site 32

B0130 P0080 08-05-2021 14:05:03 000
Brunswick County, NC Register of Deeds page 1 of 2(SP)
Brenda M. Clemons PLR

SURVEY FOR

Barrington Place Development Co LLC

OF

BARRINGTON PLACE
AT OCEAN RIDGE PLANTATION
PHASE III, SECTION 2B
LOTS 18-32

SHALLOTTE TWP BRUNSWICK COUNTY, N.C.

SCALE 1" = 60'

FEBRUARY 4, 2020
REVISED JUNE 29, 2021
REVISED JULY 19, 2021

0 30 60 120

OWNER OF RECORD: BARRINGTON PLACE DEVELOPMENT CO LLC

TOMPKINS LAND SURVEYING P.A.

1366 RIVER BEND DRIVE
SHALLOTTE, NORTH CAROLINA 28470
(910)579-0505

SHEET 1 OF 2

MC 90-PAGE 27

MAP NORTH

LOCATION MAP (No Scale)

NC 304
OCEAN RIDGE PARKWAY
BARRINGTON PL
SITE

LEGEND
IPF NEW REBAR SET
IPF EXISTING INCH FOUND
CONCRETE MONUMENT
NGS MONUMENT
A TOMPKINS FOUND
TELEPHONE PAD
ELECTRICAL PAD
UTILITY POLE
FENCE (type noted)
WV WATER METER/VALVE
PP POWER POLE

I, _____, review officer for Brunswick County Engineering, certify that this map or plat meets all standards and requirements as set forth by Brunswick County Ordinances, with regards to utility services and easements, or a financial guarantee has been approved.

Review Officer Date

THIS SURVEY HAS BEEN PREPARED WITHOUT BENIFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY OR OTHER MATTERS THAT SUCH A REPORT MIGHT REVEAL.

NOTES
1 AREA BY COORDINATES.
2 PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS EASEMENTS AND MINERAL RIGHTS IF APPLICABLE AND RECORDED IN THE BRUNSWICK COUNTY REGISTRY.
3 PROPERTY IS LOCATED IN A X FLOOD ZONE.
4 IRON RODS PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.
5 PROPERTY SUBJECT TO ALL ZONING REQUIREMENTS OF BRUNSWICK COUNTY N.C.
6 ELEVATION DATUM NA
7 THIS SURVEY REFLECTS AN ASBUILT OF THIS PROPERTY AS OF THE DATE OF SIGNATURE.
8 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.
9 A UTILITY AND DRAINAGE EASEMENT DESIGN IN, OVER, ACROSS AND THROUGH THOSE PORTIONS OF THE LOTS LOCATED WITHIN FIVE (5) FEET OF EVERY SIDE PROPERTY LINE AND WITHIN TEN (10) FEET OF ALL OTHER PROPERTY LINES OF SUCH LOTS UNLESS OTHERWISE ILLUSTRATED ON THE PLAT.
10 PURSUANT TO A SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OCEAN RIDGE PLANTATION, PHASE III,SECTION 2 (LOT 18 THRU 32 WILL BE SUBJECT TO THE EASEMENTS, RESTRICTIONS AND COVENANTS AS SET FORTH IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OCEAN RIDGE PLANTATION, RECORDED IN BOOK 1021 AT PAGE 211 OF THE BRUNSWICK COUNTY REGISTRY, AS AMENDED, AND SUCH ADDITIONAL EASEMENTS, RESTRICTIONS AND COVENANTS AS SET FORTH IN SAID SUPPLEMENTAL DECLARATION.
11 ALL STREETS SHOWN ARE PRIVATE.
12 A 20 FOOT EASEMENT FOR BEMC EXISTS ALONG THE SHARED PROPERTY LINE OF LOTS 21 AND 22 AND SHARED PROPERTY LINE OF LOTS 27 AND 28. NOTHING SHALL BE CONSTRUCTED IN THIS AREA TO INCLUDE DRIVEWAYS.

The Undersigned Hereby Certifies that the Required Improvements: Water, Sewer, Asphalt Streets, Stormwater 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

Stella C. Noble MM Barrington Place Dev. Co., LLC 7/30/21
Professional Engineer DATE
Brunswick County Engineering Director July 30, 2021
DATE

I, JAMES R. TOMPKINS, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CONSTITUTES ONE OR MORE OF THE FOLLOWING AS INDICATED:

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

☐ IS OF AN EXISTING PARCEL OR PARCELS OF LAND

☐ 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

07/19/2021
JAMES R. TOMPKINS PLS L-2851 C-1324

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____ OR OTHER REFERENCE SOURCE ____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK ____ PAGE ____ OR OTHER REFERENCE SOURCE ____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10000 ; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 19 DAY OF JULY 2021

JAMES R. TOMPKINS PLS L-2851 C-1324

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK
I, _____, A REVIEW OFFICER OF BRUNSWICK COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
_____ REVIEW OFFICER

NORTH CAROLINA PROFESSIONAL SEAL L-2851 LAND SURVEYOR JAMES R. TOMPKINS

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.
Brunswick County Fire Official Date 8/6/21

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 DEDICATE ALL DRAINAGE WAYS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I(WE) CERTIFY THAT THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF BRUNSWICK COUNTY.

OWNER _____
DATE _____

FIELD SURVEY
DRAWN
CHECKED
FIELD BOOK
COMPUTER FILE
MAP FILE

BARRINGTON-FINAL 12-16-03.CKD
BARRINGTON P3528.DWG

APPROVED
Planned Development/Major Subdivision/ Major Site Plan
Case# SE-63
M. Pages
Planning Director or Designee
Date: 8/6/21

17
BARRINGTON PLACE AT OCEAN RIDGE
PHASE III, SECTION 2B
MC 90-PAGE 27

BARRINGTON PLACE AT OCEAN RIDGE
PHASE III, SECTION 2B
MC 90-PAGE 27
33

32 16846 Sq. Feet 0.3867 Acres
31 0.40 AC 17,755 SF
30 17877 Sq. Feet 0.4104 Acres
29 17010 Sq. Feet 0.3905 Acres
28 16295 Sq. Feet 0.3741 Acres
27 15230 Sq. Feet 0.3496 Acres
26 13719 Sq. Feet 0.3149 Acres
19 25468 Sq. Feet 0.5851 Acres
18 21039 Sq. Feet 0.4830 Acres
20 18625 Sq. Feet 0.4276 Acres
21 18527 Sq. Feet 0.4253 Acres
22 17950 Sq. Feet 0.4121 Acres
23 17781 Sq. Feet

BARRINGTON PLACE 50 RW PRIVATE

OCEAN RIDGE PLANTATION GOLF INC MC 28-PAGE 146

OCEAN RIDGE PLANTATION GOLF LLC MC 28-PAGE 146 DB 2089-PAGE 1320

MATCH LINE