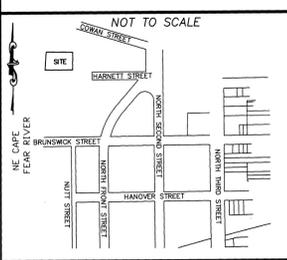


LOCATION MAP



Approved Construction Plan

Name _____ Date _____

Planning _____

Public Utilities _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

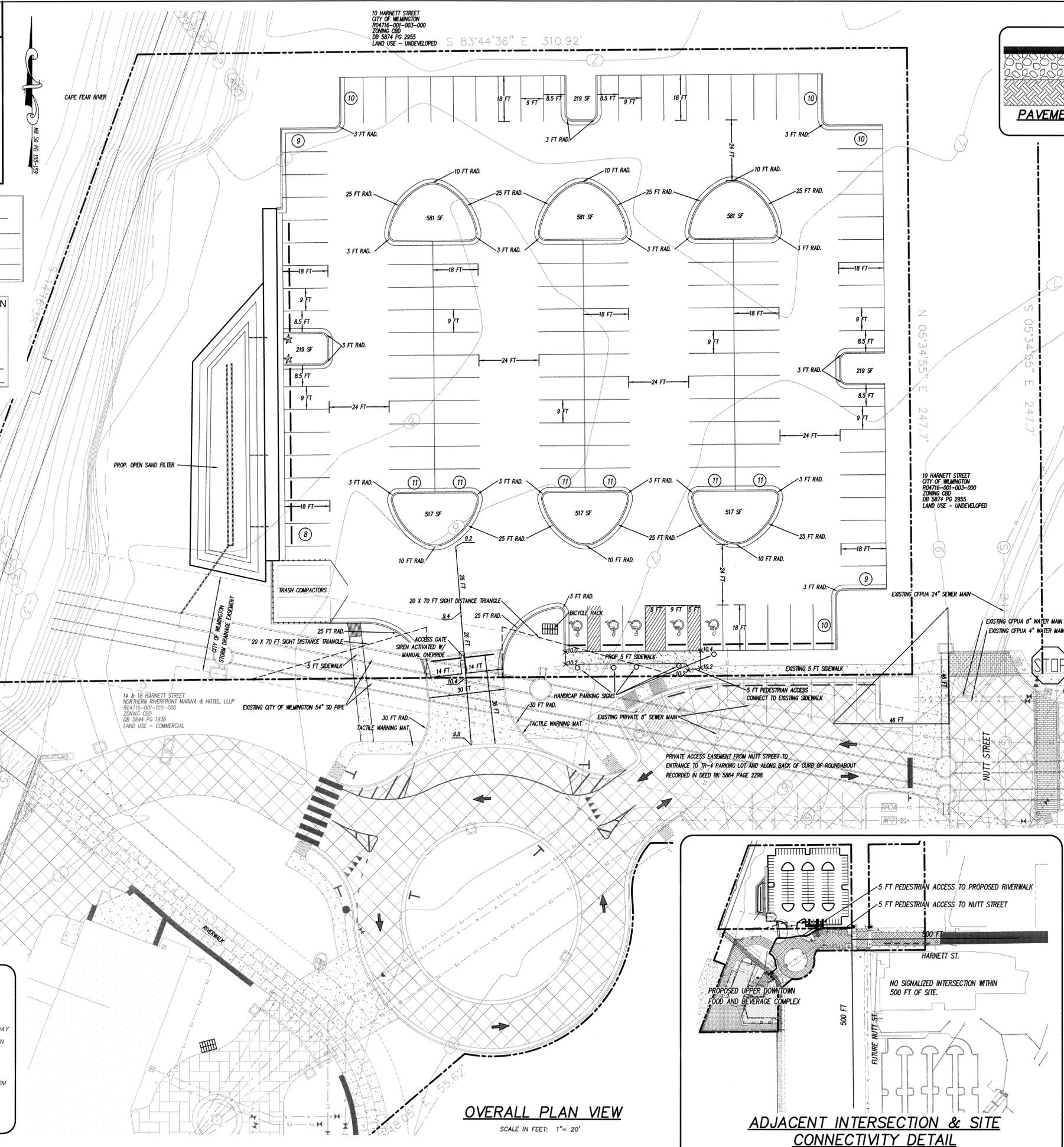
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

LEGEND

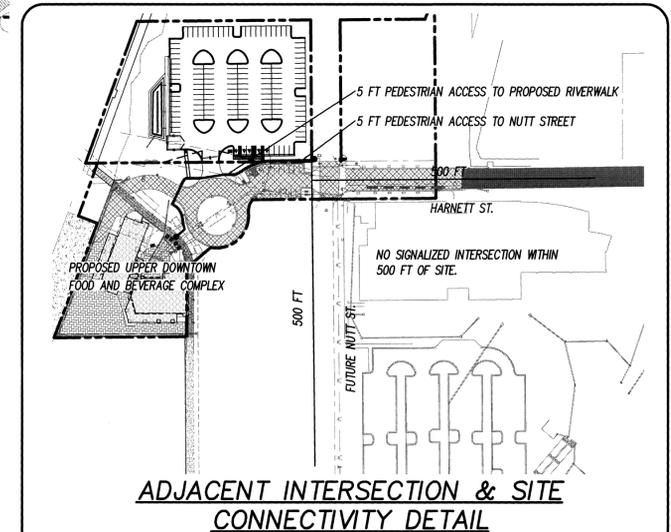
- EXISTING BOUNDARY
- - - CENTERLINE OF RIGHT OF WAY
- CONTOUR LINE & ELEVATION
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERLINE
- EXISTING / PROPOSED STORM SEWER & CATCH BASIN

