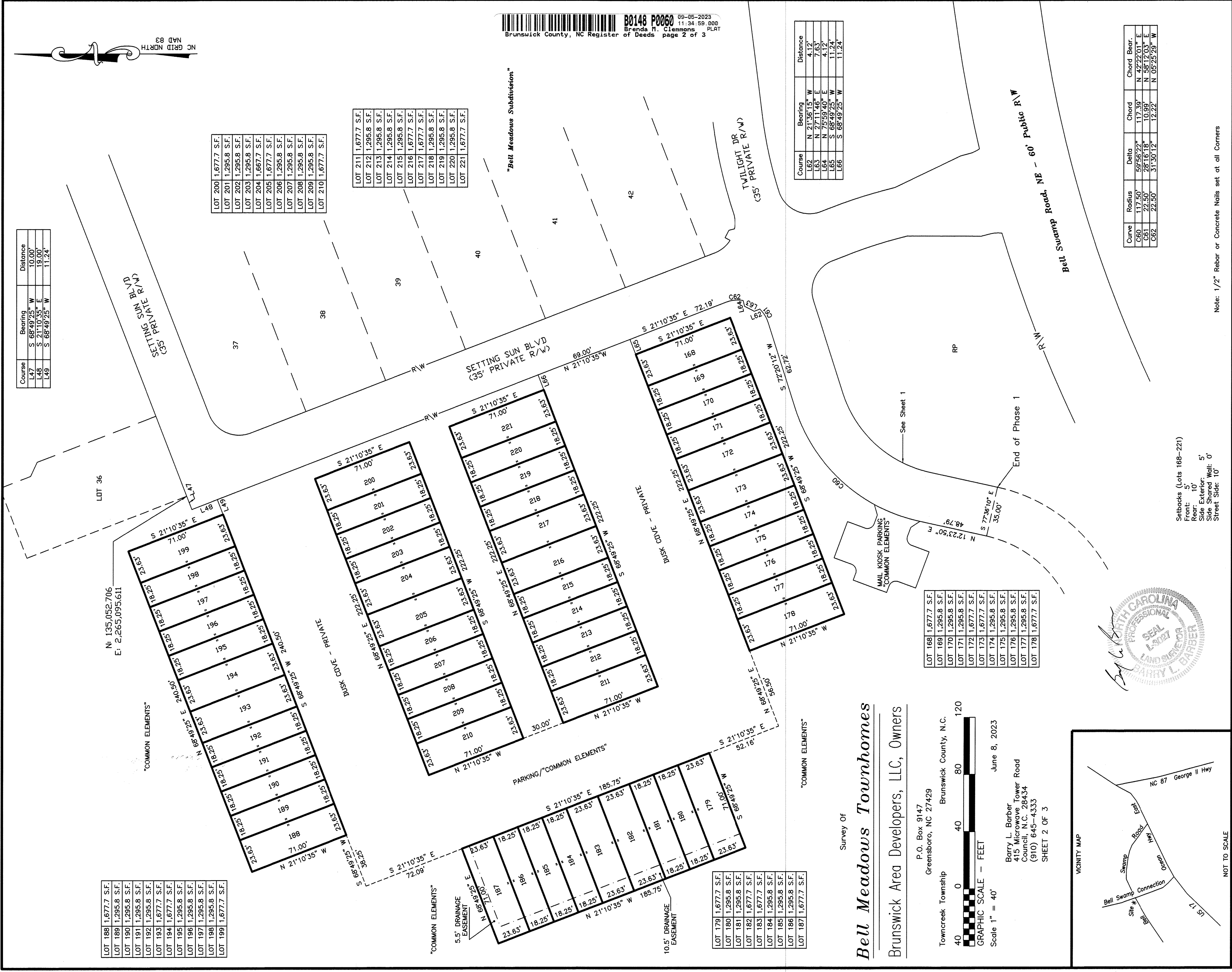
I, Review Officer of Brunswick County certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Revised 6/23/23 to add Utility Easement Revised 8/21/23 Flood Zone Line to Lot 35 and Administrators Statement

