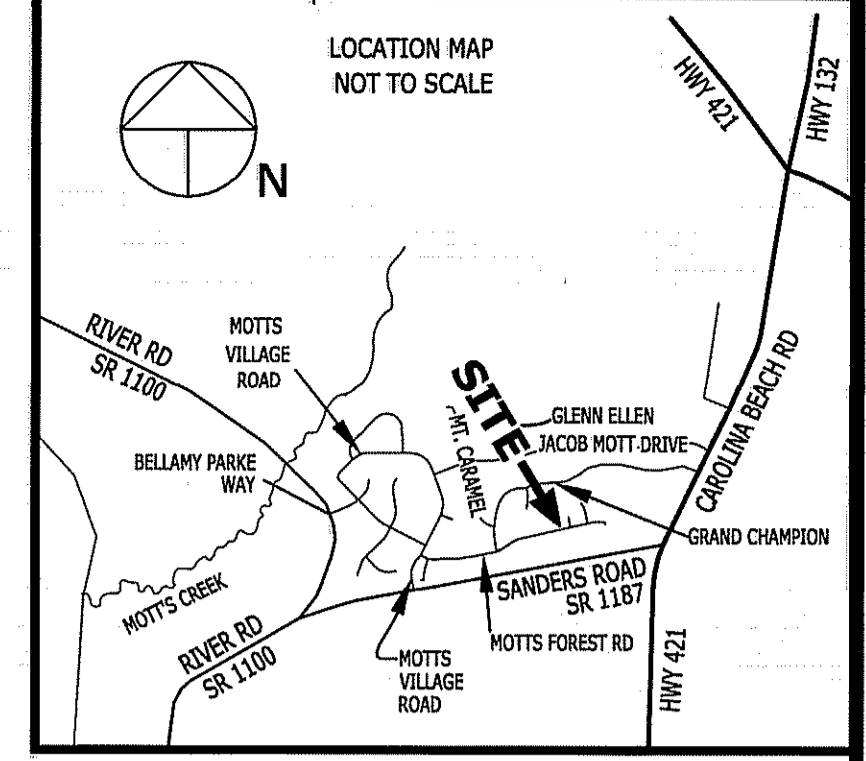


"404 WETLAND DELINEATION" AS DESIGNATED AND SIGNED BY THE U.S. ARMY CORP OF ENGINEERS ON JUNE 27, 2011 AND MODIFIED ON MARCH 22, 2018 (USACE ACTION ID No. SAW-2009-01847)

"404 WETLAND DELINEATION" AS DESIGNATED AND SIGNED BY THE U.S. ARMY CORP OF ENGINEERS ON JUNE 27, 2011 AND MODIFIED ON MARCH 22, 2018 (USACE ACTION ID No. SAW-2009-01847)



NOTES: ALL DISTANCES SHOWN HEREON ARE MEASURED IN FEET UNLESS OTHERWISE NOTED. AREA COMPUTED BY COORDINATE METHOD. NO TITLE SEARCH HAS BEEN PERFORMED. OWNER INFORMATION TAKEN FROM THE COUNTY REGISTRY OF DEEDS. THERE ARE NO GEODETIC MONUMENTS WITHIN 2,000' OF THIS SITE. WETLANDS SHOWN ON THIS MAP HAVE BEEN APPROVED AND SIGNED BY THE USACE ON 02-28-2011 AND MODIFIED BY USACE ON 03-22-2018 AND 03-19-2024. SEE PERMIT No. SAW-2009-01847. PHASE 2B, SECTION 4 IS NOT WITHIN FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR NEW HANOVER COUNTY, NC (COMMUNITY PANEL No. 370169 3134 K, EFFECTIVE DATE 08/28/2018). 10' PUBLIC UTILITY EASEMENT AND 10' NON-PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS OF WAY. ALL COMMON/RECREATION/WETLAND/OPEN SPACE AREAS ARE UTILITY/DRAINAGE EASEMENTS. ALL STORMWATER RUNOFF FROM IMPERVIOUS SURFACES MUST DRAIN TO ENGINEERED STORMWATER SYSTEM. ALL DRAINAGE EASEMENTS MUST REMAIN FREE AND CLEAR OF OBSTRUCTIONS, INCLUDING FENCES. MAINTENANCE OF ALL COMMON AREAS, DRAINAGE EASEMENTS AND STORM WATER SYSTEMS ARE THE RESPONSIBILITY OF THE DEVELOPER OR HOA. NO IRON PIPES WERE SET ON THE PHASE OR SECTION LINE, EXCEPT AS SHOWN HEREON. ALL OPEN SPACE (BOTH ACTIVE AND PASSIVE), EASEMENTS AND RIGHT OF WAYS FOR MOTTS FOREST EAST PHASE 2B ARE RECORDED IN MAP BOOK 64 PAGE 148. FOR OPEN SPACE CALCULATIONS AND AREAS, SEE MAP BOOK 64 PAGE 148. PRIVATE ROADS HAVE BEEN CERTIFIED BY TRIPP ENGINEERING, SEE MAP BOOK 64 PAGE 148 FOR CERTIFICATE. TITLE REFERENCES: M.B. 64, PG. 148; M.B. 64, PG. 164; M.B. 65, PG. 39 NEW HANOVER COUNTY REGISTRY

LEGEND table with symbols for LOT LINE, ADJOINER LINE, RIGHT OF WAY, CENTERLINE, EASEMENT - NEW, EASEMENT - EXISTING, CHORD, RADIUS, M.B., PG., MAP BOOK AND PAGE, WETLANDS, EXISTING IRON PIPE, EXISTING MAGNETIC NAIL, EXISTING MAGNETIC SPIKE, NEW IRON ROD SET, EXISTING EDGE OF WETLAND.