10 HARNETT STREET
CITY OF WILMINGTON
RD 716-001-003-000
ZONING C80
DB 5874 PG 2955
LAND USE - UNDEVELOPED

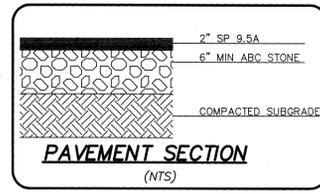
S 83°44'36" E 310.92'



OVERALL PLAN VIEW
SCALE IN FEET: 1" = 20'



ADJACENT INTERSECTION & SITE CONNECTIVITY DETAIL
SCALE IN FEET: 1" = 150'



SITE & BUILDING DATA:

TOTAL LOT AREA = 88,157 SF (2.02 AC)
PROPERTY ADDRESS IS 19 HARNETT STREET
PID = R04716-001-026-000

EXISTING DATA:
EXISTING BUILDINGS ON SITE = N/A
EXISTING PARKING = N/A
EXISTING FOUNDATIONS = N/A
EXISTING SIDEWALK = N/A
0 SF / 88,157 SF
EXISTING 0.0% IMPERVIOUS

PROPOSED ON-SITE DATA:
PROPOSED PARKING AREA: 48,925 SF
PROPOSED SIDEWALK AREA: 283 SF
TOTAL ON-SITE IMPERVIOUS AREA: 49,208 SF
49,208 SF / 88,157 SF = 55.8% IMPERVIOUS

PARKING DATA:
PARKING REQUIRED = N/A
PARKING PROVIDED = 132 SPACES
5 HANDICAP SPACES REQUIRED
5 HANDICAP SPACES PROVIDED

BUILDING SETBACKS:
N/A

TRAFFIC ENGINEERING NOTES:

- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NC DOT STANDARDS. SEE DETAIL SD-13
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (Manual on Uniform Traffic Control Devices) STANDARDS. SEE DETAIL SD 15-13
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN OTHER RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT. SEE DETAIL SD 15-14
- CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.

GENERAL NOTES:

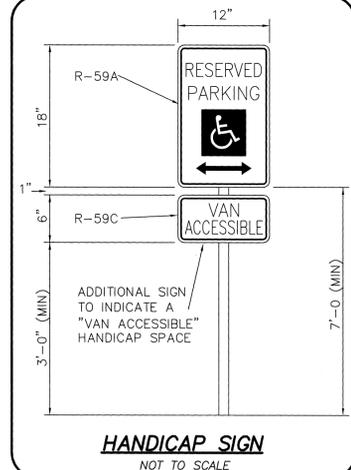
- NEW HANOVER COUNTY PARCEL NUMBERS:
PID = R04716-001-026-000
- TOTAL PROJECT AREA: 88,157 s.f. (2.02 ac.)
- EXISTING ZONING DISTRICT: C80
- LAND CLASSIFICATION: CONSERVATION RESOURCE
- THIS ENTIRE SITE IS LOCATED IN ZONE AE (EL 9) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 372331800 K, DATED: 6/2/06
- BASE FLOOD ELEV. = 9 + 2 FT FREEBOARD = MIN FT OF 11.0
- SITE ADDRESS IS 19 HARNETT STREET
- EXISTING IMPERVIOUS ON-SITE = 0 SF
- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO COASTAL SITE DESIGN, PC BY MICHAEL UNDERWOOD AND ASSOCIATES
- STORMWATER DRAINS TO CAPE FEAR RIVER, SC 18-71
- SITE IS UNDER C80 CODE DESIGN APPLIED PRIOR TO THE ADOPTED REVISION OF AUGUST 2008 SUBJECT TO THE DEVELOPERS AGREEMENT.
- THIS PROJECT IS LOCATED IN AN URBAN WATERFRONT AREA

PARKING NOTES:

- NO PARKING REQUIRED IN C80 ZONING
- MINIMUM PARKING REQUIRED: 0 SPACES; TOTAL PROVIDED: 132 SPACES
- NO LOADING SPACES REQUIRED IN C80 ZONING
- MINIMUM LOADING SPACES REQUIRED: 0 SPACES; TOTAL PROVIDED: 0 SPACES
- WHEEL STOPS MUST BE PLACED PER CITY OF WILMINGTON STANDARD DETAIL SD15-13.
- 5 HANDICAP SPACES REQUIRED (ONE BEING VAN ACCESSIBLE)
- 5 HANDICAP SPACES PROVIDED (TWO VAN ACCESSIBLE SPACES PROVIDED)

WATER & SEWER NOTES:

CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 0 GPD
CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 0 GPD



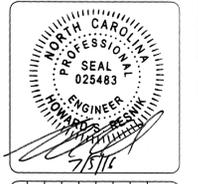
20 10 0 20 40 60
SCALE IN FEET: 1" = 20'

COASTAL SITE DESIGN, PC
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. Box 4041
Wilmington, NC 28406
(910) 791-4441

SITE PLAN for TR-4 TEMP. PARKING LOT FOOD & BEVERAGE COMPLEX

SITE PLAN for TR-4 TEMP. PARKING LOT FOOD & BEVERAGE COMPLEX
LOCATED IN HARNETT TOWNSHIP, NEW HANOVER COUNTY, NORTH CAROLINA

