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 streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines to the Town of Surf City.

Owner _____ Date 6/12/2014

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 Poplar Branch Section I 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 $ 146,055 has been paid.

Town of Surf City Director of Public Works

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 _____ Date 6-12-2014

Certificate of Approval for Recording

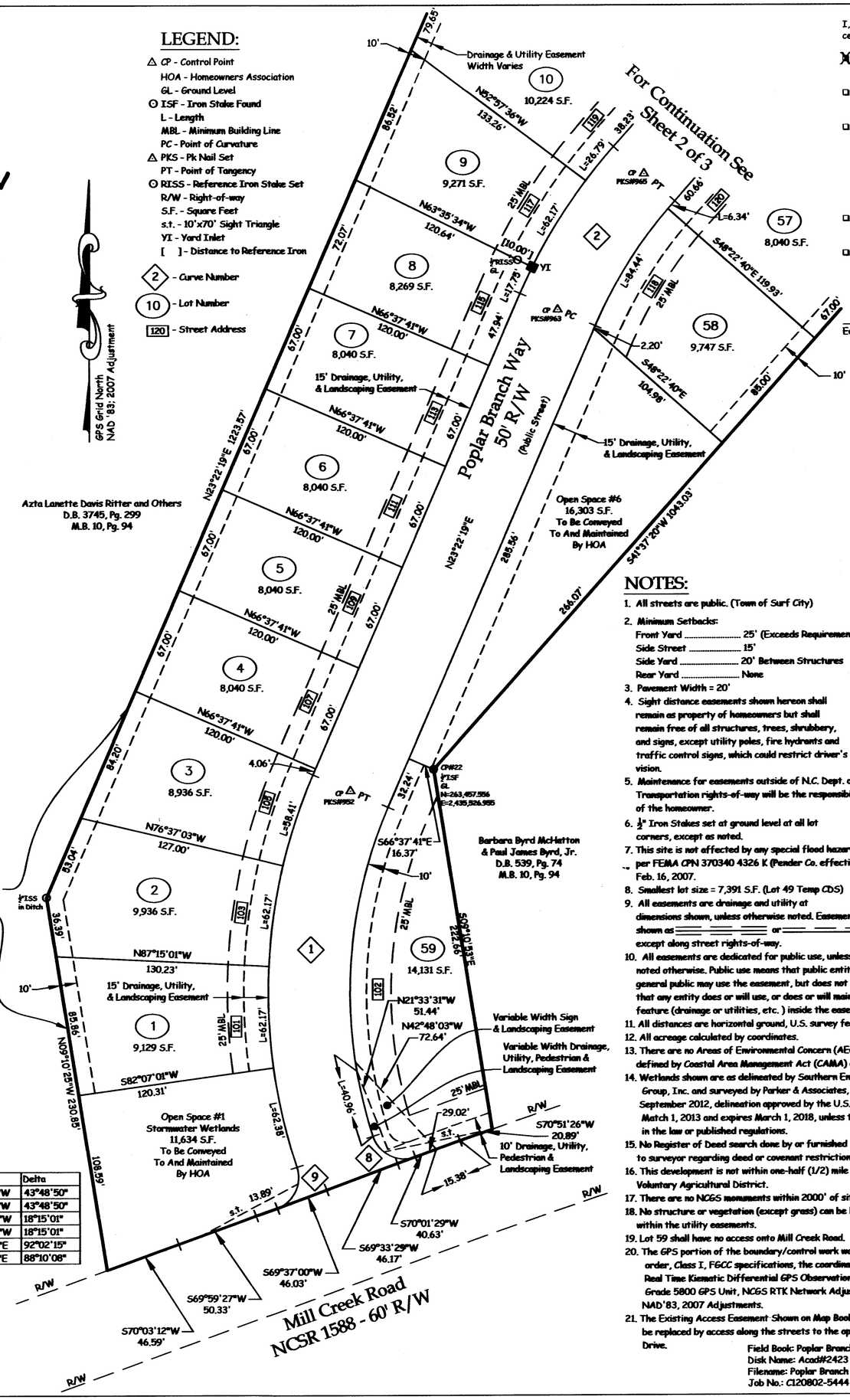
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Surf City, North Carolina, and that this plat has been approved, by the Surf City Town Council for recording in the Office of the Register of Deed of Pender County.