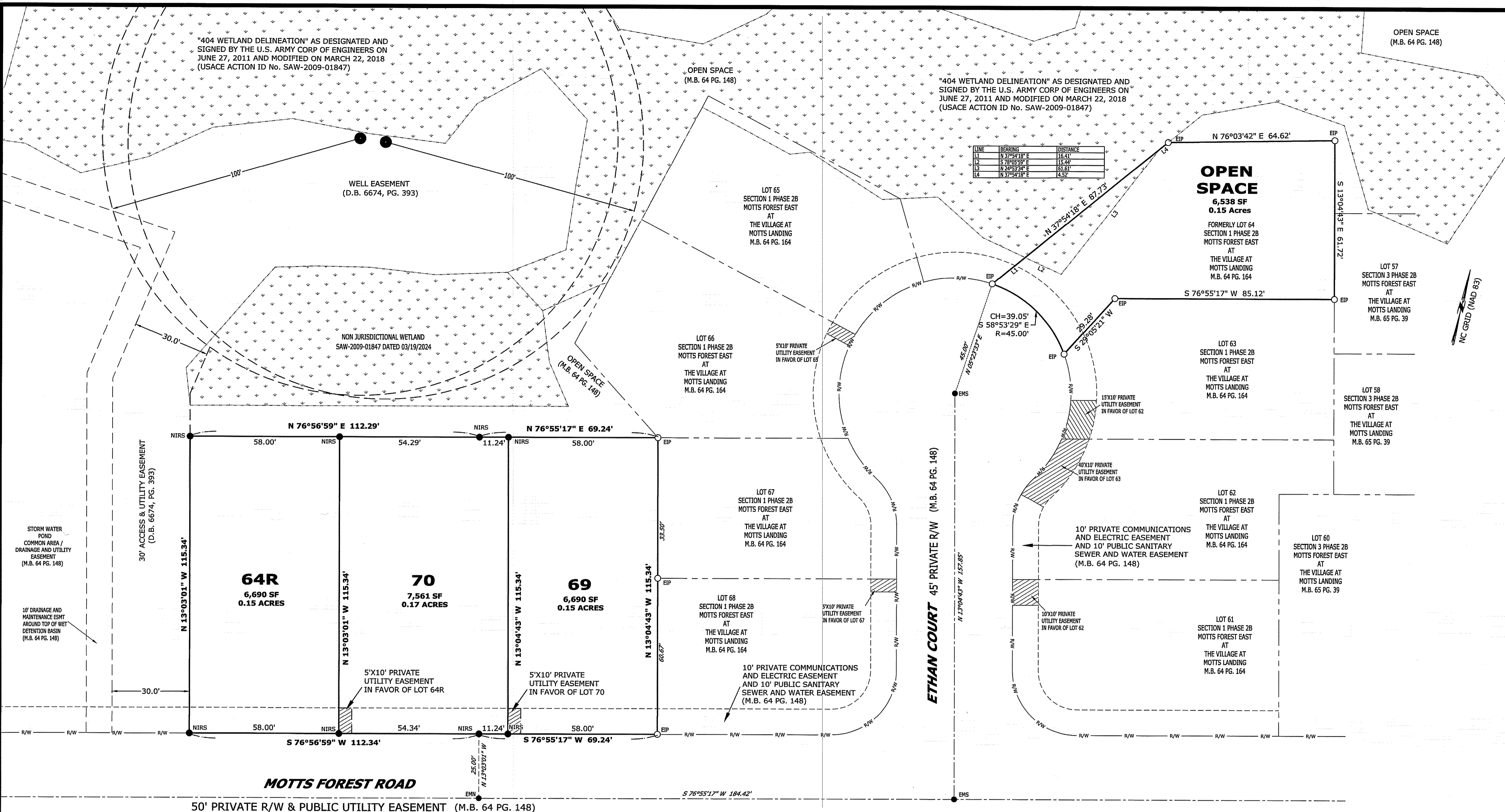


Table with columns: LINE, BEARING, DISTANCE. Contains data for lines L1 through L4.