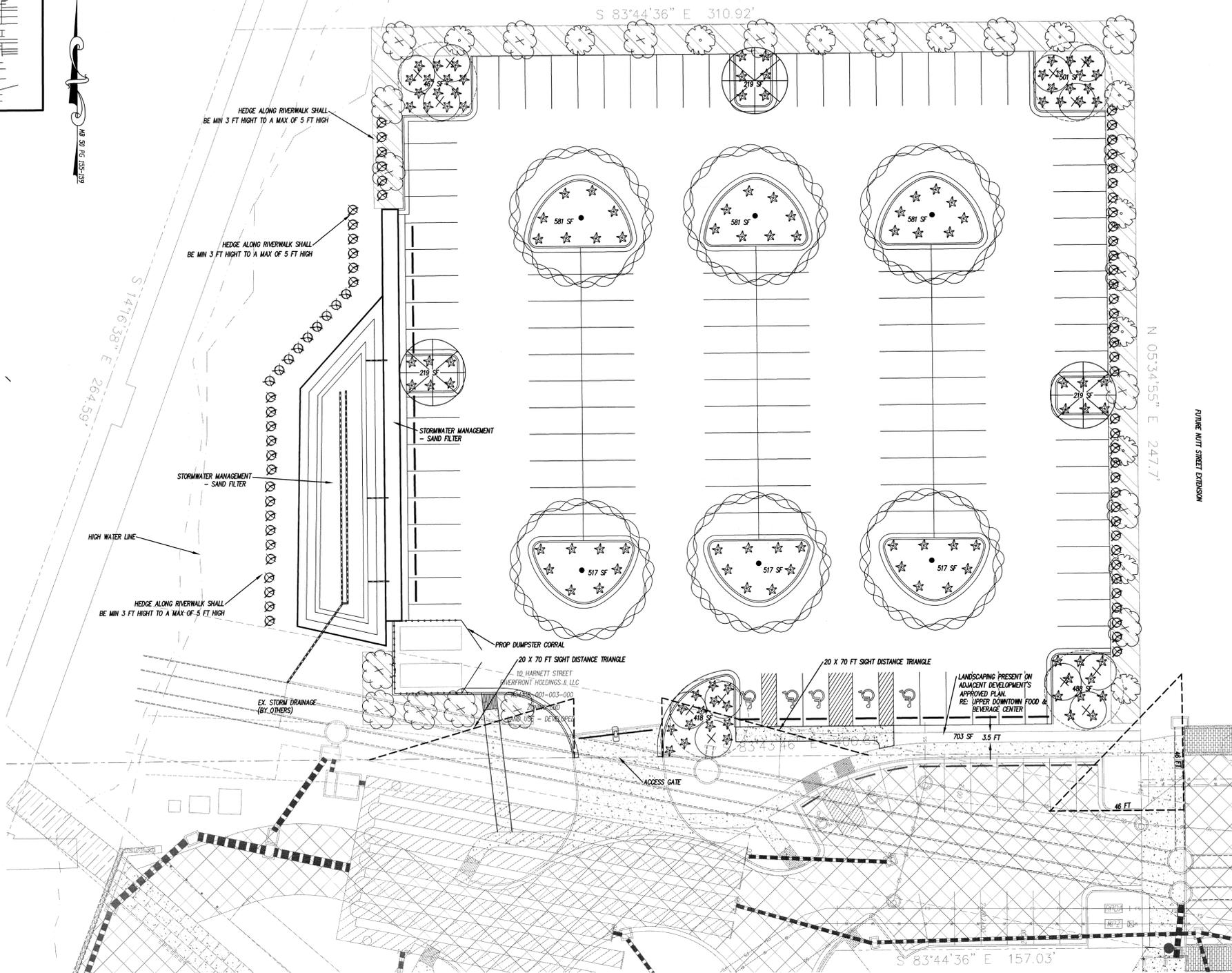
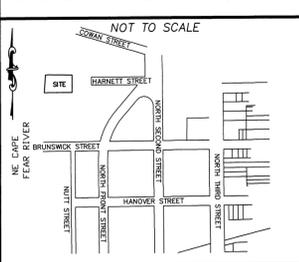
OWNER: RIVERFRONT HOLDINGS II LLC
720 NORTH 3RD ST.
SUITE 301
WILMINGTON, NC 28401



REV. NO.	DATE	BY	REMARKS
1	7/5/16	RLW	REVISED PER TRC COMMENTS
2	7/5/16	RLW	REVISED PER CITY ENGINEERING COMMENTS
3	7/5/16	RLW	REVISED PER CITY TRC COMMENTS
4	7/17/16	RLW	REVISED PER CITY TRC COMMENTS

DATE: 7-21-15
HORZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 07-0152

LOCATION MAP



Proposed Plant Table

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
118	☼	<i>Ilex crenata</i>	JAPANESE HOLLY	36" MIN.	8' O.C.
6	○	<i>Quercus virginiana</i>	SOUTHERN LIVE OAK	3"-CAL. MIN.	
3	⊗	<i>Crocea canadensis</i>	TEXAS RED BUD	6-8', 3"-CAL.	
4	⊗	<i>Betula nigra</i>	DURA HEAT RIVER BIRCH	6-8', 3"-CAL.	

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
19	☼	<i>L. indica</i>	CREPE MYRTLE	6-8', 3"-CAL.	
12	☼	<i>Pistacia chinensis</i>	CHINESE PISTACHE	6-8', 3"-CAL.	
73	⊗	<i>Abelia grandifolia</i>	GLOSSY ABELIA	15-18" MIN.	4' O.C.

