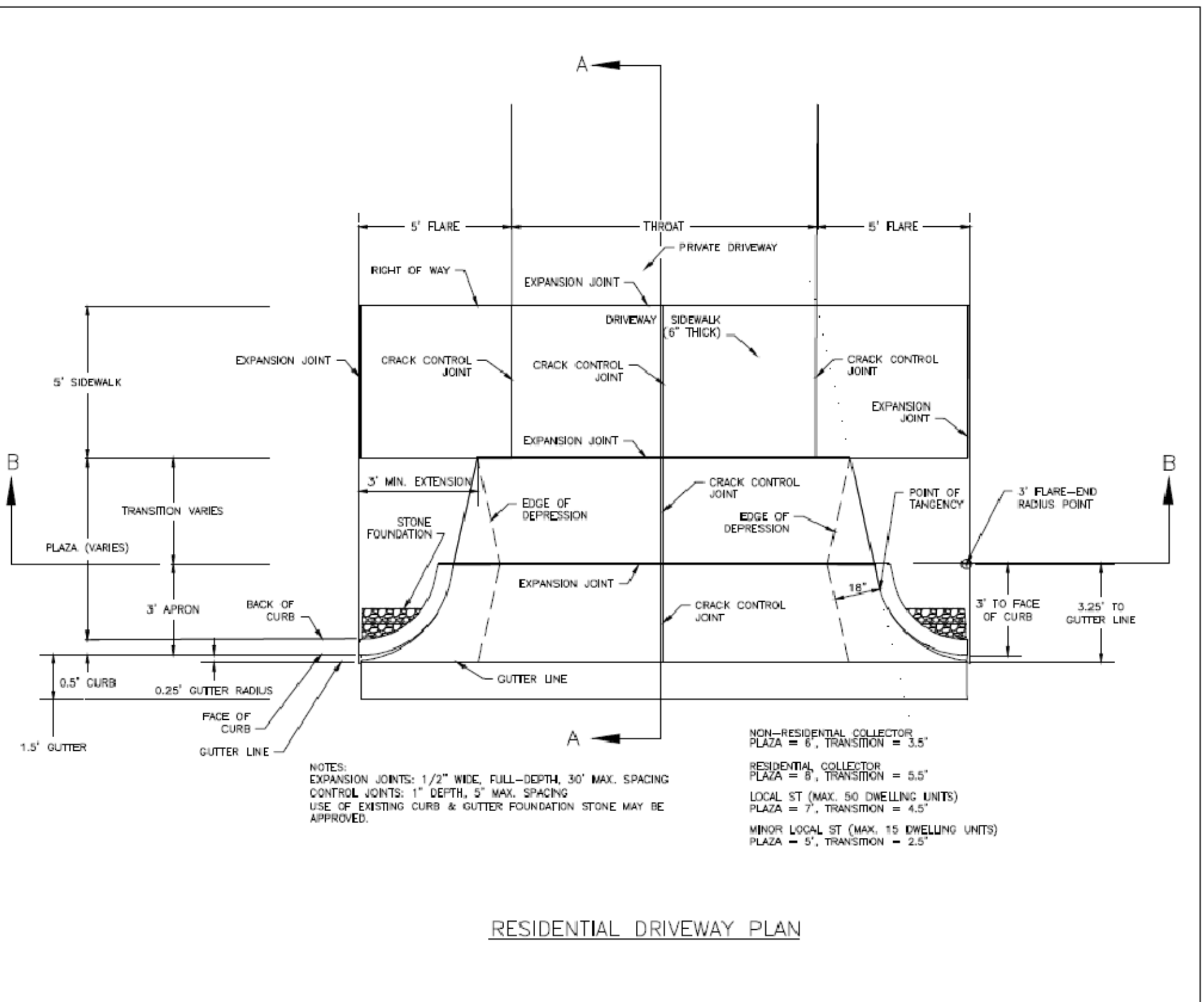


DATE: FEB. 14, 2017
 DRAWN BY: JNR
 CHECKED BY: D.E.C./J.E.
 SCALE: NOT TO SCALE

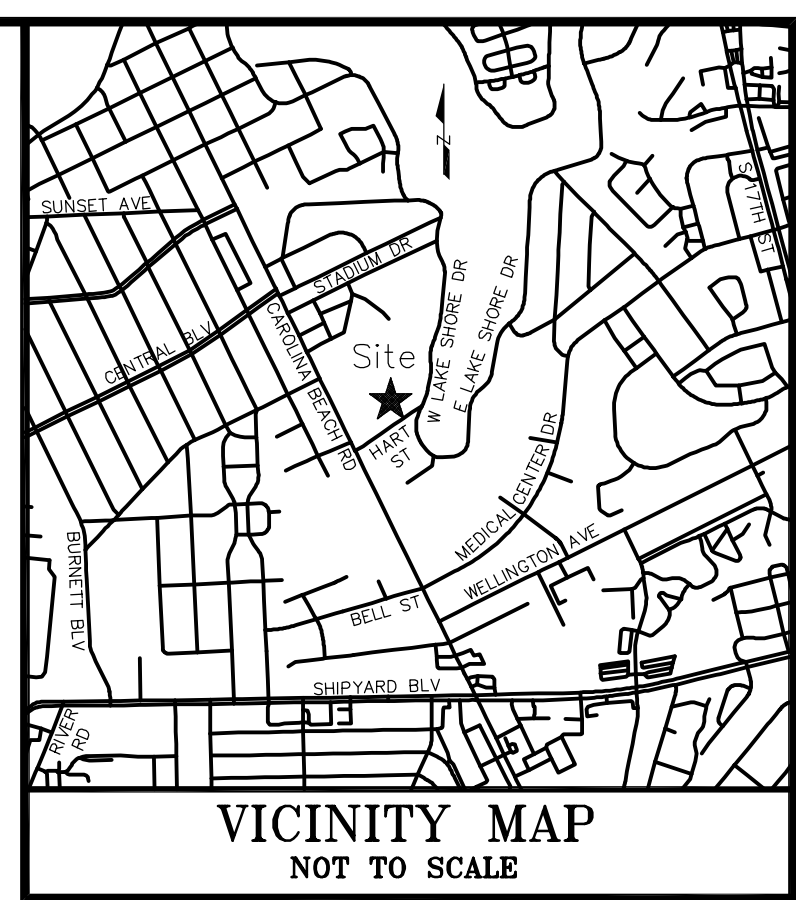
STANDARD DETAIL
