MAGNOLIA reserve

AMERICAN HOMESMITH

HARDISON BUILDING

SOLD

COLDWELL BANKER SEA COAST ADVANTAGE

COURTNEY CARTER HOMES
Coastal Carolina Home Finders

Hardison BUILDING COMPANY Wilmington, NC

AMERICAN HOMESMITH
Our house, Your home

Artist conceptual rendering. Not to scale. The Developer reserves the right to make changes at his sole discretion.

Curve Table

Name	Delta	Radius	Arc Length	Chord Length	Tangent Length	Chord Direction
C1	10°16'54"	883.00	158.45	158.24	79.44	S 0°48'17" W
C2	15°22'51"	205.00	55.03	54.87	27.68	N 76°29'54" W
C3	18°32'23"	285.00	92.22	91.82	46.52	N 59°32'17" W
C4	13°34'07"	210.00	49.73	49.62	24.98	N 46°15'54" E
C5	13°57'39"	290.00	70.66	70.49	35.51	N 25°48'49" E
C6	12°03'49"	335.00	70.53	70.40	35.40	S 56°40'30" E
C7	6°06'04"	335.00	35.67	35.66	17.85	S 65°45'27" E
C8	5°21'29"	255.00	23.85	23.84	11.93	S 71°29'13" E
C9	14°11'12"	255.00	63.14	62.98	31.73	S 81°15'34" E
C10	6°07'42"	875.00	93.59	93.54	46.84	S 10°47'43" E
C11	1°25'14"	1475.00	36.57	36.57	18.29	S 13°08'57" E
C12	18°34'38"	209.00	67.77	67.47	34.18	S 66°11'54" E
C13	15°24'18"	340.00	91.41	91.14	45.98	S 26°32'08" W
C14	14°18'12"	209.00	52.17	52.04	26.22	S 82°38'19" E
C15	87°07'31"	50.00	76.03	68.91	47.55	N 53°03'55" E
C16	9°27'35"	209.00	34.51	34.47	17.29	N 85°28'47" E
C17	40°49'22"	50.00	35.62	34.88	18.61	S 62°57'39" E
C18	38°42'24"	50.00	33.78	33.14	17.56	S 23°11'46" E
C19	28°22'55"	50.00	24.77	24.52	12.64	S 45°15'48" W
C20	53°31'25"	50.00	46.71	45.03	25.21	S 86°12'58" W
C21	6°46'46"	251.00	29.70	29.68	14.87	S 83°05'49" W
C22	26°35'41"	50.00	23.21	23.00	11.82	N 53°43'29" W
C23	10°28'23"	251.00	45.88	45.82	23.00	N 88°16'36" W
C24	26°52'37"	251.00	117.74	116.67	59.97	N 69°36'06" W
C25	0°41'04"	260.00	3.11	3.11	1.55	S 39°49'22" W
C26	11°51'23"	260.00	53.80	53.71	27.00	S 46°05'36" W
C27	5°29'40"	470.00	45.07	45.05	22.55	S 51°15'57" W
C28	1°59'30"	260.00	9.04	9.04	4.52	S 53°01'02" W
C29	6°08'49"	470.00	50.42	50.40	25.24	S 45°26'42" W
C30	6°05'57"	470.00	50.03	50.01	25.04	S 39°19'19" W
C31	6°05'54"	470.00	50.02	50.00	25.04	S 33°13'23" W
C32	2°34'52"	470.00	21.17	21.17	10.59	S 28°53'01" W
C33	51°00'28"	50.00	44.51	43.06	23.85	S 16°08'32" W
C34	56°16'02"	50.00	49.10	47.15	26.74	S 69°46'47" W
C35	4°29'52"	867.00	68.06	68.04	34.05	S 25°27'25" W
C36	1°46'10"	883.00	27.27	27.27	13.63	S 26°49'17" W
C37	80°28'58"	50.00	70.23	64.60	42.32	N 3°28'21" E
C38	4°12'00"	883.00	64.73	64.71	32.38	S 23°50'12" W
C39	62°17'24"	50.00	54.36	51.72	30.22	N 74°51'32" E
C40	4°03'35"	883.00	62.57	62.55	31.30	S 19°42'24" W
C41	3°54'44"	883.00	60.29	60.28	30.16	S 15°43'15" W
C42	5°29'51"	520.00	49.89	49.87	24.97	N 30°20'30" E
C43	3°39'35"	883.00	56.40	56.39	28.21	S 11°56'06" W
C44	5°31'21"	520.00	50.12	50.10	25.08	N 35°51'06" E
C45	3°47'48"	883.00	58.51	58.50	29.27	S 8°12'24" W
C46	5°30'52"	520.00	50.05	50.03	25.04	N 41°22'12" E
C47	0°21'46"	883.00	5.59	5.59	2.80	S 6°07'37" W
C48	0°57'50"	210.00	3.53	3.53	1.77	N 53°31'52" E
C49	9°53'10"	520.00	89.72	89.61	44.97	N 49°04'12" E
C50	34°54'55"	50.00	30.47	30.00	15.72	S 13°36'53" W
C51	4°29'52"	933.00	73.24	73.22	36.64	S 25°27'25" W
C52	21°56'55"	817.00	312.97	311.06	158.43	S 16°43'54" W
C53	10°15'23"	817.00	146.25	146.05	73.32	S 0°37'45" W
C54	5°52'14"	825.00	84.53	84.49	42.30	S 10°55'27" E
C55	1°25'14"	1525.00	37.81	37.81	18.91	S 13°08'57" E
C56	45°19'05"	50.00	39.55	38.52	20.87	S 59°25'40" E
C57	2°34'35"	230.00	10.34	10.34	5.17	S 85°02'08" W
C58	24°52'05"	230.00	99.83	99.05	50.71	N 81°14'32" W
C59	18°17'19"	310.00	98.95	98.53	49.90	N 59°39'49" W
C60	60°36'37"	230.00	243.30	232.12	134.43	N 80°49'28" W
C61	26°25'13"	495.00	228.25	226.24	116.19	S 40°48'11" W
C62	14°31'57"	235.00	59.61	59.45	29.96	S 46°44'49" W
C63	1°35'42"	315.00	8.77	8.77	4.39	S 38°40'59" W
C64	19°03'09"	315.00	104.75	104.26	52.86	S 28°21'34" W
C65	4°29'52"	900.00	70.65	70.63	35.34	S 25°27'25" W
C66	33°56'34"	850.00	503.55	496.22	259.41	S 10°44'05" W
C67	7°37'22"	850.00	113.08	113.00	56.63	S 10°02'53" E
C68	1°25'14"	1500.00	37.19	37.19	18.60	S 13°08'57" E