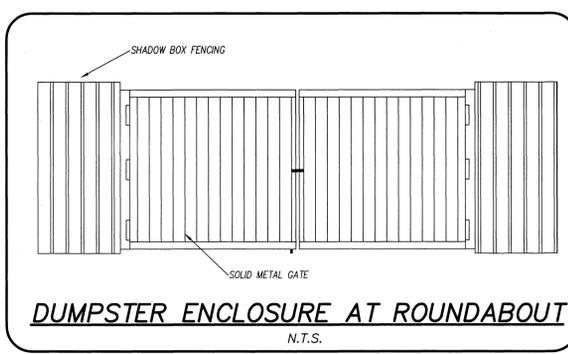
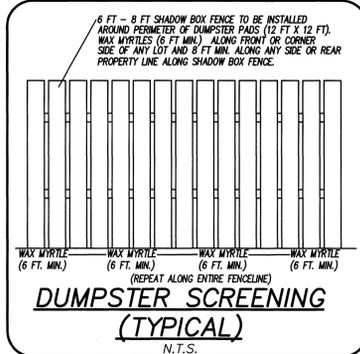
O.C. - "ON CENTER" CAL - "CALIPER AT 6" ABOVE GRADE" GAL - "GALLON CONTAINER"

LANDSCAPE CALCULATIONS:

- PARKING - INTERIOR AREA LANDSCAPING (SEC. 18-481):**
 - 1 CANOPY TREE AND SHRUBBERY * 6 INTERIOR PARKING ISLANDS
 - 6 CANOPY TREES AND SHRUBS REQ'D.
 - CANOPY TREES / SHADE TREES PLACED THROUGHOUT PARKING AREA TO AVOID CONFLICT WITH DESIGNED UTILITIES.
 - SHADING CALCULATION - 20% SHADING REQ'D FOR PARKING AREAS.
 - 48,744 PARKING AREA X 20% = 9,749 SF REQ'D CANOPY
 - SOUTHERN LIVE OAK HAS ESTIMATED 50 FT DIA. CANOPY AT MATURITY; ±1962.5 SF CANOPY
 - 9749 / 1962.5 = 4.96 OR 5 CANOPY TREES; 6 CANOPY TREES PROVIDED.
 - OTHER SELECTED TREES HAVE ESTIMATED 20-25 FT DIA. CANOPY AT MATURITY; ±490 SF CANOPY
 - 7 CANOPY TREES PROVIDED 7 X 490 = 3,430 SF OF ADDITIONAL SHADING.
 - ((1962.5 X 6) + (490 X 7)) = 15,205 SF OF PROPOSED CANOPY AT MATURITY.
 - 15,205 / 48,744 = 0.311 OR 31% PROPOSED CANOPY AT MATURITY.
- PARKING - PERIMETER LANDSCAPING (SEC. 18-482):**
 - 1 TREE EVERY 18 TO 27'; 583 LF = 22 TO 32 TREES
 - 22 TO 32 TREES REQ'D; 32 TREES PROVIDED
- TREES & SHRUBS IN THE SETBACK AREA SHALL BE MAINTAINED BY THE OWNER TO ENSURE THAT THE MATERIAL LIVES & PROSPERS.**
- PARKING AREA SCREENING:**
 - SHRUBBERY PROVIDE FOR MAXIMUM OPAQUITY OF VEHICLE HEADLIGHTS.
- SEC. 18-258 (E) CALCULATIONS AS FOLLOWS:**
 - TOTAL PROJECT LIMITS = 88,157 SF, TOTAL LANDSCAPED AREA = 11,960 SF
 - 11,960 / 88,157 = 0.1357 OR 14%
 - 14% > 6% (MINIMUM LANDSCAPED AREA)
 - ONE (1) TREE AND SIX SHRUBS REQ'D FOR EVERY FIFTEEN (15) PARKING SPACES.
 - 1 / 15 = 0.0667 TREES PER PARKING SPACE. 6 / 15 = 0.4 SHRUBS PER PARKING SPACE.
 - 132 PARKING SPACES PROVIDED; 132 X 0.0667 = 8.8 TREES REQ'D, 6 SHADE TREES & 32 UNDERSTORY TREES PROVIDED.
 - 132 X 0.4 = 52.8 SHRUBS REQ'D, 154 VARIOUS SHRUBS PROVIDED
- TREES & SHRUBS IN LANDSCAPED AREAS SHALL BE MAINTAINED BY THE OWNER TO ENSURE THAT THE MATERIAL LIVES & PROSPERS.**
- NO REGULATED OR SIGNIFICANT TREES LOCATED ONSITE.**
- TREES WITHIN SIGHT TRIANGLES TO BE SELECTED, TRIMMED, AND MAINTAINED TO MEET SEC. 18-566.**
- TREES WITH ROOTS IN CLOSE PROXIMITY TO UTILITIES SHALL REQUIRE A ROOT BARRIER.**

LANDSCAPE NOTES:

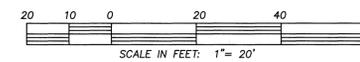
- APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
- HVAC EQUIPMENT SHALL BE PLACED IN THE INTERIOR YARDS AND SCREENED FROM THE RIGHT-OF-WAY. THE UNITS WILL BE SCREENED FROM PUBLIC VIEW FROM ALL SIDES OF THE BUILDING.
- NO IRRIGATION CURRENTLY SPECIFIED, IF SO DESIRED THE IRRIGATION CONTROL MODULE MUST BE OUTFITTED BY A RAIN SENSOR.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- ALL OTHER AREAS TO BE SOOED.
- ALL DUMPSTER AREAS TO BE SCREENED ON ALL SIDES.
- EXISTING SIGNIFICANT TREES HAVE BEEN LOCATED BY A FIELD SURVEY.
- PLANTINGS TO BE MATCHED AS CLOSELY AS POSSIBLE. ANY SUBSTITUTIONS AND ALTERATIONS TO THIS PLAN ARE TO BE APPROVED BY THE CITY OF WILMINGTON.
- LIGHTING PLAN BY OTHERS.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' - 10'.
- TREES & SHRUBS IN THE SETBACK AREA SHALL BE MAINTAINED BY THE OWNER TO ENSURE THAT THE MATERIAL LIVES & PROSPERS.