Map Cabinet 148 page 60 9/5/23 +R

148/60 2 of 3



| Course | Bearing | Distance |
|--------|---------------|----------|
| L47 | S 65°49'25" W | 10.00' |
| L48 | S 21°10'35" E | 19.00' |
| L49 | S 66°49'25" W | 11.24' |

| | |
|---------|--------------|
| LOT 200 | 1,677.7 S.F. |
| LOT 201 | 1,295.8 S.F. |
| LOT 202 | 1,295.8 S.F. |
| LOT 203 | 1,295.8 S.F. |
| LOT 204 | 1,667.7 S.F. |
| LOT 205 | 1,677.7 S.F. |
| LOT 206 | 1,295.8 S.F. |
| LOT 207 | 1,295.8 S.F. |
| LOT 208 | 1,295.8 S.F. |
| LOT 209 | 1,295.8 S.F. |
| LOT 210 | 1,677.7 S.F. |

| | |
|---------|--------------|
| LOT 211 | 1,677.7 S.F. |
| LOT 212 | 1,295.8 S.F. |
| LOT 213 | 1,295.8 S.F. |
| LOT 214 | 1,295.8 S.F. |
| LOT 215 | 1,295.8 S.F. |
| LOT 216 | 1,677.7 S.F. |
| LOT 217 | 1,677.7 S.F. |
| LOT 218 | 1,295.8 S.F. |
| LOT 219 | 1,295.8 S.F. |
| LOT 220 | 1,295.8 S.F. |
| LOT 221 | 1,677.7 S.F. |

| | |
|---------|--------------|
| LOT 188 | 1,677.7 S.F. |
| LOT 189 | 1,295.8 S.F. |
| LOT 190 | 1,295.8 S.F. |
| LOT 191 | 1,295.8 S.F. |
| LOT 192 | 1,295.8 S.F. |
| LOT 193 | 1,677.7 S.F. |
| LOT 194 | 1,677.7 S.F. |
| LOT 195 | 1,295.8 S.F. |
| LOT 196 | 1,295.8 S.F. |
| LOT 197 | 1,295.8 S.F. |
| LOT 198 | 1,295.8 S.F. |
| LOT 199 | 1,677.7 S.F. |

| | |
|---------|--------------|
| LOT 179 | 1,677.7 S.F. |
| LOT 180 | 1,295.8 S.F. |
| LOT 181 | 1,295.8 S.F. |
| LOT 182 | 1,677.7 S.F. |
| LOT 183 | 1,677.7 S.F. |
| LOT 184 | 1,295.8 S.F. |
| LOT 185 | 1,295.8 S.F. |
| LOT 186 | 1,295.8 S.F. |
| LOT 187 | 1,677.7 S.F. |

| Course | Bearing | Distance |
|--------|---------------|----------|
| L62 | N 21°36'15" W | 4.12' |
| L63 | N 27°11'46" E | 7.63' |
| L64 | N 75°59'40" E | 4.12' |
| L65 | S 66°49'25" W | 11.24' |
| L66 | S 66°49'25" W | 11.24' |

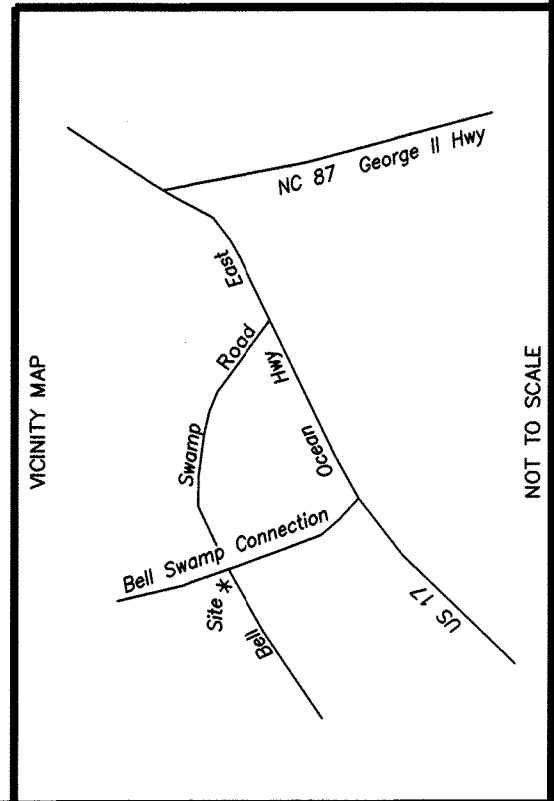
| Curve | Radius | Delta | Chord | Chord Bear. |
|-------|---------|-----------|---------|---------------|
| C60 | 117.50' | 59°56'27" | 117.39' | N 42°22'01" E |
| C61 | 22.50' | 28°16'18" | 10.99' | N 58°12'03" E |
| C62 | 22.50' | 31°30'12" | 12.22' | N 05°25'29" W |