Mayor, Surf City _____ 6/19/14

Town Clerk _____ Date 6/18/14

LEGEND:

△ CP - Control Point
HOA - Homeowners Association
GL - Ground Level
⊙ ISF - Iron Stake Found
L - Length
MBL - Minimum Building Line
PC - Point of Curvature
△ PKS - Pk Nail Set
PT - Point of Tangency
⊙ RISS - Reference Iron Stake Set
R/W - Right-of-way
S.F. - Square Feet
s.t. - 10'x70' Sight Triangle
YI - Yard Inlet
[ ] - Distance to Reference Iron
◇2 - Curve Number
(10) - Lot Number
[120] - Street Address



Chord Data

Lot	Curve	Bearing	Distance
Open 1	1	N13°13'04"W	62.29'
1	1	N02°34'00"W	62.08'
2	1	N06°03'56"E	62.08'
3	1	N18°22'38"E	58.33'
8	2	N24°53'23"E	17.74'
9	2	N31°43'25"E	62.08'
58	2	S31°51'35"W	84.13'
59	1	S02°43'01"W	201.06'

Right-of-way Curve Data

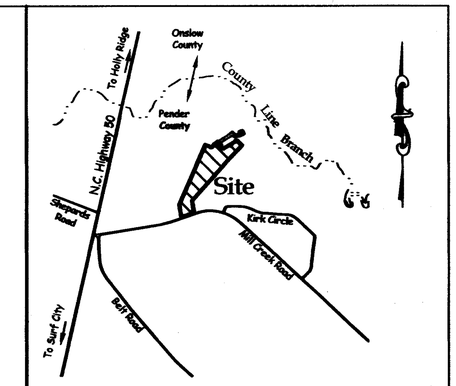
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	335.00'	256.17'	134.72'	249.98'	S01°27'54"W	43°48'50"
	285.00'	217.94'	114.61'	212.67'	S01°27'54"W	43°48'50"
2	335.00'	106.71'	53.81'	106.26'	S32°29'50"W	18°15'01"
	285.00'	90.78'	45.78'	90.40'	S32°29'50"W	18°15'01"
8	20.00'	32.13'	20.72'	28.78'	S63°57'23"E	92°02'15"
9	20.00'	30.78'	19.37'	27.83'	N25°31'56"E	88°10'08"

I, Edwin N. Foley, Professional Land Surveyor L-2884, certify to one or more of the following as indicated:

☒ A. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
☐ B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
☐ C. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.
☐ D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;
☐ E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (A) through (D) above.

6/11/14

Edwin N. Foley, P.L.S., L-2884



Vicinity Sketch
Not to scale

NORTH CAROLINA PROFESSIONAL SEAL L-2884 LAND SURVEYOR EDWIN N. FOLEY

I, Edwin N. Foley, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), with control corners shown, made under my supervision, completed on 6-10-14, that the Average Relative Positional Precision is 0.1', that the boundaries not surveyed are shown as broken lines drawn from sources noted, that this map was prepared in accordance with G.S. 47-30 as amended, this map was prepared for recording purposes.

Witness my original signature, license number and seal this 11th day of June AD 2014.

Edwin N. Foley, P.L.S., L-2884

NORTH CAROLINA.....PENDER COUNTY

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.

Review Officer _____ Date 6/16/14

NORTH CAROLINA.....PENDER COUNTY

P/N # 4236-64.0329-0000

B0056 P0076 06-16-2014 11:38:28.000 PLAT
Pender County, NC Register of Deeds page 1 of 3 Sharon Lear Willoughby
Register of Deeds Pender County

Control Points

CP#952 N=263,444.374 E=2,435,476.193
N23°22'19"E 320.00'
CP#963 N=263,738.117 E=2,435,603.137
N32°29'49"E 98.33'
CP#965 N=263,821.048 E=2,435,655.964
N41°37'20"E 74.70'
CP#966 N=263,876.889 E=2,435,705.580
N28°17'09"E 143.01'
CP#968 N=264,002.825 E=2,435,773.350
N15°01'02"E 260.07'
CP#6100 N=264,254.012 E=2,435,840.737
S75°00'06"E 174.62'
CP#976 N=264,208.821 E=2,436,009.408
S64°49'08"E 81.71'
CP#977 N=264,174.057 E=2,436,083.350
S51°28'58"E 24.92'
CP#975 N=264,158.541 E=2,436,102.845
CP#6100 N=264,254.012 E=2,435,840.737
N14°39'56"E 61.83'
CP#970 N=264,313.831 E=2,435,856.391