Line Table

Name	Direction	Length
L1	N 68°48'29" W	3.22
L2	S 68°48'29" E	24.39
L3	S 85°02'50" W	33.11
L4	N 34°48'56" E	21.80
L5	N 30°26'54" W	8.47
L6	N 79°58'03" W	9.21
L7	S 88°18'30" E	17.49
L8	S 88°18'30" E	5.14
L9	N 69°23'06" E	18.59
L10	N 68°44'15" E	14.42
L11	S 81°29'07" E	30.03
L12	S 70°29'24" E	12.00
L13	N 85°05'50" E	1.88
L14	N 85°05'50" E	18.95
L15	N 56°16'52" E	10.76
L16	N 26°53'44" E	13.63
L17	N 8°21'27" E	22.32
L18	N 41°02'49" E	9.69
L19	N 41°02'49" E	28.21
L20	N 52°30'51" E	7.46
L21	N 52°30'51" E	20.04
L22	N 77°05'44" E	15.32
L23	N 31°36'41" E	5.06
L24	S 27°35'35" W	32.68
L25	S 27°35'35" W	16.87
L26	S 7°54'48" W	15.66
L27	N 27°35'47" E	20.59
L28	N 27°35'35" E	6.06
L29	N 34°48'56" E	28.21
L30	S 88°18'30" E	22.63
L31	N 53°13'50" E	16.36
L32	N 5°50'03" W	5.59
L33	N 77°25'08" E	17.33
L34	N 69°06'08" E	33.01
L35	N 18°52'38" E	15.47
L36	N 4°46'46" W	22.75
L37	N 77°05'46" E	1.57
L38	N 77°05'44" E	13.75
L39	S 83°44'51" W	19.04
L40	N 68°48'29" W	240.48
L41	N 50°31'10" W	26.13
L42	N 50°31'10" W	0.44
L43	N 62°24'25" W	14.96
L44	S 27°35'35" W	135.78
L45	S 39°28'50" W	117.28
L46	S 18°49'59" W	112.50

