NEW HANOVER COUNTY NORTH CAROLINA

I, MARC F. GLENN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION SHOWN AS RECORDED IN DEED BOOK SEE BELOW; PAGE); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS SHOWN, PAGE ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS 3RD DAY OF MAY, A.D., 2013.

PRELIMINARY

MARC F. GLENN N.C. PLS NO. L-4308

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

NOTES:

1.) ONLY ONE NCGS MONUMENT FOUND WITHIN 2000'. GRID BEARING COULD NOT BE OBTAINED.
2.) THIS PROPERTY IS LOCATED IN ZONE X - FEMA FIRM PANEL 3720314G J DATED APRIL 3, 2006
3.) AREA CALCULATED BY COORDINATE METHOD.
4.) #5 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5.) THERE ARE NO 404 WETLANDS ON THE PROPERTY.
6.) AREA OF SITE IS 3.19 ACRES.

PROPERTY LEGAL REFERENCE

DEED BOOK 5635 PAGE 2707
DEED BOOK 5455 PAGE 1861

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

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) OWN FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. I (WE) HEREBY DEDICATE EASEMENTS TO THE CAPE FEAR PUBLIC UTILITY AUTHORITY OVERALL PUBLIC AND PRIVATE STREETS FOR WATER AND SEWER LINES AND APPURTENANCES. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE PLATTING JURISDICTION OF THE CITY OF WILMINGTON.

DATE SIGNATURE OF OWNER(S)

CERTIFICATE OF DISCLOSURE FOR PRIVATE DEVELOPMENTS

I (WE) ACKNOWLEDGE THAT 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 CONTRACTION 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 STREET(S) WILL NOT BE CONSTRUCTED TO MINIMUM STANDARDS SUFFICIENT TO ALLOW THEIR INCLUSION ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.

DATE SIGNATURE OF OWNER(S)

OWNER OF RECORD
TONBO MEADOW LLC.
P.O. BOX 221
WRIGHTSVILLE BEACH, NC 28480

CERTIFICATE OF APPROVAL BY THE CITY OF WILMINGTON SUBDIVISION REVIEW BOARD

THE CITY OF WILMINGTON, SUBDIVISION REVIEW BOARD, HEREBY APPROVES FOR RECORDATION THE FINAL PLAT FOR TONBO SUBDIVISION PROVIDED THAT SAID FINAL PLAT IS RECORDED WITHIN NINETY (90) DAYS.

CHAIRMAN, SUBDIVISION REVIEW BOARD

DATE

CAPE FEAR PUBLIC UTILITY AUTHORITY

I, , REVIEW OFFICER FOR CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NC, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS AS FOR BY ORDINANCES WITH REGARDS TO UTILITY SERVICES AND EASEMENTS.

REVIEW OFFICER

TITLE

DATE

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS

FILED FOR REGISTRATION ON THE ___ DAY OF _____ AT AM/PM, AND DULY RECORDED IN MAP BOOK ___ AT PAGE __.

REGISTER OF DEEDS

REVIEW OFFICER

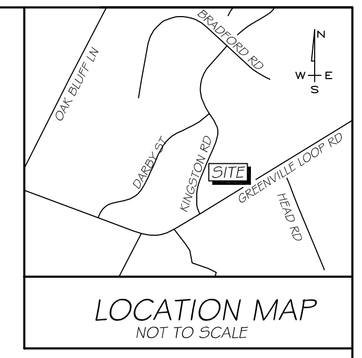
STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER
CITY OF WILMINGTON