37 Lots + 3 Open Spaces
12.21 Acres
Deed Ref: D.B. 4098, Pg. 154
M.B. 10, Pg. 94

FINAL PLAT

Sheet 1 of 3

NOTES:

1. All streets are public. (Town of Surf City)
2. Minimum Setbacks:
   Front Yard ..... 25' (Exceeds Requirements)
   Side Street ..... 15'
   Side Yard ..... 20' Between Structures
   Rear Yard ..... None
3. Pavement Width = 20'
4. Sight distance easements shown hereon shall remain as property of homeowners but shall remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants and traffic control signs, which could restrict driver's vision.
5. Maintenance for easements outside of N.C. Dept. of Transportation rights-of-way will be the responsibility of the homeowner.
6. ½" Iron Stakes set at ground level at all lot corners, except as noted.
7. This site is not affected by any special flood hazard per FEMA CPN 370340 4326 K (Pender Co. effective Feb. 16, 2007.
8. Smallest lot size = 7,391 S.F. (Lot 49 Temp CDS)
9. All easements are drainage and utility at dimensions shown, unless otherwise noted. Easements shown as ═══ ═══ ═══ or ═══ ═══ ═══, except along street rights-of-way.
10. All easements are dedicated for public use, unless specifically noted otherwise. Public use means that public entities and the general public may use the easement, but does not mean or imply that any entity does or will use, or does or will maintain any feature (drainage or utilities, etc.) inside the easement.
11. All distances are horizontal ground, U.S. survey feet.
12. All acreage calculated by coordinates.
13. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
14. Wetlands shown are as delineated by Southern Environmental Group, Inc. and surveyed by Parker & Associates, Inc. in September 2012, delineation approved by the U.S.A.C.O.E. on Match 1, 2013 and expires March 1, 2018, unless there is a change in the law or published regulations.
15. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
16. This development is not within one-half (1/2) mile of a Voluntary Agricultural District.
17. There are no NCGS monuments within 2000' of site.
18. No structure or vegetation (except grass) can be located within the utility easements.
19. Lot 59 shall have no access onto Mill Creek Road.
20. The GPS portion of the boundary/control work was performed to third order, Class I, FGCC specifications, the coordinates were obtained by Real Time Kiematic Differential GPS Observations using Trimble Survey Grade 5800 GPS Unit, NCGS RTK Network Adjustments to NC Grid NAD'83, 2007 Adjustments.
21. The Existing Access Easement Shown on Map Book 10 Page 94 is to be replaced by access along the streets to the open space off Pond View Drive.

Field Book: Poplar Branch#2 Pg. 18 & 19
Disk Name: Acad#2423
Filename: Poplar Branch FP1.dwg ELB/JJS
Job No.: C120802-5444

Poplar Branch, Section I

Topsail Twp., Pender Co., North Carolina

Owner:

Summer Ducks, LLC

1202 Eastwood Road
Wilmington, N.C. 28403
(910) 799-8755

DATE: 03-25-14

SCALE: 1"=50'

GRAPHIC SCALE: 1"=50'
0 50 100 150 FEET

Parker & Associates, Inc.
Consulting Engineers - Land Surveyors - Land Planners
P.O. Box 976 - 28541-0976
306 New Bridge Street - 28540
Jacksonville, North Carolina
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