CERTIFICATE OF REGISTRATION
BY THE REGISTER OF DEEDS:

STATE OF NORTH CAROLINA
COUN[TY]

Doc No: 20084855
Recorded: 06/03/2021 02:10:10 PM
Fee Amt: $42.00 Page 1 of 2
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 68 PG 13 - 14 (2)

AT ___ OF ____, 20____
AT P[AGE] ___ [MA]P BOOK: ________

REGISTER OF DEEDS

PARCEL IDENTIFIER CERTIFICATE

PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

Amy Everett 6/3/21
4225.46-5793.0000 DATE

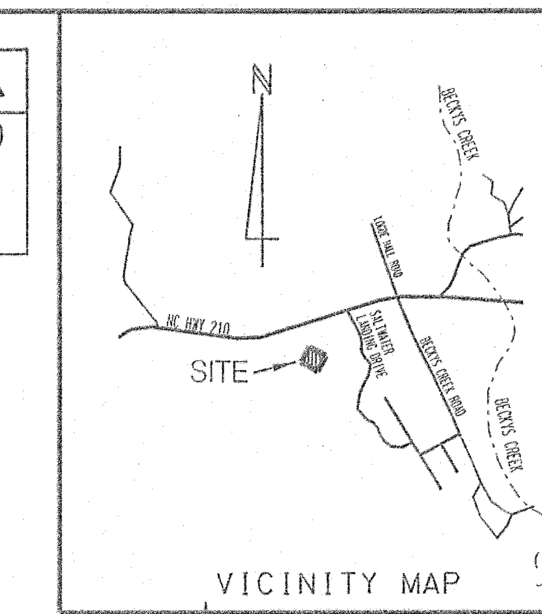
REVIEW OFFICER CERTIFICATE

I, Amy Everett REVIEW OFFICER OF PENDER COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

