

3-7-25 A
87
PAGE 164
MAP CABINET

LINE #	BEARING	LENGTH
L1	S68°15'36"E	51.49'
L2	S15°11'30"W	13.03'
L3	S74°55'11"E	19.29'
L4	N18°06'23"W	35.14'
L5	N53°42'20"W	37.12'
L6	N26°38'40"W	15.27'
L7	N19°25'34"E	50.52'
L8	S15°11'30"W	15.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	752.50'	96.36'	48.24'	S78°28'36"E	96.29'	7°20'12"
C2	24.38'	27.00'	15.08'	N16°19'21"W	25.64'	63°27'58"

APPROVED
Minor Subdivision/Minor Site Plan
Belinda R. Wilson
Planning Director or Designee
Date: 3-7-2025

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 BRUNSWICK COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER: *Eric Leibowitz* DATE: 3/6/25
It's: Member of Management Committee

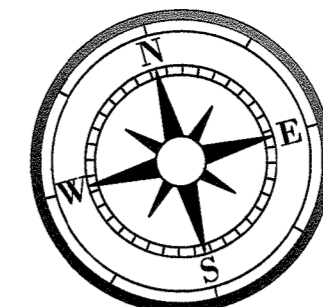
STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, *Belinda R. Wilson*, REVIEW OFFICER OF BRUNSWICK COUNTY, CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE MAP/PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS THE STATUTORY REQUIREMENTS FOR RECORDING.

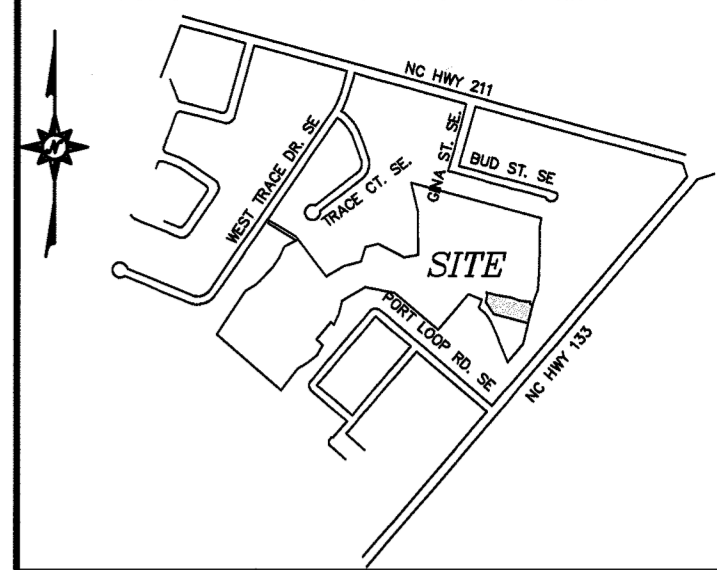
Belinda R. Wilson 3-7-2025
REVIEW OFFICER DATE

