

1. Bernice S. Johnson 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 RECORDEDATION 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.

BY: [Signature] Senior Project  
REVIEW OFFICER Manager  
TITLE

June 8, 2021  
DATE

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

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.

NOTWITHSTANDING NEW HANOVER COUNTY APPROVAL OF THIS PLAT, LOTS SHOWN ON SAID PLAT MAY NOT RECEIVE HEALTH DEPARTMENT APPROVAL FOR ON SITE SEWAGE DISPOSAL SYSTEMS, NOR FOR INDIVIDUAL WATER SUPPLY SYSTEMS, NOR DOES SUCH APPROVAL GUARANTEE THE AVAILABILITY OF WATER OR SEWER SERVICES FROM THE CAPE FEAR PUBLIC UTILITY AUTHORITY.

FILED FOR REGISTRATION ON THE \_\_\_\_\_ DAY OF  
 \_\_\_\_\_ 2020 AT \_\_\_\_\_, AND DULY  
 RECORDED IN MAP BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION AS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION, AS CALCULATED BY LATITUDES AND DEPARTURES, IS 1:10,004-; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30 DAY OF JUNE, 2021.

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

MILES O. McCALL, III - PROFESSIONAL LAND SURVEYOR (#L-3518)

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 04°20'56" W | 1.52'    |
| L2         | N 85°39'04" E | 64.77'   |
| L3         | N 57°39'08" E | 15.22'   |
| L4         | N 18°01'11" E | 16.59'   |
| L5         | N 13°09'41" W | 12.20'   |
| L6         | S 72°11'31" W | 12.14'   |
| L7         | S 41°24'05" W | 16.61'   |
| L8         | S 32°20'52" E | 17.48'   |
| L9         | N 85°39'04" E | 33.87'   |
| L10        | S 04°20'56" E | 1.52'    |

PARCEL I.D.  
R05619-005-005-000

PARCEL I.D.  
R05619-005-003-000

LOT 2  
8,377 S.F.  
(0.19 Ac.)

**LOT 3**  
5,138 S.F.  
(0.12 Ac.)

**LOT 4**  
5,138 S.F.  
(0.12 Ac.)

LOT 5  
5,138 S.F.  
(0.12 Ac.)

**LOT 6**  
5,138 S.F.  
(0.12 Ac.)

**PASSIVE  
OPEN SPACE/  
COMMON AREA**  
10,174 S.F.  
(0.23 Acs.)

ACTIVE  
EN SPACE / COMMON AREA  
3.989 S.F. (0.09 Ac.)

|                                 |                         |
|---------------------------------|-------------------------|
| EIP● EXISTING IRON PIPE         | ○ REBAR SET             |
| EIR● EXISTING IRON ROD          | □ CONCRETE MONUMENT SET |
| ECM■ EXISTING CONCRETE MONUMENT | △ MAG NAIL SET          |
| EMN▲ EXISTING MAG NAIL          | × COMPUTED POINT        |

\_\_\_\_\_ SURVEYED LINES (BOUNDARY)  
 \_\_\_\_\_ LINES PER RECORD DATA  
 - - - - - LINES NOT SURVEYED (ADJOINERS)  
 - - - - - RIGHT-OF-WAY  
 - - - - - EASEMENT LINES

|     |                    |          |
|-----|--------------------|----------|
| EIP | EXISTING IRON PIPE |          |
| EIR | EXISTING IRON ROD  |          |
| RBS | REBAR SET          |          |
| EMN | EXISTING MAG NAIL  |          |
| ECM | EXISTING CONCRETE  | MONUMENT |
| MB  | MAP BOOK           |          |
| DB  | DEED BOOK          |          |
| PG  | PAGE               |          |

( IN FEET )  
1 inch = 40 ft.

FRONT: 20'  
SIDE: 7'  
REAR: 15'

1. THIS IS A SUBDIVISION PLAT.
2. BEARINGS ARE REFERENCED TO MAP BOOK 45, PAGE 77.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
5. AREA BY COORDINATE GEOMETRY.
6. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
7. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
8. FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X" (MINIMAL FLOOD RISK), PER FEMA FLOOD INSURANCE RATE MAP #3720315700 K, EFFECTIVE DATE AUGUST 28, 2018.
9. COUNTY PARCEL IDENTIFIER #s: R05619-005-007-000, R5619-005-008-000 & R05619-005-009-000.
10. TOTAL SITE AREA: 50,897 SQUARE FEET OR 1.17 ACRES.
11. CURRENT OWNER PER DEED BOOK 6143, PAGE: 2100:  
THREE FEATHERED FRIENDS, LLC  
1601 LIMPKIN COURT  
WILMINGTON, NC 28403
12. ALL LOTS DEPICTED ON THIS PLAT MEET OR EXCEED THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.
13. CITY OF WILMINGTON ZONING FOR SITE: R-5 (CD).

1. Stephen Conway (NAME OF DEVELOPER AND / OR SELLER) HEREBY CERTIFY THAT ALL STREETS, PARKS, OPEN SPACE OR OTHER AREAS DELINEATED HEREON AND DEDICATED FOR PRIVATE USE, AND ALL TRAFFIC MARKINGS AND CONTROL DEVICES SHALL NOT BE THE RESPONSIBILITY OF THE PUBLIC OR THE MUNICIPALITY, ACTING ON BEHALF OF THE PUBLIC, TO MAINTAIN. FURTHER MORE, PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH ANY PROSPECTIVE BUYER, I SHALL PREPARE AND SIGN, AND THE BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN, AN ACKNOWLEDGMENT OR RECEIPT OF A DISCLOSURE STATEMENT. THE DISCLOSURE STATEMENT SHALL FULLY AND COMPLETELY DISCLOSE THE PRIVATE AREAS AND INCLUDE AN EXPLANATION OF THE CONSEQUENCES AND RESPONSIBILITY AS TO THE MAINTENANCE OF PRIVATE AREAS, AND SHALL FULLY AND ACCURATELY DISCLOSE THE PARTY OR PARTIES UPON WHOM THE RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF SUCH PRIVATE AREAS SHALL REST.

Stephen Conway      6-8-21  
 SIGNATURE      DATE  
Stephen Conway  
 DEVELOPER

I (WE), THE UNDERSIGNED, HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 6143, PAGE 2100, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) OWN FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS DRAINAGE- WAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF NEW HANOVER COUNTY, NORTH CAROLINA.

Stephen Comery managing member of 3 Feathered Friends 6-8-21  
 OWNER SIGNATURE DATE  
Stephen Comery  
 OWNER PRINTED NAME

**SITE OWNER:**  
THREE FEATHERED  
FRIENDS, LLC  
1601 LIMPIN COURT  
WILMINGTON, NC 28403

# ATLANTIC COAST SURVEY, PLLC

SEAGATE POINT  
SUBDIVISION

CITY OF WILMINGTON      NEW HANOVER COUNTY      NORTH CAROLINA

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SUBDIVISION PLAT

LICENSE P-0822

PO Box 12588, Wilmington, NC 28405  
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