

CYPRESS ISLAND SECTION 13 LOTS 210-221

A PERFORMANCE DEVELOPMENT

FEDERAL POINT TOWNSHIP
NEW HANOVER COUNTY
NORTH CAROLINA

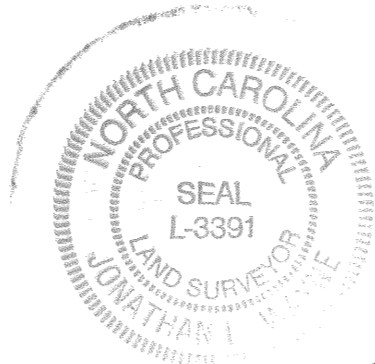
OWNER: CYPRESS GREEN INC.
5717 CAROLINA BEACH RD.
WILMINGTON N.C. 28412

DATE: FEB. 7, 2005

REVISION NOTE:
THIS MAP IS A REVISION OF LOTS 210-221 AS RECORDED AT
MAP BOOK 46 PAGE 355. THE PURPOSE OF THE REVISION IS
TO ACCOMMODATE A BUILDABLE STRUCTURE ON EACH LOT.

CERTIFICATE OF ACCURACY AND MAPPING

I, JONATHAN L. WAYNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AT DB 2370 PG 419); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS NOTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7 DAY OF Feb., A.D. 2005.



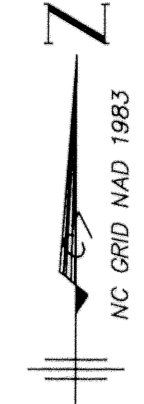
I CERTIFY THAT THIS SURVEY DOES NOT CREATE A SUBDIVISION OF LAND IN NEW HANOVER CO. IT REVIVES EXISTING PARCELS.
I CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF NEW HANOVER COUNTY, WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JONATHAN L. WAYNE RLS L-3391

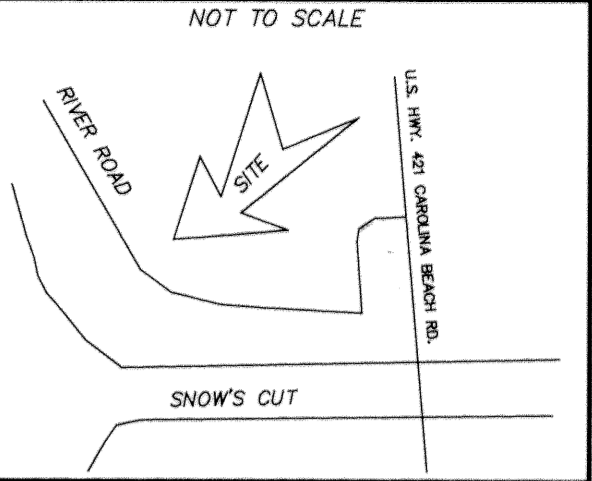
JONATHAN L. WAYNE RLS L-3391

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

NORTH CAROLINA, COUNTY OF NEW HANOVER, NOTARY PUBLIC IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS 7 DAY OF FEB. 2005; AT 10:00 O'CLOCK AND DULY RECORDED IN MAP BOOK PAGE 355.