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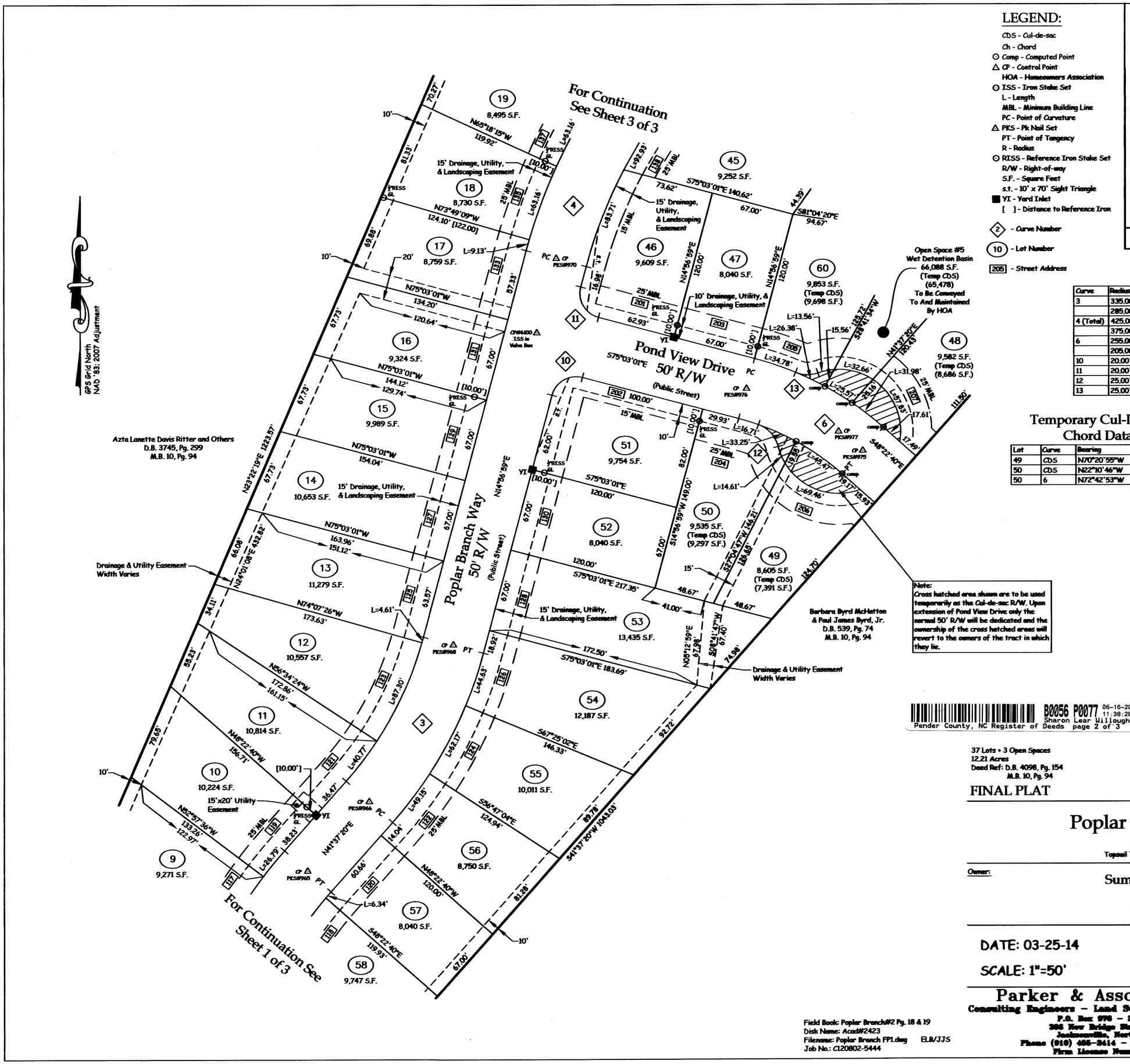
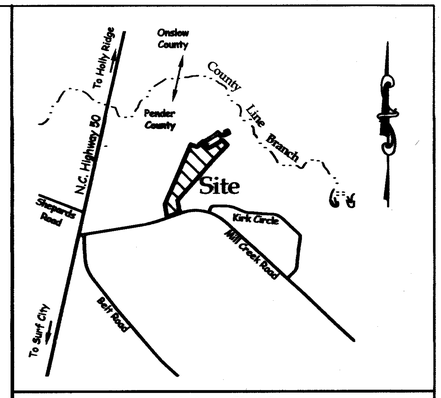
MB 56 76 1 of 3



Note:
Cross hatched area shown are to be used temporarily as the Cul-de-sac R/W. Upon extension of Pond View Drive only the normal 50' R/W will be dedicated and the ownership of the cross hatched areas will revert to the owners of the tract in which they lie.

LEGEND:

- CDS - Cul-de-sac
- Ch - Chord
- Comp - Computed Point
- CP - Control Point
- HOA - Homeowners Association
- ISS - Iron Stake Set
- L - Length
- MBL - Minimum Building Line
- PC - Point of Curvature
- PKS - Pk Nail Set
- PT - Point of Tangency
- R - Radius
- RISS - Reference Iron Stake Set
- R/W - Right-of-way
- S.F. - Square Feet
- s.t. - 10' x 70' Sight Triangle
- YI - Yard Inlet
- [ ] - Distance to Reference Iron
- 2 - Curve Number
- 10 - Lot Number
- 205 - Street Address