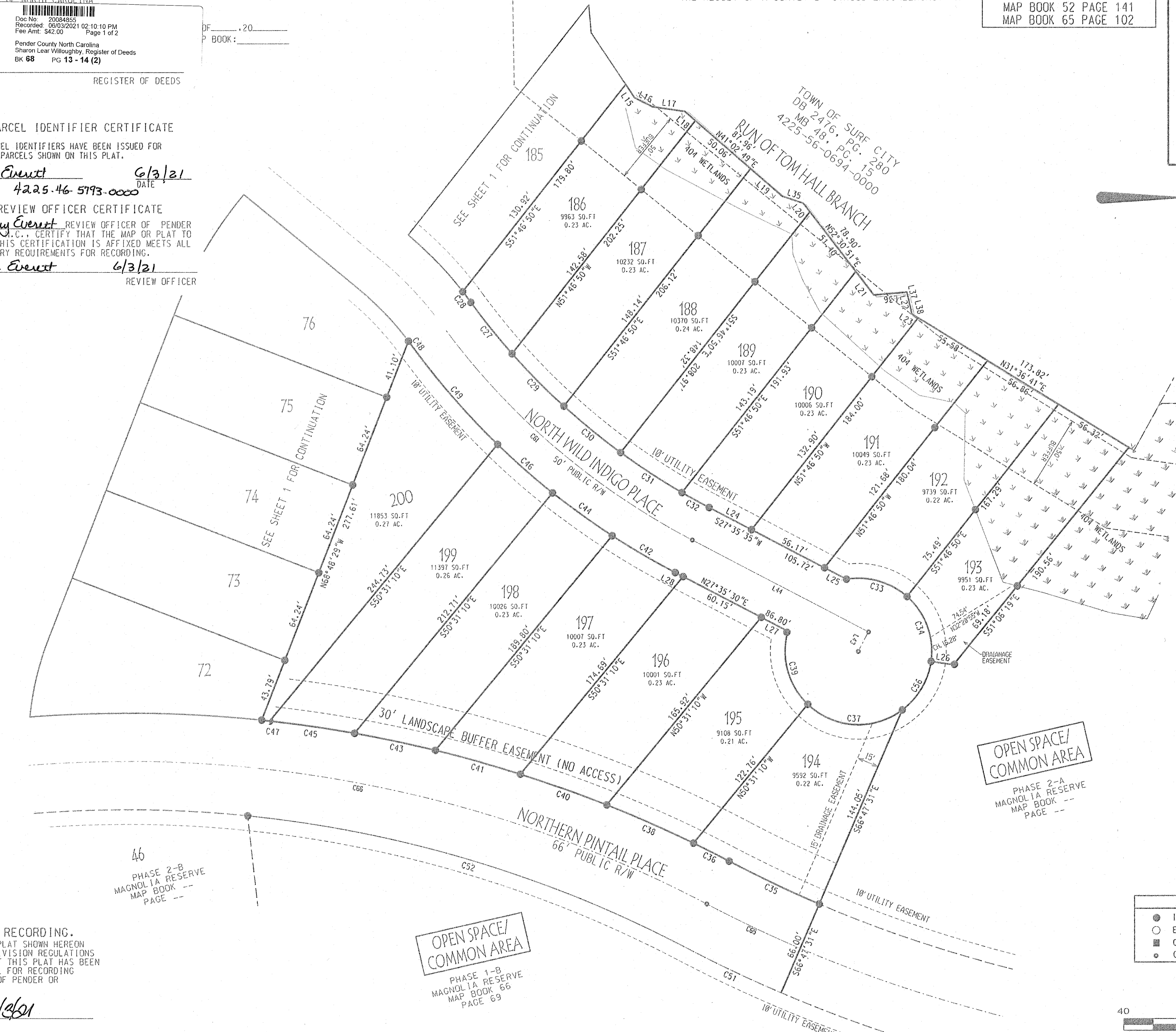
Amy Everett 6/3/21
REVIEW OFFICER

NOTE:
THE RUN OF TOM HAL BRANCH IS THE PROPERTY LINE WHERE IT IS CALLED FOR ON ADJOINING TRACTS. THE RUN IS SHOWN FROM PUBLIC RECORDS AND IS NOT THE RESULT OF A SURVEY BY STROUD ENGINEERING, PA.

SURVEY DATA
DEED BOOK 4672 PAGE 2600
MAP BOOK 22 PAGE 85
MAP BOOK 52 PAGE 141
MAP BOOK 65 PAGE 102



NC GRID
NAD 83



LEGEND
● IRON REBAR SET
○ EX. IRON PIPE
■ CONTROL MONUMENT SET
∘ CONTROL PK NAIL SET

40 0 40 80

GRAPHIC SCALE: 1" = 40'

CERTIFICATE OR APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS.

I HEREBY CERTIFY THAT ALL ~~STREETS~~, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SURF CITY SPECIFICATIONS AND STANDARDS IN THE MAGNOLIA RESERVE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO SURF CITY HAS BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF $__________ HAS BEEN PAID.

