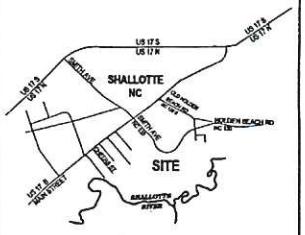
1601/45

Map Cabinet 1601 page 45 11/13/24 KR

All other Maps

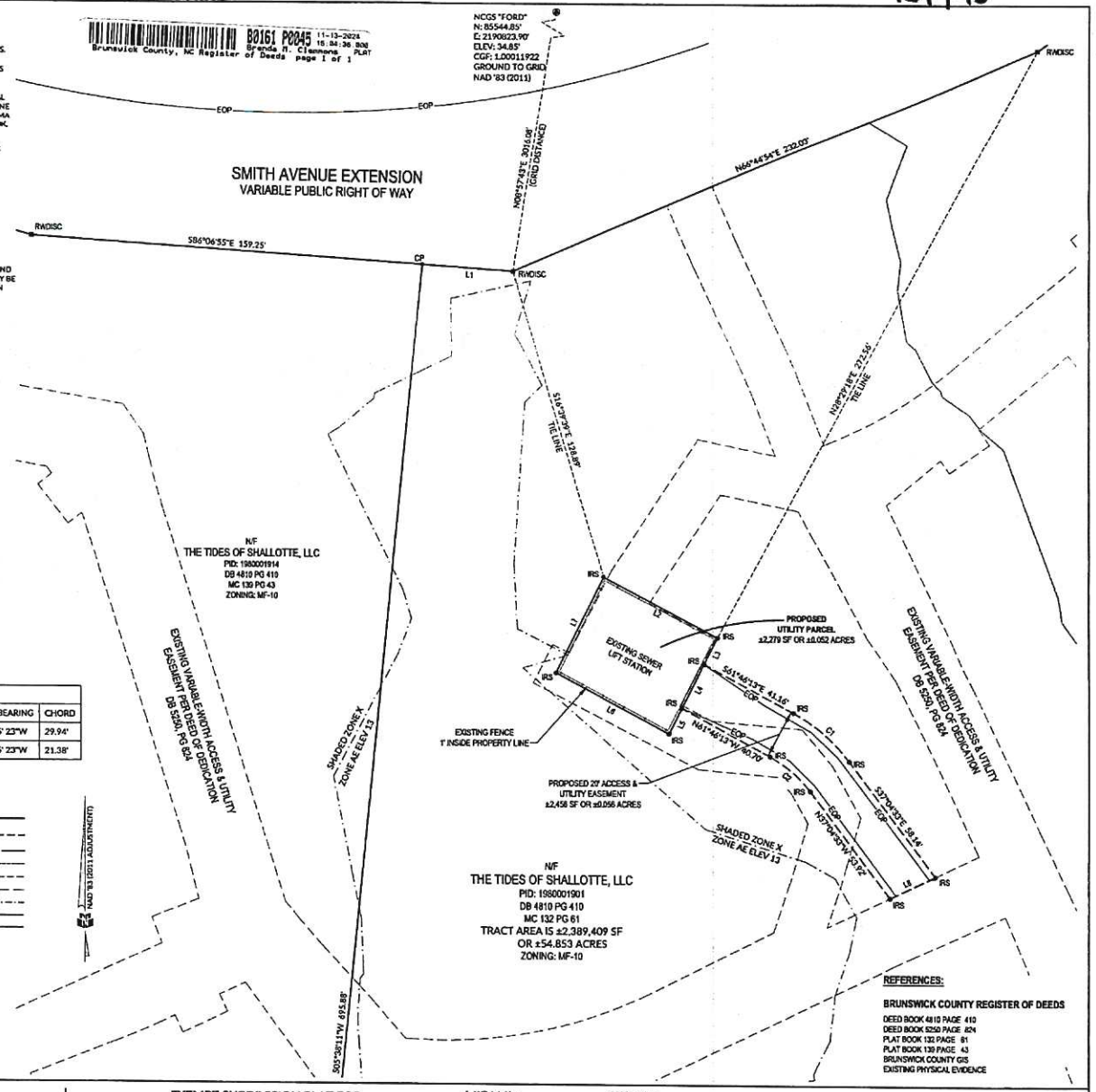
B0161 P0045 11-13-2024 16:04:36 BOR
Brunswick County, NC Register of Deeds Brenda R. Clemmons PLAT
Page 1 of 1