80148 P0060 09-05-2023
 11:34:59.800 PLAT
 Brenda M. Clemmons
 Brunswick County, NC Register of Deeds page 2 of 3

| | |
|---------|--------------|
| LOT 168 | 1,677.7 S.F. |
| LOT 169 | 1,295.8 S.F. |
| LOT 170 | 1,295.8 S.F. |
| LOT 171 | 1,295.8 S.F. |
| LOT 172 | 1,677.7 S.F. |
| LOT 173 | 1,677.7 S.F. |
| LOT 174 | 1,295.8 S.F. |
| LOT 175 | 1,295.8 S.F. |
| LOT 176 | 1,295.8 S.F. |
| LOT 177 | 1,295.8 S.F. |
| LOT 178 | 1,677.7 S.F. |

Bell Meadows Townhomes
 Survey Of
 Brunswick Area Developers, LLC, Owners

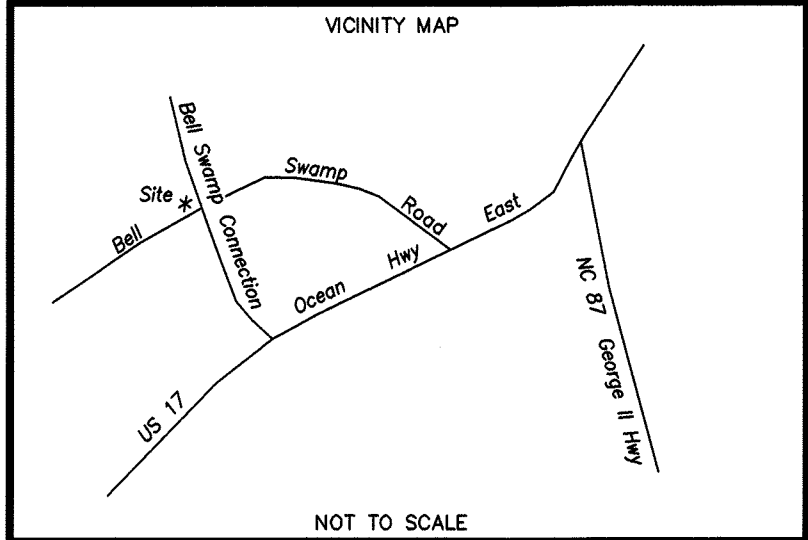
P.O. Box 9147
 Greensboro, NC 27429
 Brunswick County, N.C.
 Towncreek Township
 GRAPHIC SCALE — FEET
 Scale 1" = 40'
 June 8, 2023
 Barry L. Barber
 415 Microwave Tower Road
 Council, N.C. 28434
 (910) 645-4333
 SHEET 2 OF 3



Setbacks (Lots 168-221)
 Front: 5'
 Rear: 10'
 Side Exterior: 5'
 Side Shared Wall: 0'
 Street Side: 10'

Note: 1/2" Rebar or Concrete Nails set at all Corners

NOT TO SCALE



B0148 P0061 09-05-2023 11:34:59.000 PLAT Brenda M. Clemmons page 3 of 3

I, Barry L. Barber certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 4850 Page 711, etc.) (other) see references; that the boundaries not surveyed are clearly indicated as drawn from information found as noted hereon; that the ratio of precision as calculated is 1:7500+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 8th day of June, 2023. I further certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.



