

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 street, alleys, walks, parks and other site 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 within the planning jurisdiction of the City of Wilmington, North Carolina.

Signature of Owner(s) _____ Date _____

CERTIFICATE OF COMPLIANCE FOR PRIVATE DEVELOPMENTS

I, Barclay Commons Retail, LLC, hereby certify that the streets, parks, open space, or other areas delineated hereon and dedicated to 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. Furthermore, prior to entering into any agreement or any conveyance with any prospective buyer of the subject real estate shall receive and sign, an acknowledgment of 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 the 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.

Signature of Owner(s) _____ Date _____

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

NEW HANOVER COUNTY
NORTH CAROLINA

FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ (A.M./P.M.) AND DULY RECORDED IN MAP BOOK _____ AT PAGE _____

REGISTER OF DEEDS

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
CITY OF WILMINGTON

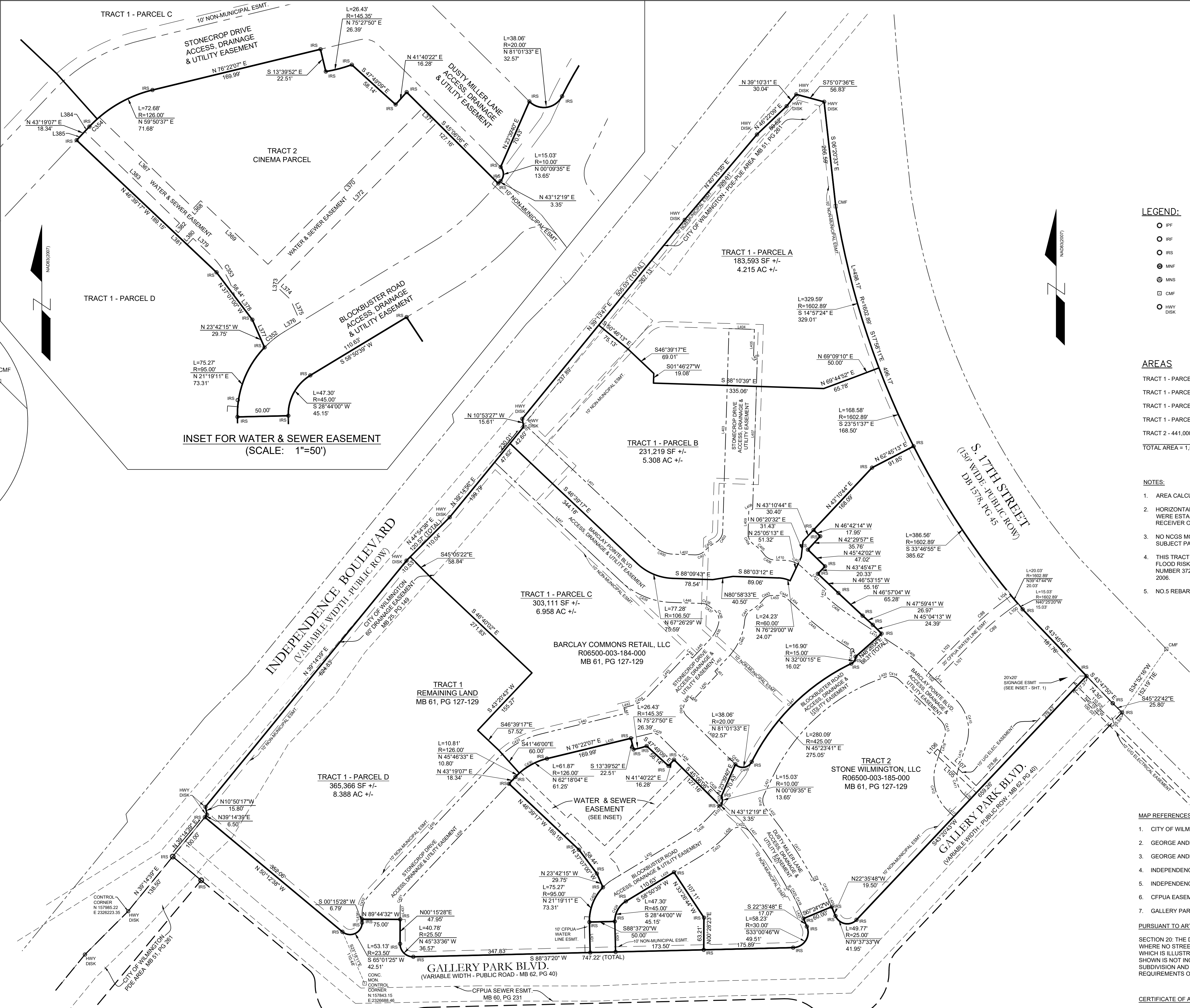
I, _____ REVIEW OFFICER OF THE CITY OF WILMINGTON, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Review Officer _____ Date _____

CAPE FEAR PUBLIC UTILITY AUTHORITY CERTIFICATE

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 recording 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.