LOCATION MAP



REVIEW OFFICER'S CERTIFICATE

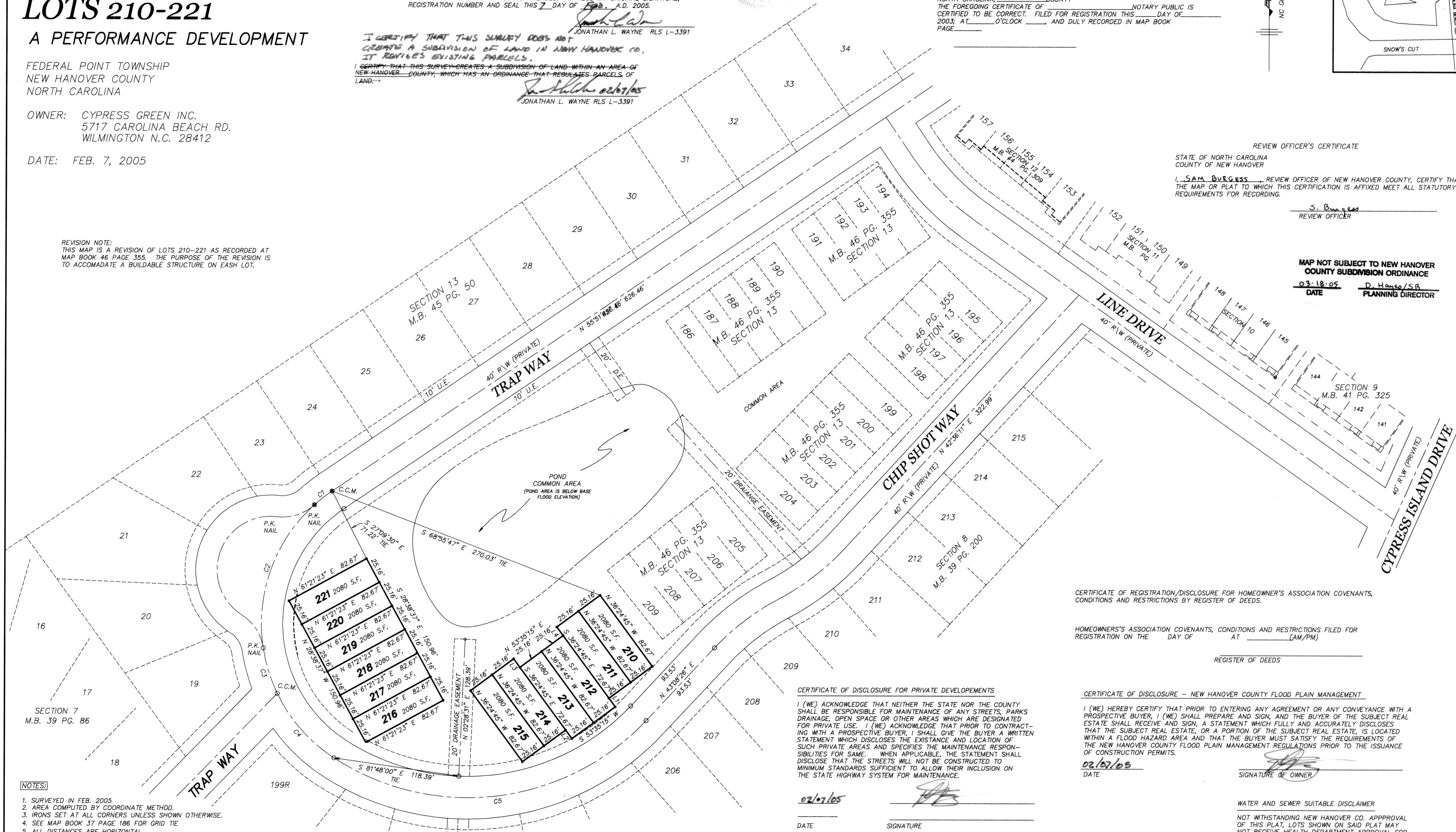
STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, SAM BURGESS, REVIEW OFFICER OF NEW HANOVER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEET ALL STATUTORY REQUIREMENTS FOR RECORDING.

S. Burgess
REVIEW OFFICER

MAP NOT SUBJECT TO NEW HANOVER COUNTY SUBDIVISION ORDINANCE

02-18-05 DATE
D. Hays/JSB PLANNING DIRECTOR



CERTIFICATE OF REGISTRATION/DISCLOSURE FOR HOMEOWNER'S ASSOCIATION COVENANTS, CONDITIONS AND RESTRICTIONS BY REGISTER OF DEEDS.

HOMEOWNERS'S ASSOCIATION COVENANTS, CONDITIONS AND RESTRICTIONS FILED FOR REGISTRATION ON THE DAY OF AT (AM/PM)

REGISTER OF DEEDS

CERTIFICATE OF DISCLOSURE FOR PRIVATE DEVELOPMENTS

I (WE) ACKNOWLEDGE THAT NEITHER THE STATE NOR THE COUNTY SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY STREETS, 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. WHEN APPLICABLE, THE STATEMENT SHALL DISCLOSE THAT THE STREETS WILL NOT BE CONSTRUCTED TO MINIMUM STANDARDS SUFFICIENT TO ALLOW THEIR INCLUSION ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.