Vicinity Sketch
Not to scale

Right-of-way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	DELTA
3	335.00'	155.95'	79.41'	154.55'	N28°17'10"E	26°40'21"
	285.00'	132.67'	67.56'	131.48'	N28°17'10"E	26°40'21"
4 (Total)	425.00'	325.50'	171.20'	317.60'	S36°53'26"W	43°52'53"
	375.00'	287.20'	151.06'	280.24'	S36°53'26"W	43°52'53"
6	255.00'	118.71'	60.45'	117.64'	N61°42'50"W	26°40'21"
	205.00'	95.43'	48.60'	94.57'	N61°42'50"W	26°40'21"
10	20.00'	31.42'	20.00'	28.28'	S59°56'59"W	90°00'00"
11	20.00'	31.42'	20.00'	28.28'	S30°03'01"E	90°00'00"
12	25.00'	24.68'	13.45'	23.69'	N42°05'40"W	56°34'10"
13	25.00'	18.40'	9.64'	17.99'	S88°19'23"E	42°10'38"

Temporary Cul-De-Sac Chord Data

Lot	Curve	Bearing	Distance
49	CDS	N70°20'55"W	64.01'
50	CDS	N22°10'46"W	14.56'
50	6	N72°42'53"W	16.71'

Chord Data

Lot	Curve	Bearing	Distance
10	2	N39°19'52"E	26.78'
11	3	N37°31'28"E	40.73'
12	3	N24°39'05"E	86.96'
13	3	N15°24'46"E	4.61'
17	4	N15°33'55"E	9.13'
18	4	N20°26'18"E	63.10'
46	4	S21°20'42"W	83.54'
49	6	N54°43'55"W	45.38'
50	6	N68°04'05"W	49.84'
54	3	S18°45'58"W	44.60'
55	3	S27°53'57"W	62.08'
56	3	S37°25'08"W	49.11'
57	2	S40°59'05"W	6.34'

NORTH CAROLINA PROFESSIONAL SEAL L-2884 LAND SURVEYOR EDWIN N. FOLEY

Edwin N. Foley 6/11/14

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Pender County, NC Register of Deeds page 2 of 3
Sharon Lear WilloughbyPLAT

37 Lots + 3 Open Spaces
12.21 Acres
Deed Ref: D.B. 4098, Pg. 154
M.B. 10, Pg. 94

FINAL PLAT

Sheet 2 of 3

Poplar Branch, Section I

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Field Book: Poplar Branch#2 Pg. 18 & 19
Disk Name: Acad#2423
Filename: Poplar Branch FP1.dwg ELB/JJS
Job No.: C120802-5444

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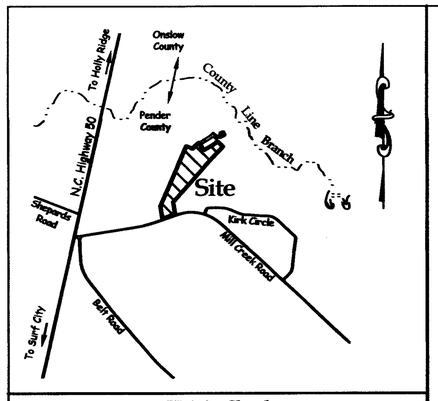

Vicinity Sketch
Not to scale

LEGEND:

CDS - Cul-de-sac
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PT - Point of Tangency
R - Radius
O RISS - Reference Iron Stake Set
R/W - Right-of-way
S.F. - Square Feet
[ ] - Distance to Reference Iron

◇2 - Curve Number
(10) - Lot Number
[138] - Street Address
- Wetlands
- Wetlands Line

