

CAPE FEAR PUBLIC UTILITY AUTHORITY:
 I, _____ REVIEW OFFICER FOR
 THE CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NORTH CAROLINA, CERTIFY
 THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
 AUTHORITY STANDARDS AND REQUIREMENTS FOR THE PUBLIC UTILITIES AS SET FORTH BY
 ORDINANCES. WITH THE RECORDATION OF THIS PLAT, 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 RIGHT-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

THE PREMISES SURVEYED IS NOT WITHIN A FLOOD HAZARD AREA (ZONE "X") ACCORDING
 TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WILMINGTON, NEW HANOVER
 COUNTY (COMMUNITY PANEL No. 370171 3136 K, EFFECTIVE DATE AUGUST 28, 2018).

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 TO PUBLIC OR PRIVATE USE AS NOTED. I (WE) HEREBY DEDICATE 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 WITHIN THE PLATTING JURISDICTION OF THE CITY OF WILMINGTON,
 NORTH CAROLINA.

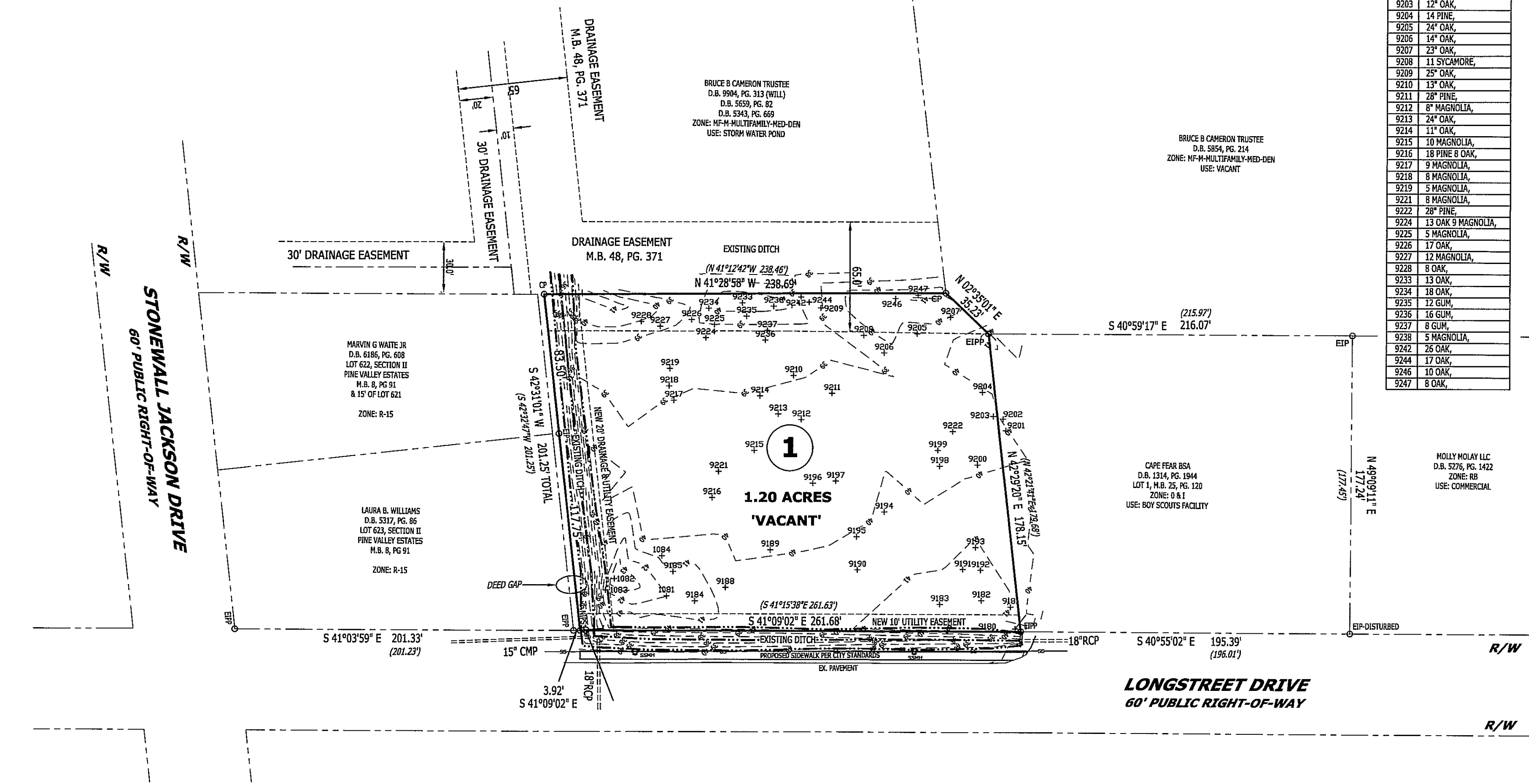
SIGNATURE OF OWNER(S) DATE

Point	Description
1081	18 PINE
1082	24 PINE
1083	8 OAK
1084	24 PINE
9180	9 CEDAR,
9181	18 PINE,
9182	18 PINE,
9183	16 PINE,
9184	18 PINE,
9185	10 MAGNOLIA,
9188	9 MAGNOLIA,
9189	8" OAK,
9190	22" PINE,
9191	16" PINE,
9192	10" OAK,
9193	15" OAK,
9194	12" OAK,
9195	13" PINE,
9196	12 5 MAGNOLIA,
9197	5 MAGNOLIA,
9198	8" OAK,
9199	10" OAK,
9200	20" PINE,
9201	16" OAK,
9202	8" OAK,
9203	12" OAK,
9204	14 PINE,
9205	24" OAK,
9206	14" OAK,
9207	23" OAK,
9208	11 SYCAMORE,
9209	25" OAK,
9210	13" OAK,
9211	28" PINE,
9212	8" MAGNOLIA,
9213	24" OAK,
9214	11" OAK,
9215	10 MAGNOLIA,
9216	18 PINE 8 OAK,
9217	9 MAGNOLIA,
9218	8 MAGNOLIA,
9219	5 MAGNOLIA,
9221	8 MAGNOLIA,
9222	28" PINE,
9224	13 OAK 9 MAGNOLIA,
9225	5 MAGNOLIA,
9226	17 OAK,
9227	12 MAGNOLIA,
9228	8 OAK,
9233	13 OAK,
9234	18 OAK,
9235	12 GUM,
9236	16 GUM,
9237	8 GUM,
9238	5 MAGNOLIA,
9242	26 OAK,
9244	17 OAK,
9246	10 OAK,
9247	8 OAK,

LEGEND

—————	PROPERTY LINE
-----	LINE NOT SURVEYED
-----	CENTER LINE
-----	RIGHT OF WAY (R/W or ROW)
-----	EASEMENT
45	EX. CONTOURS
CH	CHORD
CP	COMPUTED POINT
DB, PG	DEED BOOK, PAGE
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
MB, PG	MAP BOOK, PAGE
MNS	MAG NAIL SET
NAD	NORTH AMERICAN DATUM
NIPS	NEW IRON PIPE SET
R	RADIUS
()'s	DEED/MAP CALL

- NOTES:**
1. PARCEL ID: R06117-011-016-000.
 2. ALL DISTANCES ARE HORIZONTAL GROUND IN FEET UNLESS OTHERWISE NOTED.
 3. ZONING: MIXED USE PER CITY ZONING MAP.
 4. BOUNDARY AREA: 1.20 ACRES