Review Officer _____ Title _____ Date _____



- LEGEND:**
- IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - MNF MAGNAIL FOUND
 - MNS MAGNAIL SET
 - CMF CONCRETE MONUMENT FOUND
 - HWY DISK IRON ROD WITH ALUMINUM DISK

AREAS

TRACT 1 - PARCEL A - 183,593± SF OR 4.215± ACRES
 TRACT 1 - PARCEL B - 231,219± SF OR 5.308± ACRES
 TRACT 1 - PARCEL C - 303,111± SF OR 6.958± ACRES
 TRACT 1 - PARCEL D - 365,366± SF OR 8.388± ACRES
 TRACT 2 - 441,000± SQ. FT. OR 10.124± ACRES
 TOTAL AREA = 1,524,289± SQ. FT. OR 34,993± ACRES

- NOTES:**
- AREA CALCULATED BY COORDINATES.
 - HORIZONTAL (NAD83-NRSR2007) AND VERTICAL (NAVD88) DATUM WERE ESTABLISHED UTILIZING A TOPCON HYPERLITE GPS RECEIVER OPERATING IN VRS MODE WITH REPEAT OBSERVATIONS.
 - NO NCGS MONUMENT WAS LOCATED WITHIN 2,000' OF THE SUBJECT PARCEL.
 - THIS TRACT LAYS WITHIN DESIGNATED FLOOD ZONE X (MINIMAL FLOOD RISK), ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720312500, BEARING AN EFFECTIVE DATE OF APRIL 3, 2006.
 - NO S REBAR SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

LINE	BEARING	DISTANCE
L100	N53°16'33"E	28.27'
L101	N44°14'02"E	111.10'
L102	S45°45'58"E	20.00'
L103	S44°14'02"W	111.10'
L104	S33°16'33"W	28.27'
L105	S46°39'17"E	114.35'
L106	S43°20'45"W	104.35'
L107	N46°39'17"W	104.35'

CURVE	ARC	RADIUS	CHORD BEARING	CHORD
C88	80.80'	512.00'	S48°45'18"W	80.72'
C89	77.64'	1492.00'	S48°45'18"W	77.56'

- MAP REFERENCES:**
- CITY OF WILMINGTON - 60' DRAINAGE ESMT. - MB 25, PG 149
 - GEORGE ANDERSON DR. - MB 31, PG 285
 - GEORGE ANDERSON DR. - MB 32, PG 326
 - INDEPENDENCE DR & 17TH ST. - MB 51, PG 261
 - INDEPENDENCE DR & 17TH ST. - MB 52, PG 284
 - CPJUA EASEMENT - MB 60, PG 231
 - GALLERY PARK BOULEVARD - MB 62, PG 40

PURSUANT TO ARTICLE II: DEFINITIONS AND INTERPRETATIONS.

SECTION 20: THE DIVISION OF LAND INTO TEN (10) ACRES WHERE NO STREET RIGHT-OF-WAY DEDICATION IS INVOLVED, WHICH IS ILLUSTRATED ON THIS PLAT, THEN THE DIVISION AS SHOWN IS NOT INCLUDED WITHIN THE DEFINITION OF A SUBDIVISION AND IS THEREFORE EXEMPT TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

CERTIFICATE OF ACCURACY AND MAPPING

I, CHRISTOPHER JAMES GAGNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING). THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:15,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION AND SEAL THIS _____ DAY OF _____ A.D., _____

CHRISTOPHER JAMES GAGNE, PLS LICENSE NO. L-4700

I, CHRISTOPHER JAMES GAGNE, CERTIFY THAT THIS SURVEY IS FOR ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

CHRISTOPHER JAMES GAGNE, PLS LICENSE NO. L-4700

REVISIONS:

CLIENT INFORMATION:
 BARCLAY COMMONS RETAIL, LLC
 111 METROPOLITAN AVE, SUITE 700
 CHARLOTTE, NC 28204

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6760 (F)
 NC License #: C-2846