For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

STORMWATER MANAGEMENT PLAN APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

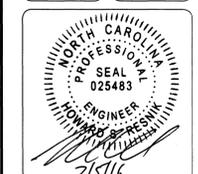
Approved Construction Plan
Name _____ Date _____
Planning _____
Public Utilities _____
Traffic _____
Fire _____



COASTAL SITE DESIGN, PC
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. Box 4041
Wilmington, NC 28406
(910) 791-4441

LANDSCAPE PLAN for
**TR4 TEMP. PARKING LOT
FOOD & BEVERAGE COMPLEX**

SITE PLAN for
**TR4 TEMP. PARKING COMPLEX
FOOD & BEVERAGE COMPLEX**
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: RIVERFRONT HOLDINGS II LLC
720 NORTH 3RD ST.
SUITE 301
WILMINGTON, NC 28412



REV. NO.	DATE	BY	REMARKS
2	7-5-16	RLP	
1	5-26-16	RLP	

DATE: 3-02-16
HORZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: JSM
CHECKED BY: HSR
PROJECT NO.: 07-0152
Sheet No. **5** of **5**

6
26
PJ



FOR REGISTRATION REGISTER OF DEED
TAMMY THEUSCH BEASLEY
NEW HANOVER COUNTY, NC
2015 JAN 28 04:36 48 PM
BK 5864 PG.2298-2304 FEE \$26 00

INSTRUMENT # 2015002286

Excise Tax None
Tax Parcel ID Numbers R04716-001-022-000, R04716-001-015-000, and R04716-001-026-000

Prepared by and return to Christopher Theriault, 720 N 3rd Street, Suite 502, Wilmington, NC 28401

This instrument is dated January 28, 2015 and is made by and between

NORTH CAROLINA QUITCLAIM DEED AND EASEMENT

GRANTOR	GRANTEE
RIVERFRONT HOLDINGS II, LLC, a North Carolina limited liability company 720 N. 3rd Street, Third Floor Wilmington, NC 28401	NRMH HOLDINGS, LLC, a North Carolina limited liability company 720 N 3rd Street, Third Floor Wilmington, NC 28401
AND	
NORTHERN RIVERFRONT MARINA AND HOTEL, LLLP, a North Carolina limited liability limited partnership 720 N 3rd Street, Third Floor Wilmington, NC 28401	

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain real property located in the City of Wilmington, New Hanover County, North Carolina described as follows:

Return to:
COLLINS & COLLINS LAW OFFICES, PLLC
215 Racine Drive
Suite 101
Wilmington, NC 28403

Being all of that property located in New Hanover County, North Carolina and shown as the Marina Tract (9 88 acres) on that recombination plat recorded with the New Hanover County Register of Deeds at Map Book 59, Page 55

AND

Being all of that property located in New Hanover County, North Carolina and shown as Tract 4 (2 02 acres) on that recombination plat recorded with the New Hanover County Register of Deeds at Map Book 59, Page 55

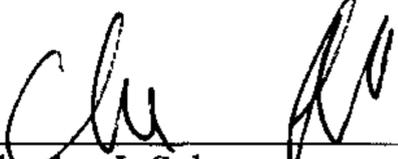
TOGETHER WITH THE FOLLOWING EASEMENT

Grantor hereby grants to Grantee the right, privilege, and non-exclusive easement for the benefit of the above-referenced Tract 4 over, through, under, and upon the portion of Grantor's property described by metes and bounds on EXHIBIT A and shown on that preliminary plat attached hereto as EXHIBIT B, with both of said exhibits being incorporated by reference as if fully set forth herein. This easement is for the purposes of access, ingress, and egress to the above-referenced Tract 4 by Grantee and its contractors, representatives, invitees, guests, and others of the general public with the need or desire to access or depart Tract 4 by virtue of the property that constitutes this easement, it being the intention of the parties to this instrument that all such persons shall have free access to, upon, and over the easement for access, ingress, and egress purposes. This easement shall be appurtenant to and shall run with the land provided, however, that this easement shall automatically expire and terminate if and when the above-referenced Tract 4 may be accessed by a public right-of-way, whether by dedication of the property described on EXHIBIT A to the City of Wilmington for use as a public right-of-way or otherwise. TO HAVE AND TO HOLD said easement to Grantee.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto in fee simple. The property conveyed hereby does not include the Grantor's primary residence.