Surveyor Barry L. Barber License Number L-3027

I, M. Puges Review Officer of Brunswick County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording. M. Puges 9/5/23 Review Officer

CERTIFICATE OF APPROVAL FOR INSTALLED IMPROVEMENTS

The undersigned hereby certifies that the required improvements (Water, sewer, stormwater, roads) List all infrastructure improvements that have been installed and approved by local jurisdiction have been installed in an acceptable manner and in accordance with the regulations of the Brunswick County Engineering and Utilities Departments and all requirements of the Brunswick County Unified Development Ordinance. Thomas C Hall 6-9-2023 Developer or Authorized Agent Signature(s) Date Bruce J. Hogg 9/5/23 Brunswick County Engineering Director Date

The undersigned hereby states that the required fire hydrant system(s) have been tested in accordance with NFPA 291 in an acceptable manner and such fire hydrant system(s) are located in accordance with the North Carolina Fire Prevention Code. Justin C. Bishop 9/3/2023 Brunswick County Fire Code Official Date

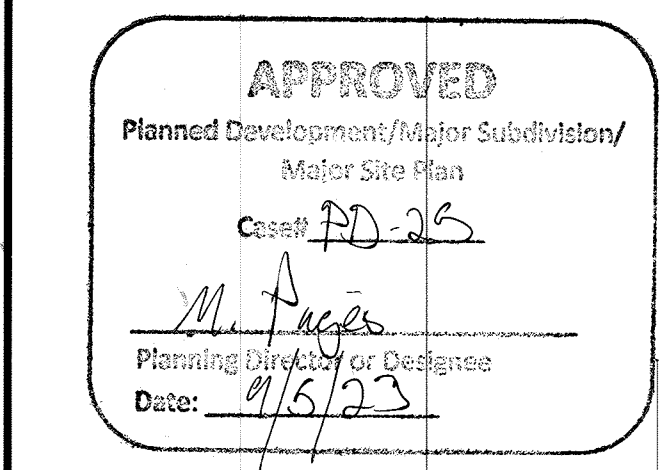
MAINTENANCE DISCLOSURE CERTIFICATE FOR PRIVATE SUBDIVISION/PD STREETS I (we), the responsible party(ies) of Bell Meadows hereby state that the subdivision streets in Bell Meadows are private streets. These road(s) are to be privately maintained and shall not be maintained by the North Carolina Department of Transportation, Brunswick County or other public agency. Ownership and maintenance of all private streets in the aforementioned Major Subdivision or Planned Development are the responsibility of Bell Meadows Homeowners Association, Inc. Responsible Party(ies) Thomas C Hall, REPRESENTATIVE HOA 6-9-2023 Developer or Authorized POA Representative Signature(s) Date

ENGINEERS' CERTIFICATE OF ROAD CONSTRUCTION I (we) hereby certify that all roads as depicted on this subdivision plat have been designed and installed in accordance with the approved plans per Section 6.11.5.B of the Brunswick County Unified Development Ordinance. Certified Professional Engineer Justin C. Bishop Date 6-30-2023 Seal

CERTIFICATION OF ELECTRICAL SERVICE I (we) hereby certify that electrical service to all lots as depicted on this subdivision plat have been installed in accordance with the utility providers specifications per Section 3.3.b.16.ii. of the Brunswick County Unified Development Ordinance. Developer or Project Manager Thomas C Hall Date 6-9-2023

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon which was conveyed to me (us) by deed recorded in Book _____ Page _____ and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building lines, and dedicated all streets, alleys, walks, parks, drainage-ways, and other open spaces to public or private use as noted. Further, I (we) certify that the land as shown hereon is within the Subdivision Regulation Jurisdiction of Brunswick County. Owners(s) /Date

The undersigned hereby states that the required fire hydrant system(s) have been tested in accordance with NFPA 291 in an acceptable manner and such fire hydrant system(s) located in accordance with the North Carolina Fire Prevention Code. Justin C. Bishop 9/3/2023 Brunswick County Fire Official Date



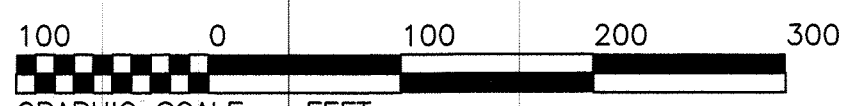
REFERENCES Deed Book 4850 Page 711 Deed Book 4716 Page 474

Bell Meadows

Brunswick Area Developers, LLC, Owners

P.O. Box 9147 Greensboro, NC 27429

Towncreek Township Brunswick County, N.C.