SUBDIVISION PLAT
 THE POINTE AT BARCLAY
 INDEPENDENCE DR. - 17TH STREET
 CITY OF WILMINGTON
 NEW HANOVER COUNTY, NC

PROJECT STATUS:
 PRELIMINARY LAYOUT
 FINAL DESIGN
 RELEASED FOR CONSTRUCTION

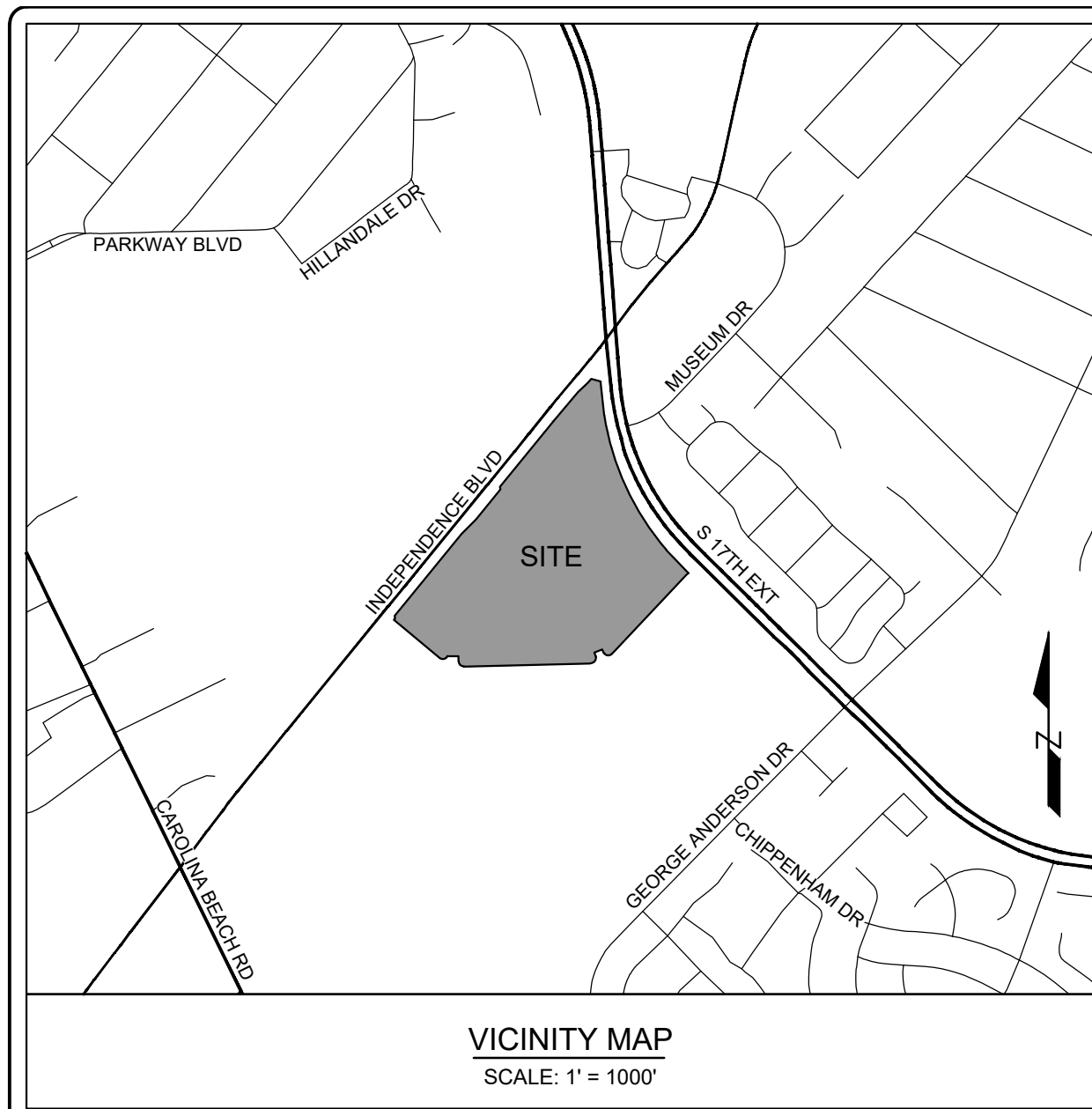
DRAWING INFORMATION:
 DATE: 08/09/18
 SCALE: 1" = 100'
 DRAWN: DJF
 CHECKED: CJC

SEAL:

PRELIMINARY DRAWING
 DO NOT USE FOR CONSTRUCTION, RECORDATION, CONVEYANCES, OR SALES.

