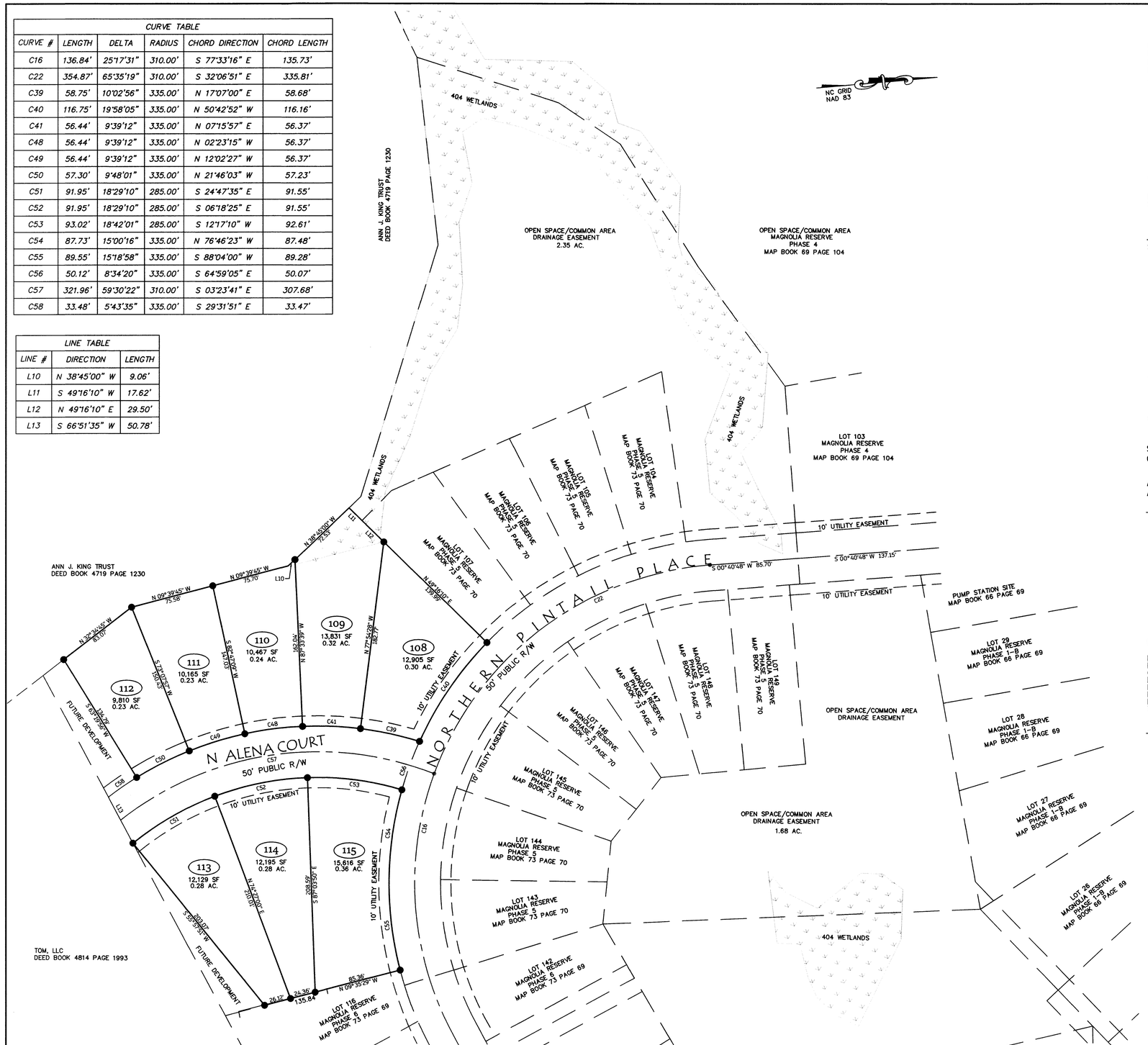
CURVE TABLE					
CURVE #	LENGTH	DELTA	RADIUS	CHORD DIRECTION	CHORD LENGTH
C16	136.84'	25°17'31"	310.00'	S 77°33'16" E	135.73'
C22	354.87'	65°35'19"	310.00'	S 32°06'51" E	335.81'
C39	58.75'	10°02'56"	335.00'	N 17°07'00" E	58.68'
C40	116.75'	19°58'05"	335.00'	N 50°42'52" W	116.16'
C41	56.44'	9°39'12"	335.00'	N 07°15'57" E	56.37'
C48	56.44'	9°39'12"	335.00'	N 02°23'15" W	56.37'
C49	56.44'	9°39'12"	335.00'	N 12°02'27" W	56.37'
C50	57.30'	9°48'01"	335.00'	N 21°46'03" W	57.23'
C51	91.95'	18°29'10"	285.00'	S 24°47'35" E	91.55'
C52	91.95'	18°29'10"	285.00'	S 06°18'25" E	91.55'
C53	93.02'	18°42'01"	285.00'	S 12°17'10" W	92.61'
C54	87.73'	15°00'16"	335.00'	N 76°46'23" W	87.48'
C55	89.55'	15°18'58"	335.00'	S 88°04'00" W	89.28'
C56	50.12'	8°34'20"	335.00'	S 64°59'05" E	50.07'
C57	321.96'	59°30'22"	310.00'	S 03°23'41" E	307.68'
C58	33.48'	5°43'35"	335.00'	S 29°31'51" E	33.47'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	N 38°45'00" W	9.06'
L11	S 49°16'10" W	17.62'
L12	N 49°16'10" E	29.50'
L13	S 66°51'35" W	50.78'