02/07/05 DATE
[Signature] SIGNATURE

CERTIFICATE OF DISCLOSURE - NEW HANOVER COUNTY FLOOD PLAIN MANAGEMENT

I (WE) HEREBY CERTIFY THAT PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH A PROSPECTIVE BUYER, I (WE) SHALL PREPARE AND SIGN, AND THE BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN, A STATEMENT WHICH FULLY AND ACCURATELY DISCLOSES THAT THE SUBJECT REAL ESTATE, OR A PORTION OF THE SUBJECT REAL ESTATE, IS LOCATED WITHIN A FLOOD HAZARD AREA AND THAT THE BUYER MUST SATISFY THE REQUIREMENTS OF THE NEW HANOVER COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.

02/07/05 DATE
[Signature] SIGNATURE OF OWNER

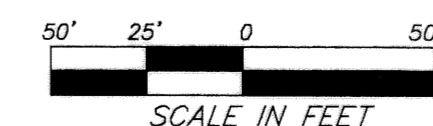
WATER AND SEWER SUITABLE DISCLAIMER

NOT WITHSTANDING NEW HANOVER CO. APPROVAL OF THIS PLAT, LOTS SHOWN ON SAID PLAT MAY NOT RECEIVE HEALTH DEPARTMENT APPROVAL FOR ON SITE SYSTEM OR WATER SUPPLY SYSTEMS.

CERTIFICATE OF OWNERSHIP, DEDICATION, AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE, AND OTHERS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS, AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF NEW HANOVER COUNTY.

02/07/05 DATE
[Signature] SIGNATURE



1" = 50'

NOTES:

1. SURVEYED IN FEB. 2005
2. AREA COMPUTED BY COORDINATE METHOD.
3. IRONS SET AT ALL CORNERS UNLESS SHOWN OTHERWISE.
4. SEE MAP BOOK 37 PAGE 186 FOR GRID TIE
5. ALL DISTANCES ARE HORIZONTAL.
6. ALL BEARINGS ARE RELATIVE TO N.C. GRID (NAD 1983).
7. 11.24 ACRES TOTAL AREA SECTION 13
8. THIS PROPERTY IS NOT WITHIN 2000' OF AN EXISTING N.C. GRID MONUMENT
9. NO WETLANDS EXIST ON LOTS

LEGEND

- C.C.M. = CONCRETE CONTROL MONUMENT
- AC. = ACRE
- R/W = RIGHT OF WAY
- D.B. = DEED BOOK
- M.B. = MAP BOOK
- PG. = PAGE
- U.E. = UTILITY EASEMENT

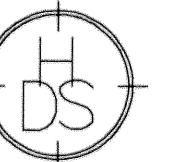
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 36°24'45" E | 10.00' |
| L2 | N 36°24'45" W | 10.00' |
| L3 | N 36°24'45" W | 10.00' |
| L4 | N 36°24'45" W | 10.00' |

| CURVE | RADIUS | CHORD LENGTH | CHORD BEARING | ARC LENGTH |
|-------|---------|--------------|---------------|------------|
| C1 | 150.00' | 20.94' | N 51°51'33" E | 20.96' |
| C2 | 150.00' | 142.46' | N 19°30'23" E | 148.44' |
| C3 | 150.00' | 44.55' | S 17°23'03" E | 44.72' |
| C4 | 150.00' | 80.44' | S 41°28'42" E | 81.44' |
| C5 | 230.00' | 295.15' | N 83°03'16" E | 320.45' |

HANOVER DESIGN SERVICES, P.A.

LAND SURVEYORS ENGINEERS & LAND PLANNERS

319 WALNUT STREET
WILMINGTON, N.C. 28401
PHONE: (910) 343-8002



3574SEC13-r2--JW

RECORDED BY

HANOVER DESIGN 343-8002



REBECCA P. SMITH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

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Filed For Registration: 03/24/2005 04:04:54 PM
Book: PLAT 47 Page: 285-286
Document No.: 2005014901
PLAT 2 PGS \$21.00
Recorder: MARVIS ANN STORER

State of North Carolina, County of New Hanover

REBECCA P. SMITH, REGISTER OF DEEDS

By: *marvisannstorer*
Deputy/Assistant Register of Deeds

YELLOW PROBATE SHEET IS A VITAL PART OF YOUR RECORDED DOCUMENT.
PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.

2005014901

2005014901