1 OF 1

DATE OF SURVEY - 12/23/15
 PEI JOB#: 15207-PE



SITE INFORMATION:

PARCEL ID: R06500-003-184-000 | R06500-003-185-000
 CURRENT ZONING: RB-CD
 PROPOSED USE: MIXED USE
 TOTAL SITE AREA: 34,993 ACRES
 TRACT 1 - PARCEL A = 4.215 Ac | TRACT 1 - PARCEL B = 5.308 Ac | TRACT 1 - PARCEL C = 6.958 Ac
 TRACT 1 - PARCEL D = 8.388 Ac | TRACT 2 = 10.124 Ac

OWNER INFORMATION:
 TRACT 1: BARCLAY COMMONS RETAIL, LLC
 1111 METROPOLITAN AVE, SUITE 700
 CHARLOTTE, NC 28204
 TRACT 2: STONE WILMINGTON, LLC
 5970 FAIRVIEW ROAD, SUITE 600
 CHARLOTTE, NC 28210

FLOOD INFORMATION:
 THIS PARCEL IS LOCATED IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720312500J, DATED APRIL 3, 2006

CAMA LAND USE CLASSIFICATION:
 URBAN
 MB 51 PG 9-13 / MB 51 PG 261 / MB 25 PG 149

SITE TABULATIONS:

- PH I BLDG 1 SF (TRACT 2):	± 54,500 GFA / ± 55,631 SF
- PH I BLDG 2 SF (TRACT 1):	± 9,635 GFA / ± 10,523 SF
- PH I BLDG 3 SF (TRACT 1):	± 9,014 GFA / ± 9,734 SF
- PH I BLDG 4 SF (TRACT 1):	± 7,164 GFA / ± 7,720 SF
- PH I BLDG 9 SF (TRACT 1):	± 6,280 GFA / ± 6,792 SF
- PH I BLDG 10 SF (TRACT 1):	± 9,100 GFA / ± 9,913 SF
- TOTAL BUILDING COVERAGE:	(100,313 SF) / 34,993 AC = 6.6% COVERAGE
- TRACT 1 - PARCEL A:	(0 SF) / 4.215 AC = 0.0% COVERAGE
- TRACT 1 - PARCEL B:	(7,720 SF) / 5.308 AC = 3.3% COVERAGE
- TRACT 1 - PARCEL C:	(36,962 SF) / 8.388 AC = 12.2% COVERAGE
- TRACT 1 - PARCEL D:	(0 SF) / 8.388 AC = 0.0% COVERAGE
- TRACT 2:	(55,631 SF) / 10.124 AC = 12.6% COVERAGE

DIMENSIONAL REQUIREMENTS:

RB - REGIONAL BUSINESS
 - MINIMUM LOT AREA: 1 ACRE
 - MINIMUM LOT WIDTH: 100'
 - MAXIMUM LOT COVERAGE: 40%
 - MINIMUM FRONT SETBACK: 0' (RB-CD)
 - MINIMUM REAR SETBACK: 15'
 - MINIMUM INTERIOR SIDE SETBACK: 0'
 - MINIMUM CORNER LOT SIDE SETBACK: 25'
 - MAXIMUM BUILDING HEIGHT: 35'

SETBACKS PROVIDED:

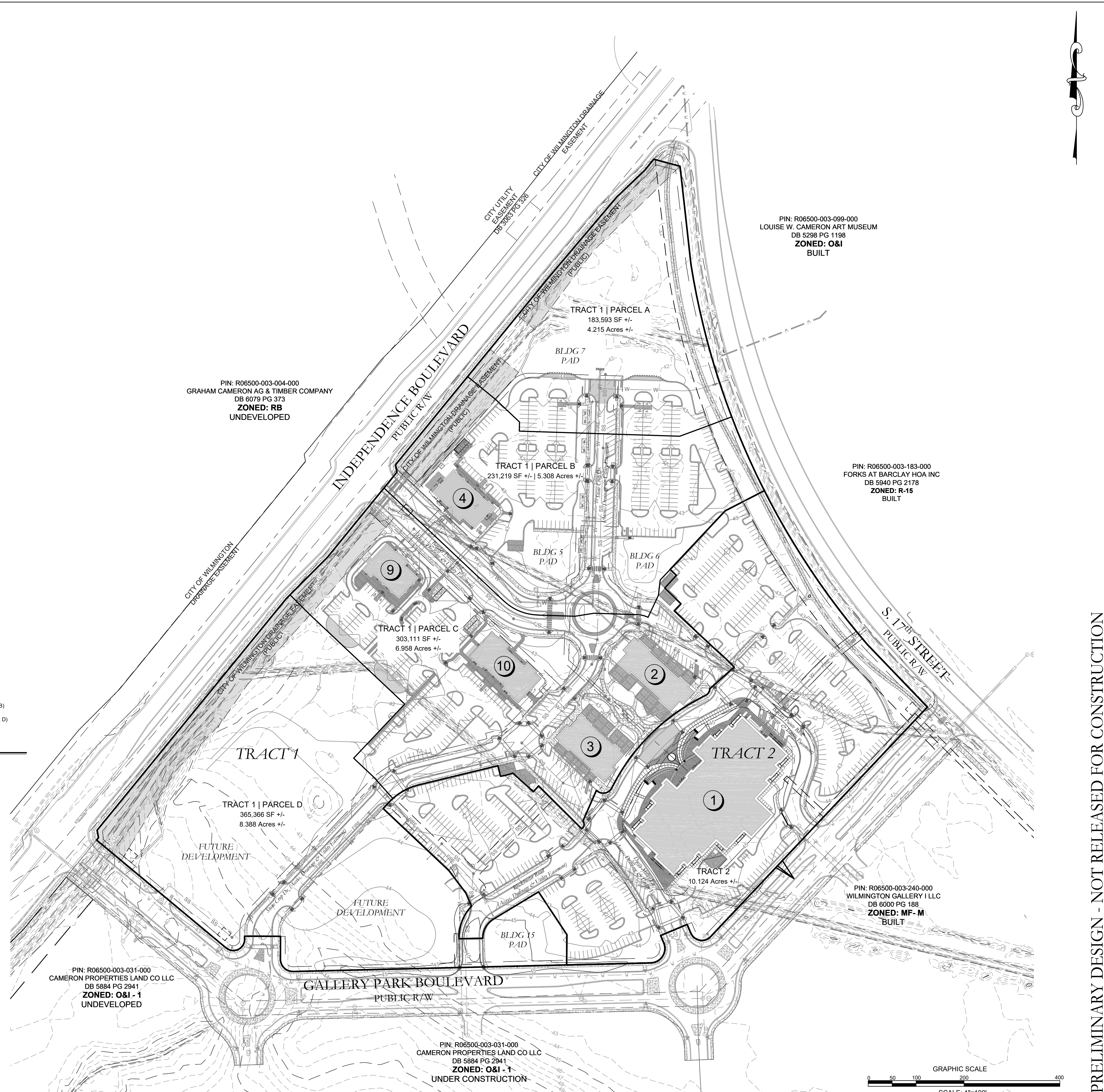
BUILDING 1 FRONT = 77' +/- (GALLERY PARK BLVD) FRONT = 275' +/- (S. 17TH STREET) INTERIOR SIDE = 78' +/- (TRACT 1 - PARCEL C) INTERIOR SIDE = 238' +/- (TRACT 1 - PARCEL D)	BUILDING 2 FRONT = 600' +/- (INDEPENDENCE BLVD) INTERIOR SIDE = 80' +/- (TRACT 2 [NE]) INTERIOR SIDE = 5' +/- (TRACT 2 [SE]) INTERIOR SIDE = 302' +/- (TRACT 2 [SW])	BUILDING 3 FRONT = 600' +/- (INDEPENDENCE BLVD) INTERIOR SIDE = 285' +/- (TRACT 2 [NE]) INTERIOR SIDE = 10' +/- (TRACT 2 [SE]) INTERIOR SIDE = 97' +/- (TRACT 2 [SW])
BUILDING 4 FRONT = 94' +/- (INDEPENDENCE BLVD) FRONT = 525' +/- (S. 17TH STREET) INTERIOR SIDE = 160' +/- (TRACT 1 - PARCEL A) INTERIOR SIDE = 57' +/- (TRACT 1 - PARCEL C)	BUILDING 9 FRONT = 68' +/- (INDEPENDENCE BLVD) INTERIOR SIDE = 77' +/- (TRACT 1 - PARCEL B) INTERIOR SIDE = 57' +/- (TRACT 2) INTERIOR SIDE = 143' +/- (TRACT 1 - PARCEL D)	BUILDING 10 FRONT = 367' +/- (INDEPENDENCE BLVD) INTERIOR SIDE = 64' +/- (TRACT 1 - PARCEL B) INTERIOR SIDE = 248' +/- (TRACT 2) INTERIOR SIDE = 161' +/- (TRACT 1 - PARCEL D)