FILED FOR REGISTRATION AT _____ M O,CLOCK
THIS _____ OF _____ AD
IN PLAT CABINET _____ SLIDE _____

REGISTER OF DEEDS



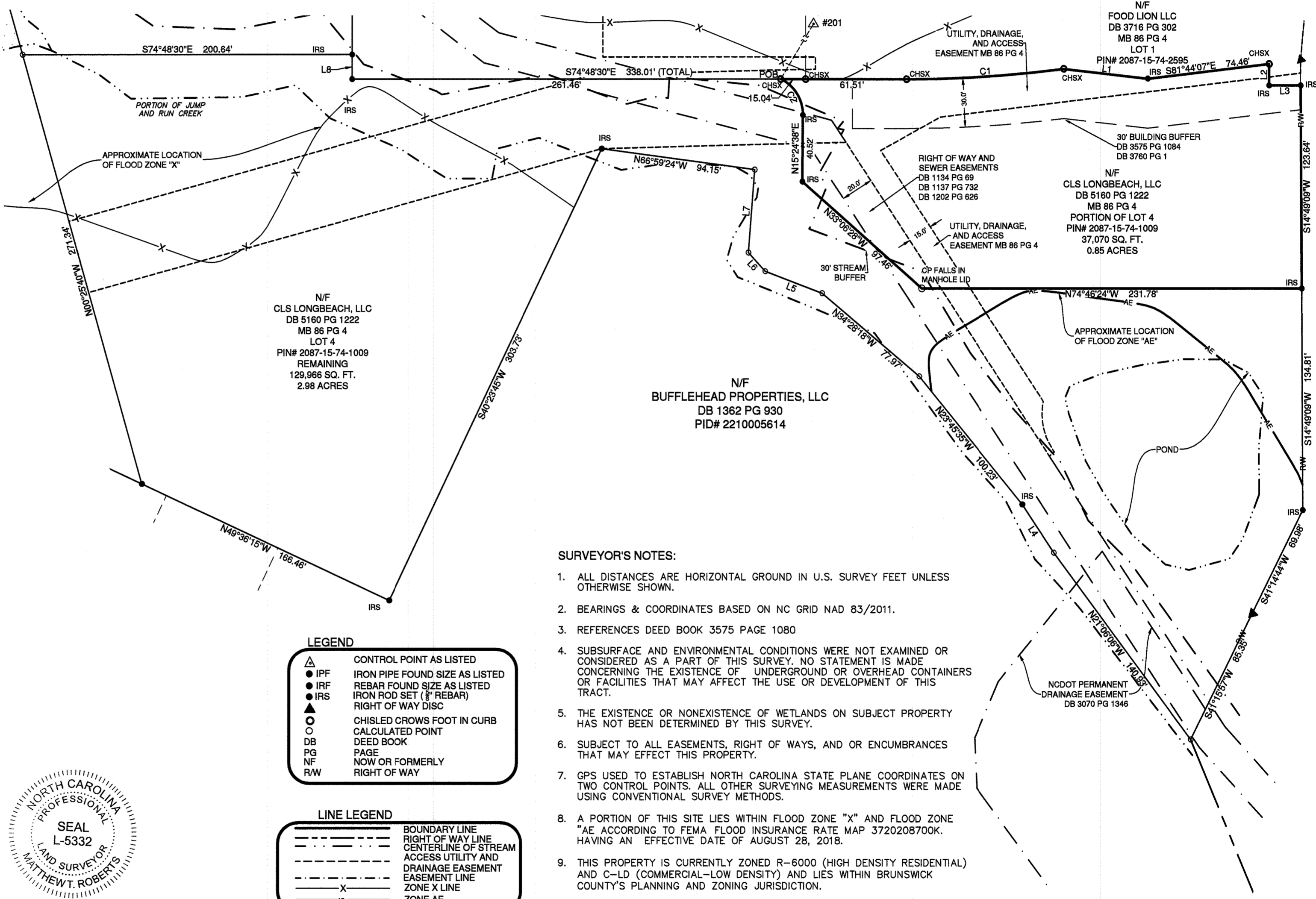
NC GRID NAD83/2011



VICINITY MAP - NOT TO SCALE



NC GRID NAD 83/2011 TIE LINE TABLE					
POINT	DIRECTION	GRID	GROUND	GRID COORDINATES	
				NORTHING	EASTING
RC#200				74,609.03	2,287,537.96
	S15°00'00"W	414.64'	414.58'		
RC#201				74,208.52	2,287,430.64
	S45°32'06"W	91.62'	91.60'		
POB				74,144.35	2,287,365.26



SURVEYOR'S CERTIFICATION:

I, MATTHEW T. ROBERTS PLS L-5332, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION AS LISTED ON PLAT; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON PLAT; THAT THE POSITIONAL ACCURACY IS 0.04'@95% THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION AND USED TO ESTABLISH THE CONTROL FOR THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CLASS OF SURVEY: C
POSITIONAL ACCURACY: 0.04'@95%
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: MARCH 07, 2024
DATUM/EPOCH: NAD83(2011)
PUBLISHED/FIXED-CONTROL USED: NA
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 1.000133093
UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS

THE 5th DAY OF March A.D., 2025

GS 47-30 (F) (11) A.

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

Matthew T. Roberts
MATTHEW T. ROBERTS
PROFESSIONAL LAND SURVEYOR L-5332



LEGEND

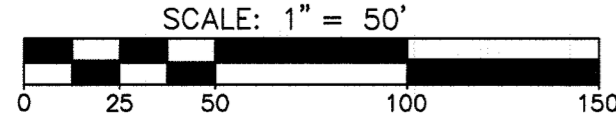
▲	CONTROL POINT AS LISTED
●	IPF IRON PIPE FOUND SIZE AS LISTED
●	IRF REBAR FOUND SIZE AS LISTED
●	IRS IRON ROD SET (8" REBAR)
▲	RIGHT OF WAY DISC
○	CHISEL CROWS FOOT IN CURB
○	CALCULATED POINT
DB	DEED BOOK
PG	PAGE
NF	NOW OR FORMERLY
R/W	RIGHT OF WAY

LINE LEGEND

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	CENTERLINE OF STREAM
---	ACCESS UTILITY AND DRAINAGE EASEMENT
---	EASEMENT LINE
-X-	ZONE X LINE
-E-	ZONE AE

SURVEYOR'S NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
- BEARINGS & COORDINATES BASED ON NC GRID NAD 83/2011.
- REFERENCES DEED BOOK 3575 PAGE 1080
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE EXISTENCE OR NONEXISTENCE OF WETLANDS ON SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEY.
- SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY EFFECT THIS PROPERTY.
- GPS USED TO ESTABLISH NORTH CAROLINA STATE PLANE COORDINATES ON TWO CONTROL POINTS. ALL OTHER SURVEYING MEASUREMENTS WERE MADE USING CONVENTIONAL SURVEY METHODS.
- A PORTION OF THIS SITE LIES WITHIN FLOOD ZONE "X" AND FLOOD ZONE "AE" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 3720208700K. HAVING AN EFFECTIVE DATE OF AUGUST 28, 2018.
- THIS PROPERTY IS CURRENTLY ZONED R-6000 (HIGH DENSITY RESIDENTIAL) AND C-LD (COMMERCIAL-LOW DENSITY) AND LIES WITHIN BRUNSWICK COUNTY'S PLANNING AND ZONING JURISDICTION.
- IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.



MCKIM & CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELEPHONE: (910) 343-1048
FAX: (910) 251-8282
NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

MINOR SUBDIVISION FOR
CLS LONGBEACH, LLC
SUBDIVISION TRACT 4
DB 5160 PG 1222, MB 86 PG 4
SMITHVILLE TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA
MARCH 05, 2025 1" = 50'

JOB NUMBER: 09730-0003
SCALE: 1" = 50'
CAD NUMBER: VS097300003_DUNKIN_012125.DWG
PLS: MTR
PARTY CHIEF: _____
CAD TECH: MBH
FIELD BOOK/PAGE: _____
DRAWING NUMBER: 2025-
SHEET 1 OF 1