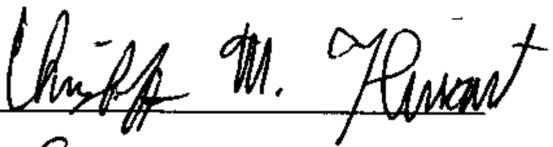
IN WITNESS WHEREOF, Grantor executes this Quitclaim Deed and Easement

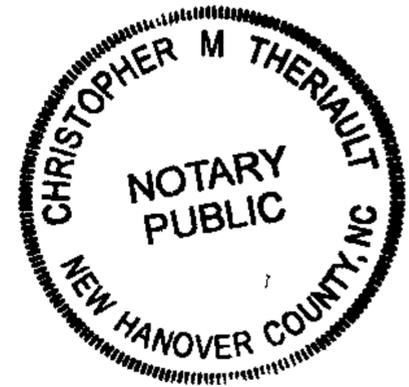
RIVERFRONT HOLDINGS II, LLC

Signature.  (Seal)
Print Name Charles J Schoninger
Title Manager

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, the undersigned Notary Public, hereby certify that Charles J Schoninger personally appeared before me on the date set forth below and executed the foregoing instrument in my presence in his official capacity as Manager of RIVERFRONT HOLDINGS II, LLC with full authority and capacity to do so and acknowledged the same to me Witness my hand and official seal, this the 28th day of January, 2015. **AFFIX SEAL**

Signature of Notary Public 
Print Name of Notary Public Christopher M. Theriault
My commission expires on the following date August 27, 2019



**NORTHERN RIVERFRONT MARINA AND HOTEL, LLLP
BY AND THROUGH ITS GENERAL PARTNER,
WILMINGTON RIVERFRONT DEVELOPMENT, LLC**

Signature  (Seal)

Print Name: Charles J Schoninger

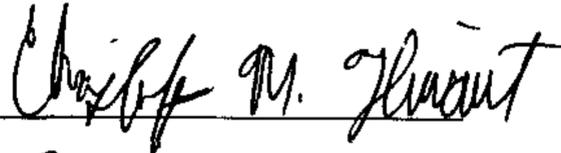
Title Manager of Wilmington Riverfront Development, LLC

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, the undersigned Notary Public, hereby certify that Charles J Schoninger personally appeared before me on the date set forth below and executed the foregoing instrument in my presence in his official capacity as Manager of Wilmington Riverfront Development, LLC, the General Partner of Northern Riverfront Marina and Hotel, LLLP with full authority and capacity to do so and acknowledged the same to me Witness my hand and official seal, this the 28th day of January, 2015

AFFIX SEAL:

Signature of Notary Public

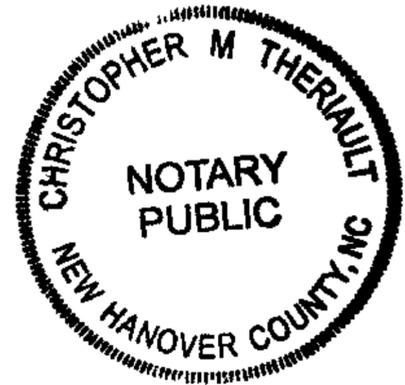


Print Name of Notary Public:

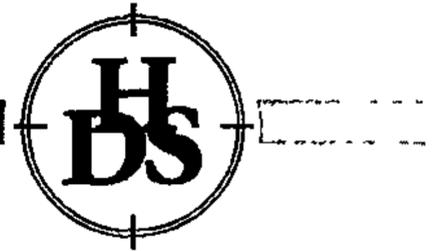
Christopher M. Therault

My commission expires on the following date

August 27, 2019



Hanover Design Services, P.A.



Land Surveyors, Engineers, Land Planners

January 20, 2015

Re: Private Access Easement

A certain tract or parcel of land being a "Private Access Easement" over a portion of "Tract 3" (map book 59 page 55) and being more particularly described as follows.

Beginning at a point on the western right of way of Old Front Street (66 ft. public right of way) and the western terminus of Harnett Street (66 ft. public right of way), said point being located S 38-44-51 W 46.67 ft from the intersection of the right of way centerlines of said Harnett Street and Old North Front Street: Proceed from said point of beginning S 83-44-36 W 150.87 ft. thence S 46-34-06 W 20.71 to a point in the line of said "Tract 3", thence with the lines of said "Tract 3" S 83-44-36 W 157.03 ft., thence with a curve to the left having a radius of 28.50 ft. a chord S 12-20-52 W 23.24 ft., thence with a curve to the right having a radius of 56.50 ft. a chord S 41-41-13 W 90.72 ft., thence leaving said lines of "Tract 3" and with a curve to the right having a radius of 56.50 ft. a chord N 46-25-13 W 70.33 ft., thence N 07-56-23 W 53.07 ft., thence with a curve to the left having a radius of 23.43 ft. a chord N 70-45-55 E 21.07 ft., thence with a curve to the left having a radius of 29.50 ft. a chord N 18-48-43 E 30.54 ft., thence N 12-22-00 W 9.60 ft., to a point in the line of said "Tract 3", thence with said "Tract 3" line N 83-43-46 E 31.18 ft., thence leaving said "Tract 3" line S 12-22-00 E 6.29 ft., thence with a curve to the left having a radius of 29.50 ft. a chord S 43-32-48 E 30.55 ft., thence with a curve to the right having a radius of 67.50 ft. a chord S 69-42-49 E 11.80 ft., thence with a curve to the left having a radius of 18.50 ft. a chord N 81-24-05 E 20.64 ft., thence N 47-30-13 E 3.78 ft., thence N 36-10-13 W 19.20 ft., thence N 06-16-14 W 16.12 ft. to a point in the line of "Tract 3", thence with said "Tract 3" line N 83-43-46 E 120.06 ft., thence leaving said "Tract 3" line S 06-16-01 E 8.49 ft., thence N 83-44-36 E 218.60 ft. to said western terminus of Harnett Street, thence with said western terminus S 06-14-54 E 45.00 ft. to the point of beginning.