Right-of-way Curve Data

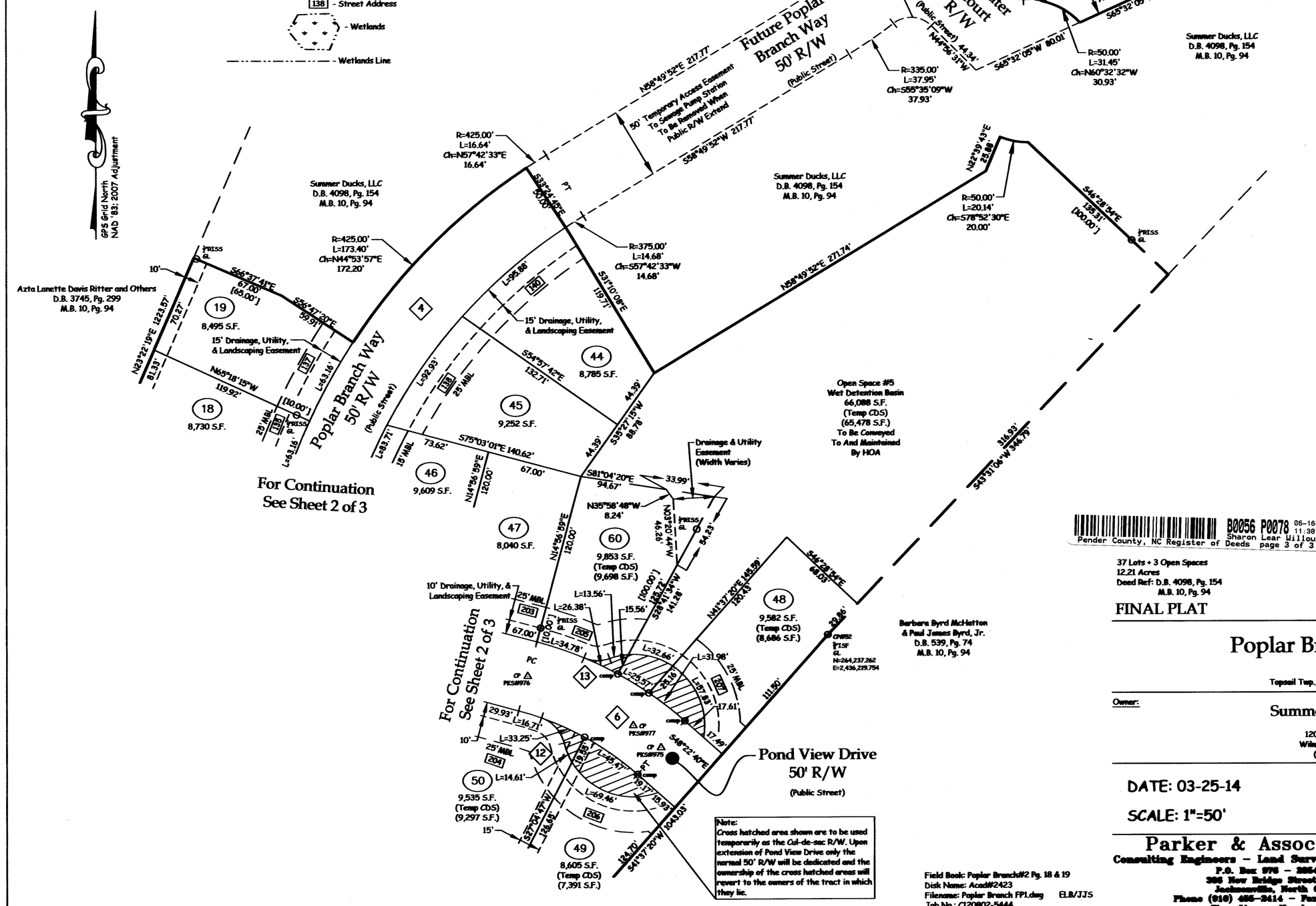
Curve	Radius	Length	Tangent	Chord	Bearing	DELTA
4 (Total)	425.00'	325.50'	171.20'	317.60'	S36°53'26"W	43°52'53"
	375.00'	287.20'	151.06'	280.24'	S36°53'26"W	43°52'53"

Chord Data

Lot	Curve	Bearing	Distance
19	4	N28°57'12"E	63.10'
44	4	S49°15'46"W	95.62'
45	4	S34°50'21"W	92.69'
60	6	S68°10'43"E	61.02'
Open 5	6	N58°26'06"W	25.56'
48	6	S51°58'13"E	31.96'

Temporary Cul-De-Sac Chord Data

Lot	Curve	Bearing	Distance
60	6	S71°08'33"E	34.76'
60	CDS	N78°21'29"E	13.52'
Open 5	CDS	S75°09'27"E	32.09'
48	CDS	S23°18'42"E	54.66'



NORTH CAROLINA PROFESSIONAL SEAL L-2664 LAND SURVEYOR EDWIN N. FOLEY

Edwin N. Foley 6/11/14

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Pender County, NC Register of Deeds Sharon Lear WilloughbyPLAT page 3 of 3

37 Lots + 3 Open Spaces
12.21 Acres
Deed Ref: D.B. 4098, Pg. 154
M.B. 10, Pg. 94

FINAL PLAT

Sheet 3 of 3

Poplar Branch, Section I

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Summer Ducks, LLC

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DATE: 03-25-14

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