RESIDENTIAL DRIVEWAY PLAN
 (VERTICAL CURB)
 1 OF 2

WILMINGTON
 CITY OF WILMINGTON ENGINEERING
 1100 ROCK HILL RD.
 WILMINGTON, NC 28402
 (910) 341-7807
 SD 3-03.1



Lot 9
 Pine Crest Terrace
 MB 246 Pg 294

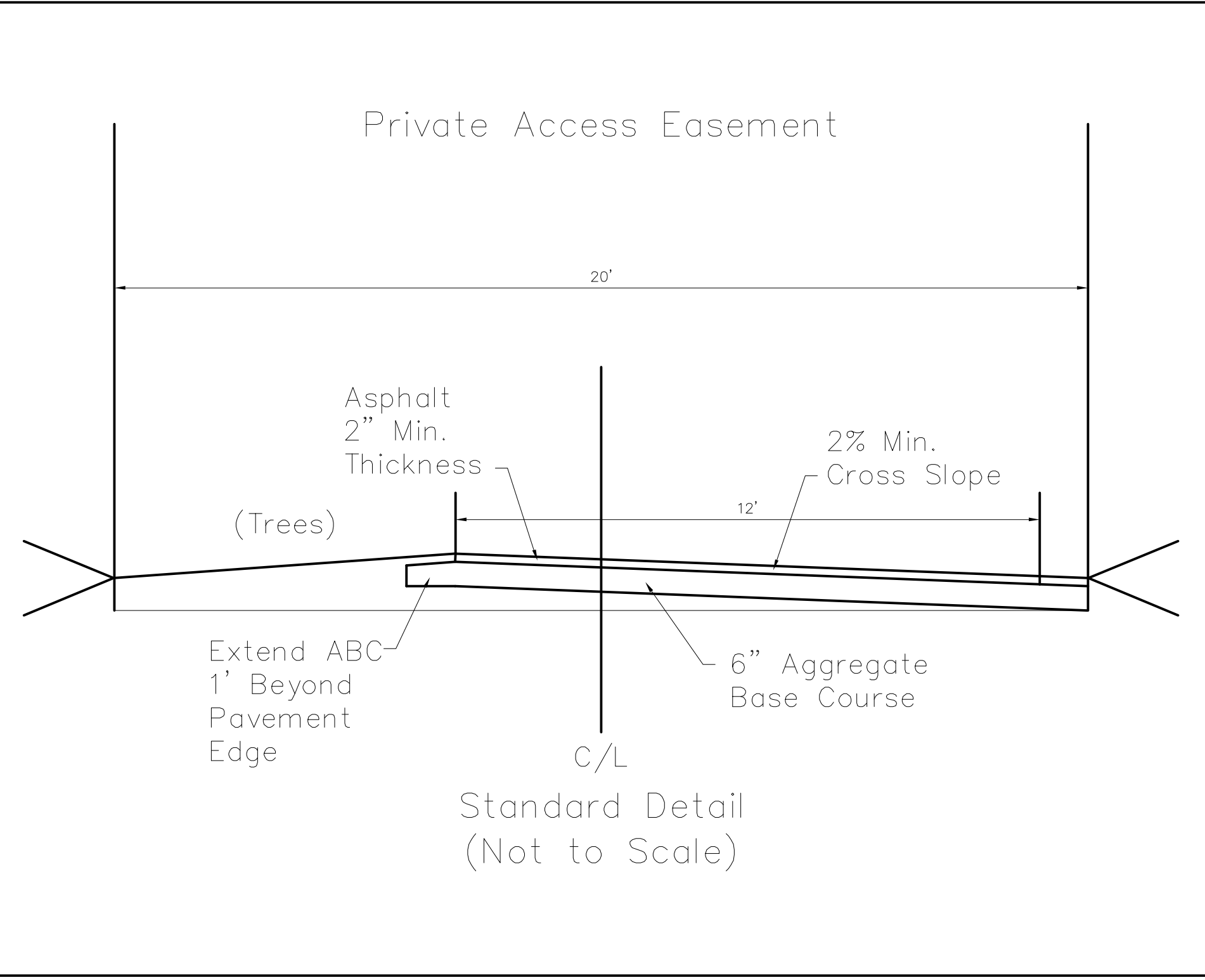
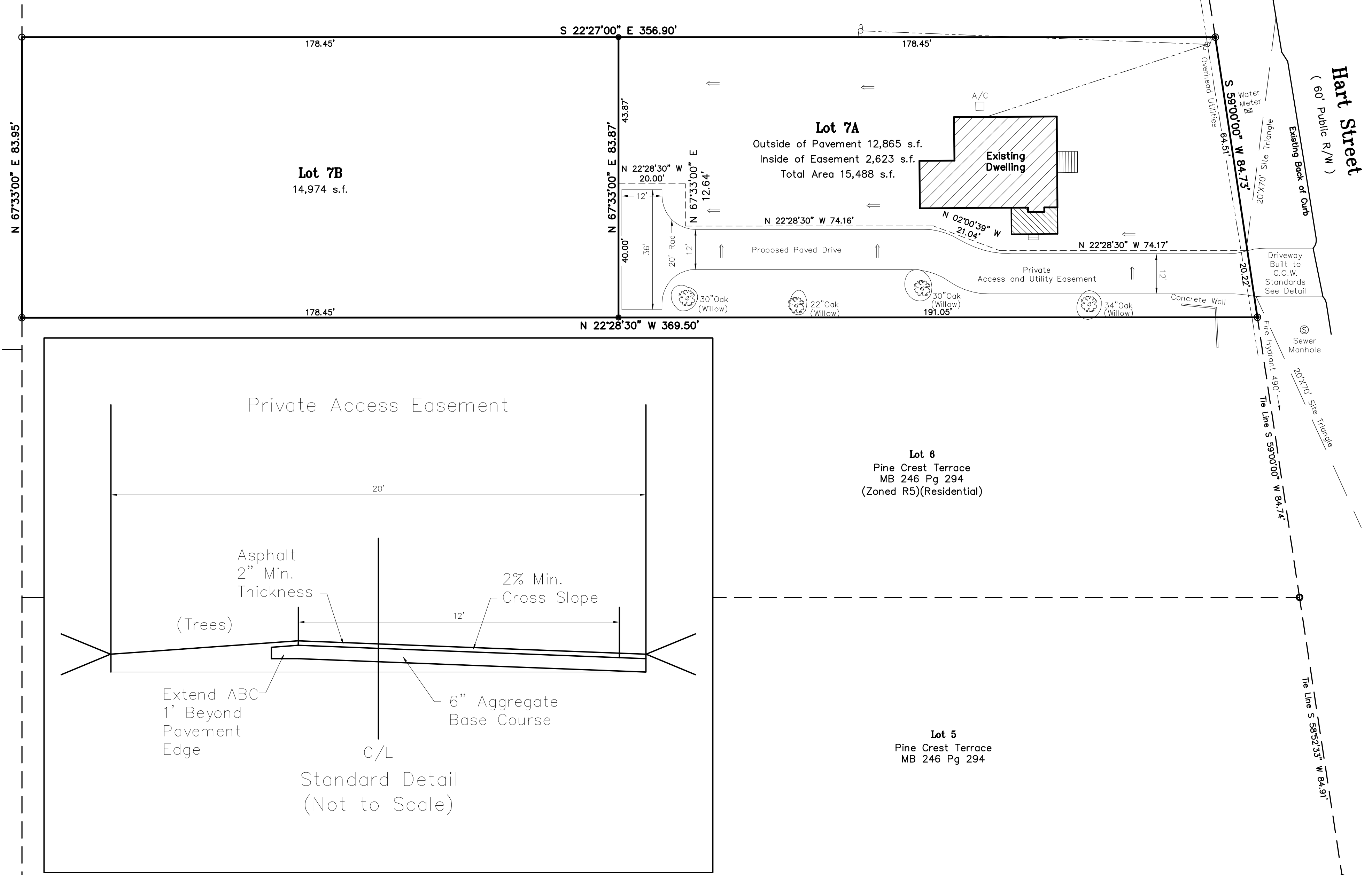
Lot 8
 Pine Crest Terrace
 MB 246 Pg 294
 (Zoned R5)(Residential)