June 8, 2023

Barry L. Barber 415 Microwave Tower Road Council, N.C. 28434 (910) 645-4333 SHEET 3 OF 3

Bell Meadows - Declaration and Common Elements

Brunswick Area Developers, LLC in recording this plat of Bell Meadows has designated certain areas of land shown on the Plat as "Common Elements" intended for the use of members of Bell Meadows Homeowners Association, Inc.

The "Common Elements" expressly are not dedicated hereby for use by the general public, but are to be conveyed by Brunswick Area Developers, LLC to Bell Meadows Homeowners Association, Inc. for the use of the members thereof pursuant to the terms of that certain Declaration of Covenants, Conditions and Restrictions for Bell Meadows duly recorded in the Brunswick County Registry and as amended from time to time, the terms and provisions of which are incorporated herein by reference.

Brunswick Area Developers, LLC by recordation of this Plat, hereby gives, grants and conveys to BEMC, FOCUS, and Brunswick County, their respective successors and assigns, rights-of-way and easements to maintain and service their respective wires, line, conduits, and pipes in their locations within the "Common Elements" as shown hereon together with the right of ingress and egress over and upon the "Common Elements" for the purpose of maintaining and servicing such lines, wires, conduits, and pipes.

The undersigned limited liability company hereby acknowledges this plat to be its free act and deed.

BRUNSWICK AREA DEVELOPERS, LLC, a North Carolina limited liability company By: Thomas C Hall Name: THOMAS C HALL Title: MANAGER

NOTES

- 1. Area Determined by DMD.
2. This property is subject to any and all easements, covenants, restrictions, right-of-ways of record, governmental ordinances and/or requirements which may exist and limit the use of this property.
3. This survey does not certify legal title to the land itself, or to the boundaries shown. Users of this plat should obtain an accurate legal opinion as to ownership to the boundaries shown on this plat.
4. FEMA Flood Map identifies parcel as being in FIRM ZONE X, Community Panel 370295 2162 J, 6/02/06.
5. Tax Map Parcel No. ~ 0970002903, 09700029
6. Zoning ~ PUD
7. Setbacks Front: 15' Rear: 10' Side: 5' Street Side: 10'
8. A 10' Drainage and Utility Easement exists inside of lots along the right-of-way of all roads
9. Distances are Horizontal Ground Distances
10. A Public Utility Easement exists over all private road rights-of-way.
11. 1/2" Rebar set at all lot corners or as noted.
12. 25'x25' Sight Triangle typical at all interior street intersections
13. Horizontal Datum taken from approved subdivision plans provided by others
14. Wetlands shown may not be filled, disturbed, or altered in any way unless properly permitted by the NC Department of Environment & Natural Resources and/or the U.S. Army Corps of Engineers.
15. Wet Ponds #1 and #2 shall be maintained as described in the Operation And Maintenance Agreement
16. Access easement from and including Wet Pond #1 to Bell Swamp Connection, NE R\W granted in favor of NCDEQ for access to Wet Pond #1. Easement follows R\W of Red Sky Dr. and Setting Sun Blvd to Bell Swamp Connection, NE R\W.
17. Access easement from and including Wet Pond #2 to Bell Swamp Connection, NE R\W granted in favor of NCDEQ for access to Wet Pond #2. Easement follows R\W of Setting Sun Blvd to Bell Swamp Connection, NE R\W.
18. All private roads are "Common Elements"

LEGEND

- Found iron pipe
Set 1\2" Rebar
Magnail\PK Nail
NC DOT R\W Monument
Concrete monument set
Computed Point
Found concrete mon.
OS Open Space
CL Center line
PL Property line
U.E. Utility Easement
R\W Right of Way
Gedetic mon.
Boundary Line
Intersecting Property Line

Map Cabinet 148 page 61 9/5/23