David Price 6/3/21
TOWN OF SURF CITY DIRECTOR OF PUBLIC WORKS

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN THROUGH THE REQUIRED SUBDIVSION REVIEW PROCESS AND MEETS ALL CURRENT TOWN CODES.

Amy K 6/3/21
SUBDIVISION ADMINISTRATOR

CERTIFICATE OF APPROVAL FOR RECORDING.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SURF CITY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED, BY THE SURF CITY TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEED OF PENDER OR ONSLOW COUNTY, WHICHEVER IS APPLICABLE.

6/3/21
MAYOR, SURF CITY

6/3/21
TOWN CLERK, SURF CITY

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF SURF CITY, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES TO THE TOWN OF SURF CITY.

TOM, LLC by Lisa Carlisle Braman Member Manager
TITLE

CERTIFICATE OF SURVEY
AND ACCURACY

I, JAMES H FENTRESS JR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY IN BOOK AS PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS +1:10,000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30. SIGNATURE, LICENSE NUMBER AND SEAL THIS 3RD DAY OF June, A.D. 2021
SEAL OR STAMP

PROFESSIONAL SURVEYOR, L-3902

NORTH CAROLINA PROFESSIONAL SEAL L-3902 LAND SURVEYOR JAMES H. FENTRESS, JR.

CERTIFICATE:
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANACE THAT REGULATES PARCELS OF LAND.

JAMES H FENTRESS JR., PLS L-3902

PHASE 3 - AREA	603942 SQ.FT	13.86 AC.

MAP FOR RECORD

PHASE 3

MAGNOLIA RESERVE

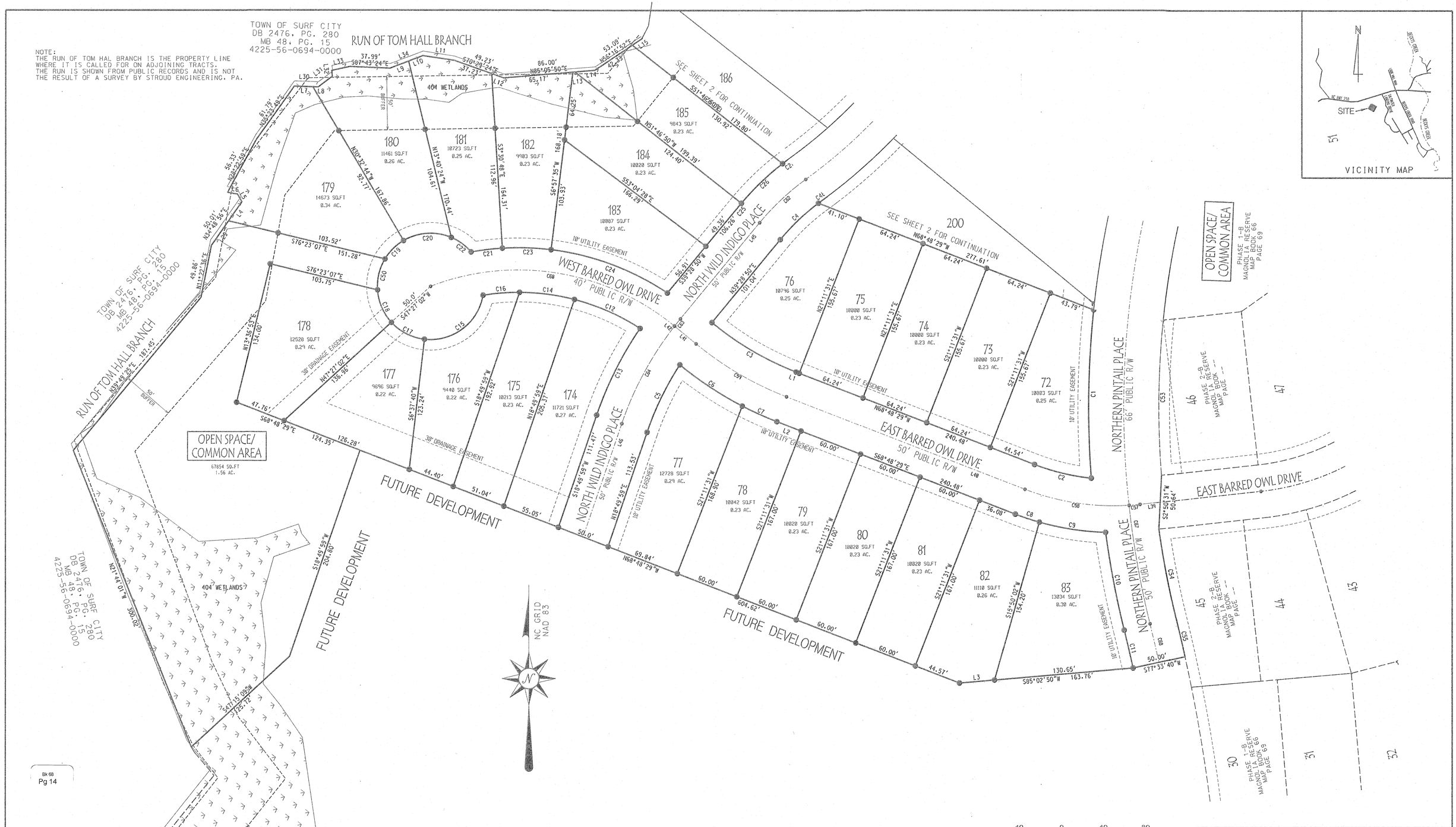
TOWN OF SURF CITY PENDER COUNTY NORTH CAROLINA