Legend:
 ○ Existing Iron Pipe
 ⊙ Existing Iron Rod
 ⊕ Existing Iron Spike
 ● New Iron Pipe
 ← Drainage Easement

- NOTES:
- 1) Boundary referenced to Deed Book 6461, Page 251, Map Book 246, Page 294, references as shown, and existing field conditions.
 - 2) This property is not located within a Flood Hazard Area.
 - 3) Area computed by coordinate method.
 - 4) Lot 7B will be required to connect to Cape Fear Utility Authority's water and sewer system at the time of building permit. Well and septic will not be permitted.
 - 5) This property is Zoned R5.
 - 6) No trees will be removed for this subdivision.
 - 7) No certificate of occupancy will be issued for lot 7B unless the private access and utility easement is constructed to City Standards by the applicant and inspected by the City.
 - 8) Landscaping or parking cannot block or impede fire hydrants. A 3-foot clear space shall always be maintained around the circumference of hydrants.
 - 9) Additional fire protection and/or accessibility requirements may be required due to any special circumstances concerning the project.
 - 10) This subdivision is exempt per NCGS 1600-802.
 - 11) There are no street signs or street markings in front of these parcels.
 - 12) No parking spaces, fences, walls, posts, lights, shrubs, trees, or other type of obstructions not specifically exempted shall be permitted in the space between 30 inches above ground and 10 feet above ground level within a triangular sight distance.
 - 13) Any required installation or relocation of traffic signs/pavement markings in the responsibility of the project developer.
 - 14) All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
 - 15) All signs and pavement markings in areas open to public traffic are to meet MUTCD standards.
 - 16) All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
 - 17) 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. Proposed street names must be approved prior to installation of street name signs.
 - 18) Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.

City of Wilmington
 DB 606 Pg 11
 (Zoned CB)(Stadium)



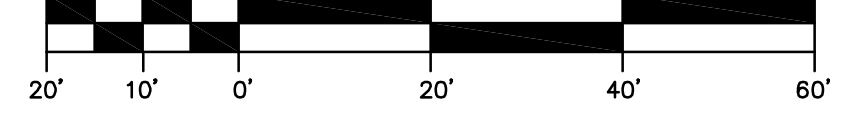
Preliminary
 For Review Purposes Only
 Not for recordation,
 conveyances, or sales

PRELIMINARY PLAN
 FOR
Pine Crest Terrace

605 & 607 Hart Street
 Lot 7, Pine Crest Terrace
 Wilmington Township, New Hanover County
 North Carolina

July 26, 2022

BAR SCALE 1" = 20'



Talbot Land Surveying, P.C.

170 Lafayette Street
 Wilmington, North Carolina 28411
 Firm License C-2722
 Phone: (910) 270-9824

CERTIFICATE OF ACCURACY & MAPPING

I, Paul D. Talbot, do certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions as referenced); that the boundaries not surveyed are clearly indicated; 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 26th day of July, A.D., 2022.

This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Preliminary
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conveyances, or sales

Paul D. Talbot P.L.S. L-4099

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 others to public or private use as noted. I (we) hereby dedicate easements to the Cape Fear Public Utility Authority over all 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, North Carolina.