VICINITY MAP
NO SCALE

NOTES

1. THIS SURVEY WAS PERFORMED USING NAD '83 (2011 ADJUSTMENT) NC 3200 COORDINATES & NAVD '88 ELEVATIONS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THE PROPERTY SHOWN IS LOCATED IN A DESIGNATED FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE, ZONE X, SHADED ZONE X & ZONE AE (BFE 13) AS SHOWN ON THE FEMA DIGITAL FLOOD INSURANCE RATE MAP (DFIRM) No.37201019000K, PANEL 1019, EFFECTIVE DATE AUGUST 28, 2018.
4. NO WETLANDS OR ENVIRONMENTAL LINES WERE LOCATED AS PART OF THIS SURVEY.
5. NO NCGS CONTROL MONUMENTS FOUND WITHIN 2000 FEET.
7. AREAS COMPUTED BY COORDINATE GEOMETRY.
8. THIS PLAT IS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION IN ACCORDANCE WITH NCGS 160D-802.
9. PROPERTY ZONING DISTRICT IS TOWN OF SHALLOTTE MF-10 MULTI-FAMILY.
10. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A FULL AND ACCURATE ABSTRACT OF TITLE. ANY INFORMATION THAT MAY BE REVEALED BY A COMPLETE TITLE REPORT MAY NOT BE SHOWN ON THIS SURVEY.
11. OWNER/DEVELOPER WILL BE RESPONSIBLE TO INSTALL WATER AND SEWER TAPS AS NECESSARY.



CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF SHALLOTTE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER 11-11-24 DATE

CERTIFICATE OF DISCLOSURE, TOWN OF SHALLOTTE FLOODPLAIN MANAGEMENT REGULATIONS:

"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 TOWN OF SHALLOTTE FLOODPLAIN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

OWNER 11-11-24 DATE

REVIEW OFFICER

STATE OF NORTH CAROLINA
BRUNSWICK COUNTY

I, Belinda R. Wilson, 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 Belinda R. Wilson 11-13-2024 DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF SHALLOTTE, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY AN AUTHORIZED REPRESENTATIVE OF THE TOWN OF SHALLOTTE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BRUNSWICK COUNTY.

TOWN OFFICIAL
11-13-2024
DATE

TYPE OF PLAT

I, JAMES L. RUPINSKI, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-5611, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

11-06-2024
JAMES L. RUPINSKI, PROFESSIONAL LAND SURVEYOR L-5611

LINE TABLE		
Line #	Direction	Length
L1	S86°06'55"E	36.82'
L2	S82°05'20"E	52.31'
L3	S26°55'52"W	12.10'
L4	S26°55'52"W	20.01'
L5	S26°55'52"W	11.59'
L6	N61°57'02"W	52.03'
L7	N26°33'41"E	43.57'
L8	S64°51'09"W	20.44'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	30.17'	70.00'	N49° 25' 23"W	29.94'
C2	21.55'	50.00'	N49° 25' 23"W	21.38'

LEGEND

PROPERTY LINE	
ADJOINERS PROPERTY LINE (NOT SURVEYED)	
RIGHT-OF-WAY	
TIE LINE	
EXISTING EASEMENTS	
PROPOSED EASEMENTS	
FLOOD LINES	
EXISTING EDGE OF PAVEMENT	EOP
EXISTING FENCE	
RIGHT-OF-WAY DISC FOUND	RWDISC
IRON REBAR FOUND	IRF
IRON REBAR SET	IRS
CALCULATED POINT	CP
TEMPORARY BENCHMARK	TBM

REFERENCES:

BRUNSWICK COUNTY REGISTER OF DEEDS
DEED BOOK 4810 PAGE 410
DEED BOOK 5250 PAGE 824
PLAT BOOK 132 PAGE 61
PLAT BOOK 139 PAGE 43
BRUNSWICK COUNTY GIS
EXISTING PHYSICAL EVIDENCE

SURVEY CERTIFICATE

I, JAMES L. RUPINSKI, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4810, PAGE 410; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 132, PAGE 61; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1 : 10,000 +; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE & SEAL THIS 6TH DAY OF NOVEMBER, A.D. 2024.

11-06-2024
JAMES L. RUPINSKI
PROFESSIONAL LAND SURVEYOR, L-5611

NORTH CAROLINA PROFESSIONAL SEAL L-5611 LAND SURVEYOR James Rupinski

EXEMPT SUBDIVISION PLAT FOR
CAVINESS & CATES

PROPERTY OF
THE TIDES OF SHALLOTTE, LLC

SHALLOTTE TOWNSHIP | BRUNSWICK COUNTY | NORTH CAROLINA
P.I.D. 1980001901
ZONING: TOWN OF SHALLOTTE MF-10

WR Job No.:	03201370
DATE:	11/06/2024
SURVEYED BY:	NCW
DRAWN BY:	CMR
CHECK & CLOSURE BY:	JLR

0 15 30
SCALE 1 inch = 30 ft

SHEET: 01 OF 01

WithersRavenel
219 Station Road | Ste 101 | Wilmington, NC 28405
License #: F-1479 | t: 910.256.9277 | www.withersravenel.com

W:\03-20-13370\03201370-South Ave Duplexes Apartments\Generation\Survey\Xer-Cam\The Tides Lift Station Subdivision\03201370_The Tides Lift Station Subdivision-11-06-24.dwg, Wednesday, November 6, 2024 3:19:44 PM, CRYAN