CERTIFICATE OF SURVEY AND ACCURACY

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK PAGE); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE ; THAT THE RATIO OF PRECISION AS CALCULATED IS +1:10,000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 02 DAY OF APRIL , A.D. 2025

SEAL OR STAMP

G Anderson Greene

PROFESSIONAL SURVEYOR, L-3370

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

CERTIFICATE:

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

G Anderson Greene 04/02/2025

G ANDERSON GREENE, PLS L-3370

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

50 0 50 100

GRAPHIC SCALE 1" = 50'

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 MAGNOLIA RESERVE 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 $ HAS BEEN PAID.

David Pope 4/3/23

TOWN OF SURF CITY DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF THE SUBDIVISION ADMINISTRATOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN THROUGH THE REQUIRED SUBDIVISION REVIEW PROCESS AND MEETS ALL CURRENT TOWN CODES.

4/3/25

SUBDIVISION ADMINISTRATOR

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 OR ONSLOW COUNTY, WHICHEVER IS APPLICABLE.

Teresa B. Pike

MAYOR, SURF CITY

TOWN CLERK, SURF CITY

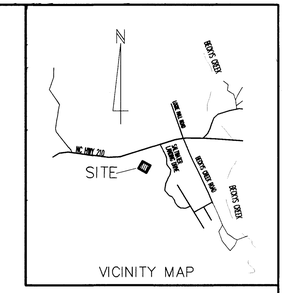
CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS:

S
C
Doc No: 20139992
Recorded: 04/07/2025 12:13:00 PM
Fee Amt: $21.00 Page 1 of 1
A Pender County North Carolina
A Sharon Lear Willoughby, Register of Deeds
BK 76 PG 111 - 111 (1)

OF _____ ,20_____

BOOK: _____

REGISTER OF DEEDS



VICINITY MAP

PARCEL IDENTIFIER CERTIFICATE

PARCEL IDENTIFIERS ~~HAVE BEEN~~ will be ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

4225-65-7411-0000 4-7-25

DATE

REVIEW OFFICER CERTIFICATE

I, Kayla Futrell REVIEW OFFICER OF PENDER COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Kayla Futrell 4-7-25

REVIEW OFFICER

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, ESTABLISH 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.

SURVEY DATA

DEED BOOK 4672 PAGE 2600
MAP BOOK 22 PAGE 85
MAP BOOK 52 PAGE 141
MAP BOOK 66 PAGE 69
MAP BOOK 68 PAGE 13
MAP BOOK 69 PAGE 104
MAP BOOK 73 PAGE 69
MAP BOOK 73 PAGE 70

LEGEND

- ● IRON REBAR SET
- ○ EX. IRON PIPE
- ■ CONTROL MONUMENT SET
- ⊙ CONTROL PK NAIL SET

PHASE 7B - AREA = 111,982 SF , 2.57 AC

MAP FOR RECORD PHASE 7B

MAGNOLIA RESERVE

OWNER: TOM, LLC
ADDRESS: 121 GARNETT LANE
RIEGELWOOD, NORTH CAROLINA 28456
PHONE:

STROUD ENGINEERING, P.A. C-0647
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX

DESIGNED:	
DRAWN:	
APPROVED:	
DATE:	12/06/24
SCALE:	1" = 50'
SHEET	1 OF 1

w:\master\pw-744\pw744ssd\dwg\mag res 7b mfr.dwg

MB. 76 Pg. 111