Owner _____

Date _____

CERTIFICATE OF APPROVAL BY THE CITY OF WILMINGTON:

The City of Wilmington hereby approves for recordation the final plat for Pine Crest Terrace subdivision provided that said final plat is recorded within ninety (90) days.

Planning Director _____

Date _____

Lot 9
Pine Crest Terrace
MB 246 Pg 294

REVIEW OFFICER CERTIFICATE

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.

Review Officer _____

Date _____

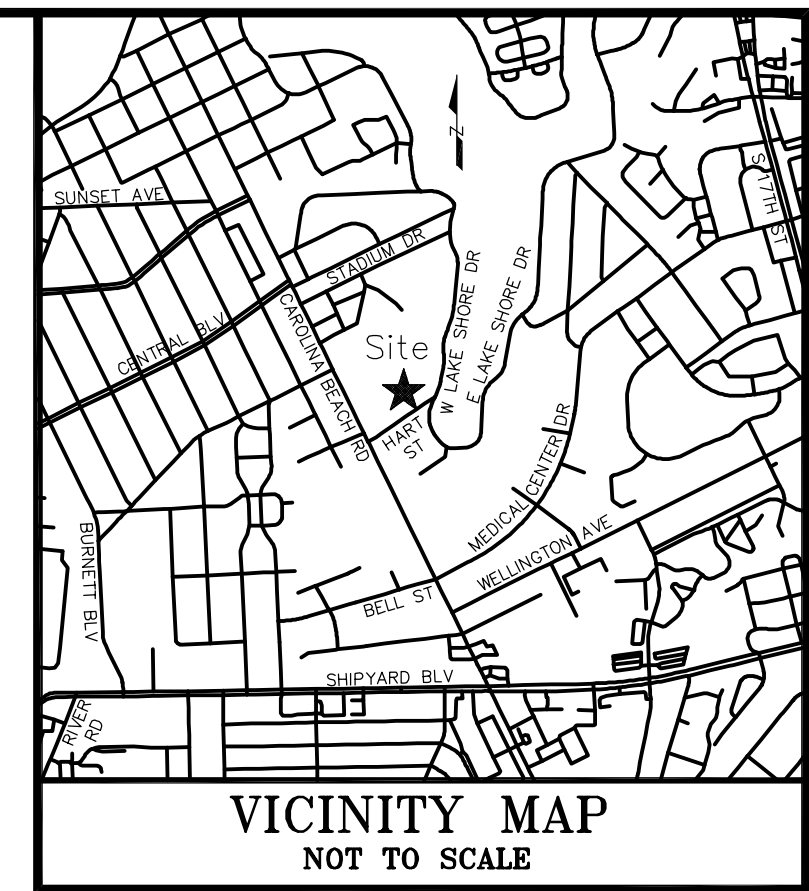
CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS

STATE OF NORTH CAROLINA
NEW HANOVER COUNTY

Filed for registration on the _____ day of _____, 2022 at _____ O'clock, _____ a.m. and duly recorded in Map Book _____ at Page _____.