I, ARNOLD L. SOBOL, MANAGING MEMBER OF AFTWE PROPERTIES, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PUBLIC EASEMENT SHOWN AND DESCRIBED HEREON WHICH IS FOR THE PURPOSE OF STORM WATER DETENTION AND THAT PUBLIC EASEMENT WILL BE MAINTAINED BY THE OWNERS, OR ASSIGNS, FOR THAT PURPOSE AT NO EXPENSE TO THE DEPARTMENT OF TRANSPORTATION. ALSO I WILL BE RESPONSIBLE FOR COMPLETELY DRAINING THE STORM WATER DETENTION PONDS TO FACILITATE MAINTENANCE WITHIN THE PUBLIC RIGHT-OF-WAY. DATE: JAN 6, 2025. SIGNATURE OF OWNER: Arnold L. Sobol.

CERTIFICATE OF DISCLOSURE FOR PRIVATE DEVELOPMENTS. I (WE) ACKNOWLEDGE THAT NEITHER THE STATE NOR THE COUNTY SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY 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 SPECIFIES THE MAINTENANCE RESPONSIBILITIES FOR SAME. DATE: Jan 6, 2025. SIGNATURE OF OWNER(S): Arnold L. Sobol.

REVIEW OFFICER CERTIFICATE. REVIEW OFFICER OF NEW HANOVER COUNTY, N.C. CERTIFY THAT THE MAP TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. DATE: 1/10/2025. SIGNATURE: [Signature]. MAP REVIEW OFFICER.

CERTIFICATE OF APPROVAL NEW HANOVER CO PLANNING & INSPECTIONS DEPARTMENT. DATE: 1/10/25. SIGNATURE: [Signature]. PLANNING & INSPECTIONS DIRECTOR.

CERTIFICATE DISCLAIMING WATER/SEWER SUITABILITY & WATER/SEWER AVAILABILITY. 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.

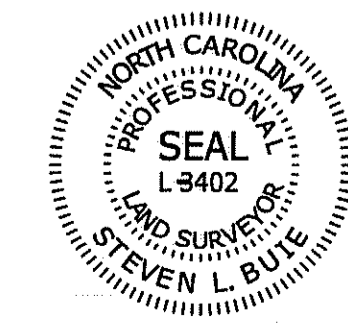
CAPE FEAR PUBLIC UTILITY AUTHORITY. REVIEW OFFICER FOR THE CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS FOR THE PUBLIC UTILITIES AS SET FORTH BY ORDINANCES. WITH 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. DATE: 01/10/2025. SIGNATURE: [Signature]. TITLE: Senior Project Manager.

CERTIFICATION OF REGISTRATION FOR THE HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION COVENANTS, CONDITIONS AND RESTRICTIONS FILED FOR REGISTRATION ON THE DAY OF 2025 AT 11:24 AM/PM IN DEED BOOK 75 AT PAGE 394 inst. # 2025000853. MORGHAN GETTY COLLINS REGISTER OF DEEDS NEW HANOVER COUNTY.

NEW HANOVER COUNTY, NORTH CAROLINA. FILED FOR REGISTRATION ON THE 12 DAY OF January 2025 AT 9:28 A.M. P.M. AND DULY RECORDED IN MAP BOOK 75 AT PAGE 394 inst. # Andrea Curran, asst. for 2025000853. MORGHAN GETTY COLLINS REGISTER OF DEEDS NEW HANOVER COUNTY.

I, STEVEN L. BUIE, CERTIFY THAT THIS MAP CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND IN ACCORDANCE WITH G.S. 47-30(11).

I, STEVEN L. BUIE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY (DEED DESCRIPTION-SEE SURVEY REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE SURVEY REFERENCES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL. THIS 6th DAY OF January 2025. SIGNATURE: Steven L. Buié. STEVEN L. BUIE, PLS L-3402.



FINAL PLAT SECTION 4 PHASE 2B, MOTTS FOREST EAST AT THE VILLAGE AT MOTTS LANDING AND REVISION TO LOT 64 SECTION 1, PHASE 2B, MOTTS FOREST EAST AT THE VILLAGE AT MOTTS LANDING (M.B. 64, PG. 164) FEDERAL POINT TOWNSHIP, NEW HANOVER COUNTY NORTH CAROLINA SCALE: 1" = 20' DATE: OCTOBER 30, 2024



DEVELOPED BY: AFTWE PROPERTIES, LLC. ARNOLD L. SOBOL, MANAGING MEMBER 2020 SOUTH CHURCHILL DRIVE WILMINGTON, NC 28403 910-763-2629

MARY ELLEN DENSMORE 910-791-0080

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



State of North Carolina, County of NEW HANOVER
Filed For Registration: 01/13/2025 09:28:05 AM
Book: PLAT 75 Page: 394-395
2 PGS \$21.00
Real Property \$21.00
Recorder: ANDREA CRESWELL
Document No: 2025000853

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.

BK: PLAT 75		
PG: 394-395		2025000853
RECORDED:		NEW HANOVER COUNTY, NC
01-13-2025		MORGHAN GETTY COLLINS
09:28:05 AM		REGISTER OF DEEDS
BY: ANDREA CRESWELL		ASSISTANT
		NC FEE \$21.00