All bearings are N.C. Grid NAD 1983


Jonathan L. Wayne PLS 3391



PRIVATE ACCESS EASEMENT MAP FOR NORTHERN RIVERFRONT MARINA AND HOTEL, LLLP

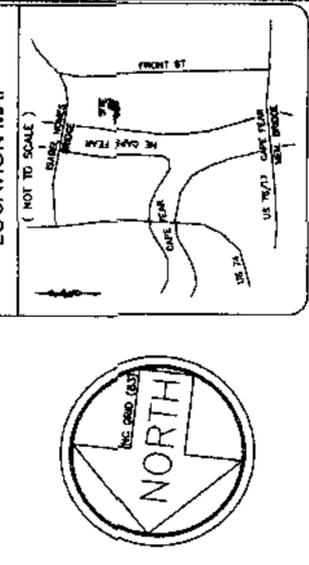
CITY OF WILMINGTON OWNER NORTHERN RIVERFRONT MARINA AND HOTEL LLLP
 NEW HANOVER COUNTY WILMINGTON NC
 NORTH CAROLINA
 DATE JAN 16 2015

RIVER VENTURES LLC
 BK 4632 PG 110

LINE	BEARING	DISTANCE
1	N 74° 13' 00" W	18.24
2	S 74° 13' 00" E	18.24
3	N 83° 41' 43" E	231.85
4	N 83° 41' 43" E	231.85
5	N 83° 41' 43" E	231.85
6	N 83° 41' 43" E	231.85
7	N 83° 41' 43" E	231.85
8	N 83° 41' 43" E	231.85
9	N 83° 41' 43" E	231.85
10	N 83° 41' 43" E	231.85
11	N 83° 41' 43" E	231.85
12	N 83° 41' 43" E	231.85
13	N 83° 41' 43" E	231.85
14	N 83° 41' 43" E	231.85
15	N 83° 41' 43" E	231.85
16	N 83° 41' 43" E	231.85
17	N 83° 41' 43" E	231.85
18	N 83° 41' 43" E	231.85
19	N 83° 41' 43" E	231.85
20	N 83° 41' 43" E	231.85

CURVE	BEARINGS	ARC LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	S 17° 20' 50" W	18.07	N 82° 39' 10" E	172.80	18.07
C2	N 41° 41' 13" E	106.48	N 106° 48' 11" E	76.06	106.48
C3	S 62° 33' 33" E	27.96	N 27° 26' 27" W	14.83	27.96
C4	N 18° 24' 42" E	52.71	N 52° 71' 17" E	17.85	52.71
C5	S 42° 32' 48" E	62.71	N 47° 27' 12" W	17.85	62.71
C6	N 65° 52' 49" W	100.15	N 100° 15' 00" W	5.97	100.15
C7	N 81° 24' 06" E	87.47	N 87° 47' 00" E	12.43	87.47
C8	N 37° 12' 51" E	52.47	N 52° 47' 00" E	32.75	52.47
C9	N 37° 33' 09" W	42.06	N 42° 06' 00" W	27.75	42.06
C10	N 56° 39' 22" W	35.07	N 56° 39' 22" W	2.73	35.07
C11	N 35° 39' 22" W	35.07	N 35° 39' 22" W	2.73	35.07
C12	N 35° 39' 22" W	35.07	N 35° 39' 22" W	2.73	35.07