Register of Deeds _____

BY: _____
Deputy / Assistant

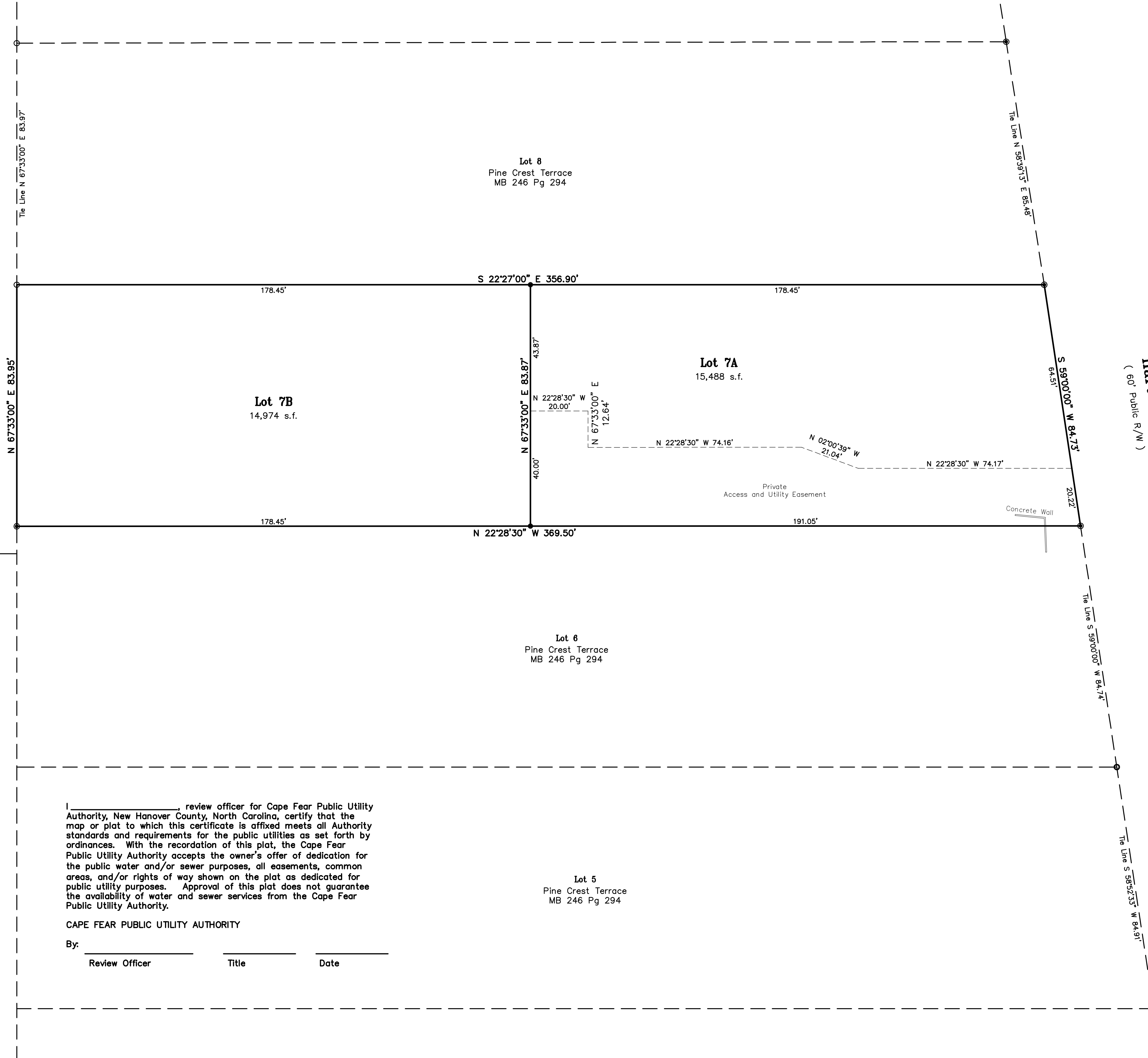


- Legend:
 ○ Existing Iron Pipe
 ⊙ Existing Iron Rod
 ⊖ Existing Iron Spike
 ● New Iron Pipe

NOTES:

- 1) Boundary referenced to Deed Book 6461, Page 251, Map Book 246, Page 294, references as shown, and existing field conditions.
- 2) This property is not located within a Flood Hazard Area.
- 3) Area computed by coordinate method.
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- 5) This property is Zoned R5.
- 6) No trees will be removed for this subdivision.
- 7) No certificate of occupancy will be issued for lot 7B unless the private access and utility easement is constructed to City Standards by the applicant and inspected by the City.
- 8) This subdivision is exempt per NCGS 160D-802.

City of Wilmington
DB 606 Pg 11



State of North Carolina
DB 474 Pg 591

I, _____, review officer for Cape Fear Public Utility Authority, New Hanover County, North Carolina, certify that the map or plat to which this certificate is affixed meets all Authority standards and requirements for the public utilities as set forth by ordinances. With the recordation of this plat, the Cape Fear Public Utility Authority accepts the owner's offer of dedication for the public water and/or sewer purposes, all easements, common areas, and/or rights of way shown on the plat as dedicated for public utility purposes. Approval of this plat does not guarantee the availability of water and sewer services from the Cape Fear Public Utility Authority.

CAPE FEAR PUBLIC UTILITY AUTHORITY

By: _____
Review Officer Title Date

Lot 5
Pine Crest Terrace
MB 246 Pg 294

Lot 6
Pine Crest Terrace
MB 246 Pg 294

Lot 8
Pine Crest Terrace
MB 246 Pg 294

Lot 7A
15,488 s.f.

Lot 7B
14,974 s.f.

Preliminary
For Review Purposes Only
Not for recordation,
conveyances, or sales

PLAT FOR
Pine Crest Terrace
607 Hart Street
Lot 7, Pine Crest Terrace
Wilmington Township, New Hanover County
North Carolina

July 26, 2022

BAR SCALE 1" = 20'



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