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

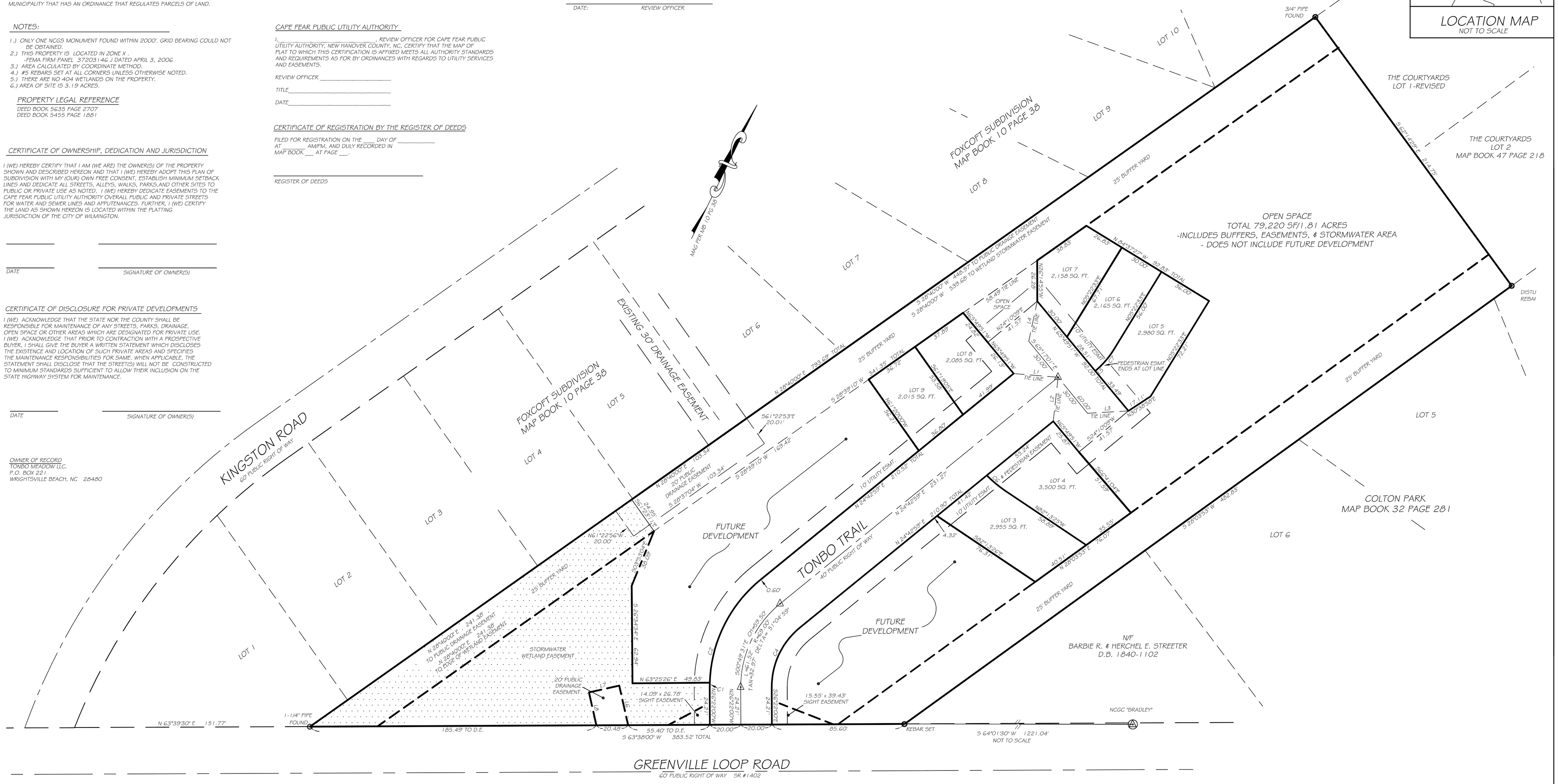
DATE: REVIEW OFFICER

LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°40'02"W	28.82'
L2	S19°46'01"E	28.54'
L3	N60°31'11"E	26.45'
L4	N14°03'40"W	26.39'
L5	N21°59'58"E	4.13'
L6	N38°45'03"W	26.15'
L7	S51°14'57"W	20.00'
L8	S38°45'03"E	21.76'

CURVE TABLE					
CURVE	CHORD BRNG	CHORD	RADIUS	LENGTH	DELTA
C1	S25°24'37"E	2.97'	89.00'	2.97'	1°54'46"
C2	S11°43'36"E	39.22'	89.00'	39.54'	25°27'16"
C3	S12°51'30"W	36.58'	89.00'	36.84'	23°42'57"
C4	S00°49'31"E	42.25'	49.00'	43.69'	51°04'59"
C6	S77°26'42"E	19.46'	78.92'	19.51'	14°09'48"



LOCATION MAP
NOT TO SCALE



LEGEND

O = EXISTING IRON PIPE
△ = MAGNAIL SET (CONTROL CORNERS) SET POST PAVING
D.E. = DRAINAGE EASEMENT

SETBACK INFORMATION

SETBACKS
FRONT 30'
SIDE 10'
REAR 25'
CORNER 15'

MAXIMUM BUILT UPON AREA PER LOT IS 1728 SQ. FT. (INCLUDING DRIVEWAYS)

POLARIS SURVEYING, PLLC
2122 EAST BEDFORD ROAD
WILMINGTON, NC 28411
PH (910)-616-4210
FAX (910)319-7325 FIRM LIC# 0756

SUBDIVISION PLAT OF
TONBO MEADOW PHASE ONE
CITY OF WILMINGTON
WILMINGTON TOWNSHIP NEW HANOVER COUNTY, N.C.

MAY 3, 2013

30 0 15 30 60
1 INCH = 30 FEET