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS



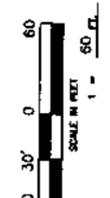
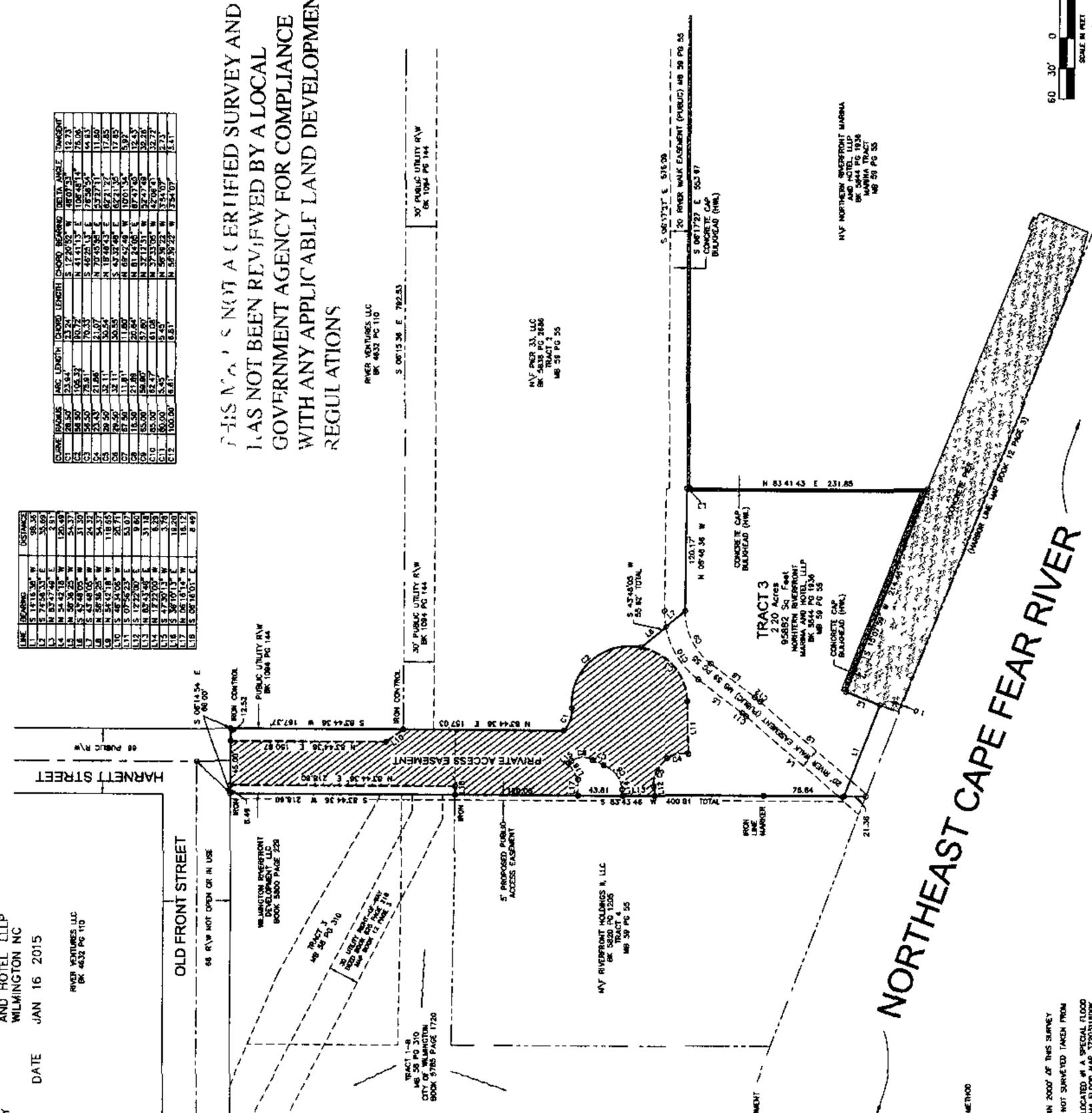
CERTIFICATE OF ACCURACY AND MAPPING
 I, JONATHAN L. WAYNE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION (DEED DESCRIPTION RECORDED AS BK 5348 PG 641) AND THAT THE BOUNDARIES SHOWN THEREON ARE CLEARLY INDICATED AS NOTED THEREON. THE BOUNDARIES SHOWN ON THIS MAP WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF G.S. 47-30 AS AMENDED WITHIN THE ORIGINAL SURVEY LICENSE NUMBER AND SEAL THIS _____ DAY OF _____ 2015, A.D.
 JONATHAN L. WAYNE PLS L-3391

THIS MAP IS AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
 WITNESSES BY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ A.D.
 JONATHAN L. WAYNE PLS L-3391

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, (WE) HEREBY CERTIFY THAT I, (AM, WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I, (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, PARKS AND OTHER SITES TO THE PUBLIC OR PRIVATE USE AS NOTED. I, (WE) HEREBY DEDICATE EASEMENTS TO CAPTURE PRIVATE USE AS NOTED. I, (WE) HEREBY DEDICATE EASEMENTS TO WATER AND SEWER LINES AND APPURTENANCES. I, (WE) HEREBY CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATING JURISDICTION OF THE CITY OF WILMINGTON NORTH CAROLINA.
 DATE _____
 OWNER _____

STATE OF NORTH CAROLINA
 COUNTY OF _____
 REVIEW OFFICER OF _____ COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING
 DATE _____ REVIEW OFFICER _____
 CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
 NORTH CAROLINA COUNTY _____ NOTARY PUBLIC IS THE FOREGOING CERTIFICATE OF _____ DAY OF 2014 AT _____ O'CLOCK _____ AND DULY RECORDED IN MAP BOOK _____ PAGE _____ 61

HANOVER DESIGN SERVICES, PA
 LAND SURVEYORS ENGINEERS LAND PLANNERS
 1123 FLORAL PARKWAY
 WILMINGTON N.C. 28403
 PHONE (910) 343-8802
 FAX (910) 343-9841
 PRM CERTIFICATE C-0587



SURVEY REFERENCE:
 BK 5105 PG 729
 BK 5348 PG 641
 BK 5377 PG 354
 BK 54 PG 5
 OTHERS NOTED ON MAP

- LEGEND:**
 ELP = EXISTING IRON PIPE
 E1 = EXISTING IRON
 E.C.M = EXISTING CONCRETE MONUMENT
 R/W = RIGHT OF WAY
 H.W. = HIGH WATER LINE
 PROPERTY LINE
 ABANDONED TRACT LINE
 CENTERLINE
 EASEMENT
 COMPUTED PROPERTY LINE
 ACCESS EASEMENT

- NOTES:**
 1. AREA COMPUTED BY COORDINATE METHOD
 2. ALL DISTANCES ARE HORIZONTAL
 3. FOR REFERENCE SEE AS NOTED
 4. SURVEYED OCT 2013
 5. 16.46 ACRES TOTAL AREA
 6. NO OLD MONUMENTS FOUND WITHIN 2000' OF THIS SURVEY
 7. LINES FROM POINT A - POINT B, NOT SURVEYED TAKEN FROM MAP BOOK 57 PAGE 304
 8. PORTIONS OF THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP 37825100M, DATE 08-02-02. BASE FLOOD ELEVATION 9.0'



TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 01/28/2015 04:36:48 PM

Book: RE 5864 Page: 2298-2304

Document No.: 2015002286

7 PGS \$26.00

Recorder: JOHNSON, CAROLYN

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

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