PARKING DATA:

TOTAL PARKING REQUIRED:	1,027 SPACES
REQUIRED:	THEATER: 1 SPACE PER 4 SEATS RESTAURANT: 1 SPACE PER 80 SF (EXCLUDING KITCHEN & RESTROOMS) RETAIL: 1 SPACE PER 400 SF
BUILDING 1:	THEATER: 2,772 SEATS = 693 SPACES TOTAL = 693
BUILDING 2:	RESTAURANT: 6,749 SF DINING = 84.4 TOTAL = 85
BUILDING 3:	RESTAURANT: 6,305 SF DINING = 78.8 TOTAL = 79
BUILDING 4:	RESTAURANT: 3,721 SF DINING = 46.5 RETAIL: 2,590 SF = 6.5 TOTAL = 63
BUILDING 9:	RESTAURANT: 4,990 SF DINING = 62.4 RETAIL: 1,480 SF = 3.7 TOTAL = 67
BUILDING 10:	RESTAURANT: 3,100 SF DINING = 38.75 RETAIL: 4,400 SF = 11 TOTAL = 60
TOTAL TRACT PARKING SUMMARY:	
TOTAL TRACT MIN. REQUIRED PARKING:	1,027 SPACES TOTAL
TOTAL TRACT MAX. REQUIRED PARKING:	1,118 SPACES TOTAL
TOTAL TRACT PROVIDED PARKING:	1,037 SPACES TOTAL
TRACT 1 PROVIDED PARKING:	510 SPACES
TRACT 2 PROVIDED PARKING:	527 SPACES

NOTES:

REFER TO PHASE I, PHASE II BUILDING 4, AND PHASE II BUILDINGS 9 & 10 PLANS FOR BUILDING, PARKING LOT, SIDEWALK, GRADING, STORM, UTILITY AND ALL OTHER DEVELOPMENT INFORMATION. THIS PLAN / MODIFICATION ONLY CHANGES THE PREVIOUSLY DESIGNATED INTERNAL PRIVATE RIGHT-OF-WAYS TO ACCESS, DRAINAGE & UTILITY EASEMENTS WITH THE SUBDIVISION OF TRACT 1.



PIN: R06500-003-004-000
 GRAHAM CAMERON AG & TIMBER COMPANY
 DB 6079 PG 373
ZONED: RB
 UNDEVELOPED

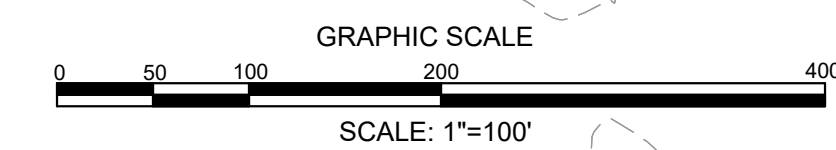
PIN: R06500-003-099-000
 LOUISE W. CAMERON ART MUSEUM
 DB 5298 PG 1198
ZONED: O&I
 BUILT

PIN: R06500-003-183-000
 FORKS AT BARCLAY HOA INC
 DB 5940 PG 2178
ZONED: R-15
 BUILT

PIN: R06500-003-031-000
 CAMERON PROPERTIES LAND CO LLC
 DB 5884 PG 2941
ZONED: O&I - 1
 UNDEVELOPED

PIN: R06500-003-031-000
 CAMERON PROPERTIES LAND CO LLC
 DB 5884 PG 2941
ZONED: O&I - 1
 UNDER CONSTRUCTION

PIN: R06500-003-240-000
 WILMINGTON GALLERY I LLC
 DB 6000 PG 188
ZONED: MF-M
 BUILT



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS: (Empty table for revisions)	
CLIENT INFORMATION: Barclay Commons Retail, LLC 1111 Metropolitan Ave., Suite 700 Charlotte, NC 28204	
ENGINEERING: PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-0707 (O) / (910) 791-6760 (F) NC License #: C-2846	
PROJECT STATUS: CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: RELEASED FOR CONST.	
DRAWING INFORMATION: DATE: 03.12.18 1" = 100' DWF DESIGNED: D.J.F. DRAWN: D.J.F. CHECKED: D.J.F.	
SUBDIVISION MOD SITE PLAN THE POINTE AT BARCLAY BARCLAY WEST TRACT B' CITY OF WILMINGTON NORTH CAROLINA	
C-2.0 PEI JOB#: 14222.PE	