 5. AREA COMPUTED BY COORDINATED METHOD.
 6. PROPERTY IS SUBJECT TO ALL ZONING AND PLANNING REGULATIONS OF THE CITY OF WILMINGTON, NC.
 7. MINIMUM BUILDING SETBACKS: MF-M FRONT= 25' SIDE = 0' (20' IF ABUTTING RESIDENTIAL AREA) REAR= 15' (20' IF ABUTTING RESIDENTIAL AREA) CORNER SIDE = 25', MAX. HEIGHT = 35' (SEE SEC 18-195 OF CODE) MAXIMUM COVERAGE = 40%.
 8. THIS MAP WAS DRAWN WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. THE OWNERSHIP INFORMATION WAS OBTAINED FROM THE TAX RECORDS OF THE COUNTY REGISTRY.
 9. NO NCGS MONUMENT WITHIN 2000' OF SITE.
 10. NUMBER OF LOTS = 1.
 11. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY. DATUM: NAVD '88.



I, STEVEN L. BUJE, CERTIFY:
 THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN
 THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN
 ORDINANCE THAT REGULATES PARCELS OF LAND;
 I, STEVEN L. BUJE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER
 MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
 SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
 INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE TITLE
 REFERENCES); THAT THE RATIO OF PRECISION OR POSITIONAL
 ACCURACY 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
 24th DAY OF FEBRUARY, 2021.

for review only

STEVEN L. BUJE, PLS L-3402



CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
 NEW HANOVER COUNTY
 NORTH CAROLINA
 FILED FOR REGISTRATION ON THE _____ DAY OF FEBRUARY,
 2021 AT _____ A.M./P.M. AND DULY RECORDED IN MAP BOOK _____
 AT PAGE _____

TAMMY BEASLEY PIVER
 REGISTER OF DEEDS
 REVIEW OFFICER CERTIFICATE
 I, _____ REVIEW OFFICER OF NEW HANOVER
 COUNTY, N.C. CERTIFY THAT THE MAP TO
 WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL
 STATUTORY REQUIREMENTS FOR RECORDING.
 DATE _____ MAP REVIEW OFFICER _____

PORT CITY
 LAND SURVEYING, PLLC
 FIRM LICENSE No. P-1493
 1144 SHIPYARD BOULEVARD
 WILMINGTON, NORTH CAROLINA 28412
 (910) 791-0080

SURVEY REFERENCES:
 D.B. 5854, PG. 214,
 D.B. 9904, PG. 313 (WILL),
 D.B. 5659, PG. 82,
 D.B. 5343, PG. 669,
 D.B. 1314, PG. 1944,
 M.B. 25, PG. 120,
 M.B. 8, PG. 91,
 M.B. 57, PG. 3,
 NEW HANOVER COUNTY REGISTRY.

OWNERS:
 DRY POND PARTNERS, LLC
 P.O. BOX 3649
 WILMINGTON, NC 28406

for review only

MINOR PRELIMINARY PLAN
 FOR
LONGSTREET PLACE
 LONG STREET DRIVE
 WILMINGTON TOWNSHIP
 NEW HANOVER COUNTY, NORTH CAROLINA 28412
 SCALE 1" = 50' DATE: FEBRUARY 24, 2021

CAD: SLB
 PROJECT: 20-0150