OWNER: TOM, LLC	DESIGNED: JHF
ADDRESS: 8620 RIVER ROAD	DRAWN: GAG
PHONE: WILMINGTON, NC 28412	APPROVED: JHF
STROUD ENGINEERING, P.A. C-0647	DATE: 03/18/21
102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 (910) 815-0593 FAX	SCALE: 1" = 40'
	SHEET 2 OF 2

DRAWING NO.: W:/MASTER/PW-744/DGN/ANCHORS WATCH MFR SEC 5.DGN

MB 68 PG 13 PG 1of2

NOTE:
THE RUN OF TOM HAL BRANCH IS THE PROPERTY LINE WHERE IT IS CALLED FOR ON ADJOINING TRACTS. THE RUN IS SHOWN FROM PUBLIC RECORDS AND IS NOT THE RESULT OF A SURVEY BY STROUD ENGINEERING, PA.



Bk 68
Pg 14

40 0 40 80
GRAPHIC SCALE: 1" = 40'

NORTH CAROLINA PROFESSIONAL SEAL L-3902 LAND SURVEYOR JAMES H. FENTRESS, JR.
6/3/2021

PHASE 3 - AREA	603942 SQ.FT	13.86 AC.

MAP FOR RECORD

PHASE 3

MAGNOLIA RESERVE

TOWN OF SURF CITY — PENDER COUNTY — NORTH CAROLINA

OWNER: TOM, LLC
ADDRESS: 8620 RIVER ROAD
PHONE: WILMINGTON, NC 28412

STROUD ENGINEERING, P.A.
C-0647
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX

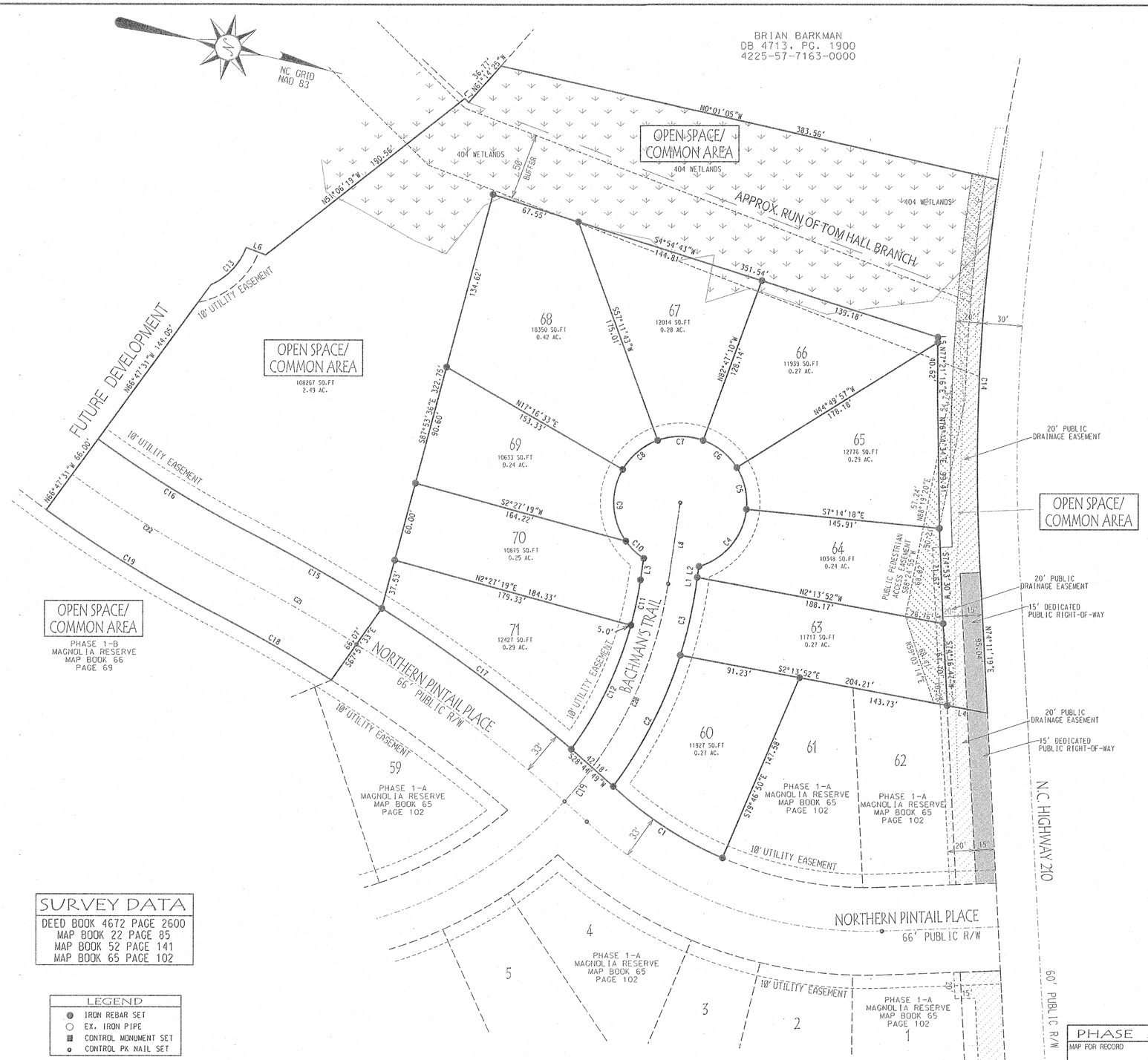
DESIGNED:	JHF
DRAWN:	GAG
APPROVED:	JHF
DATE:	03/17/21
SCALE:	1" = 40'
SHEET	1 OF 2

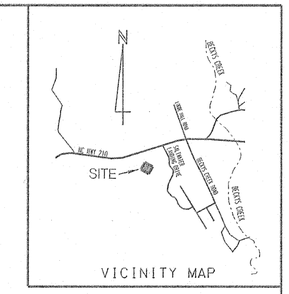
W:\Master\PW-744\PW744SSD\DGN\MAGNOLIA RESERVE PHASE 1B MFR.dgn

MB 68 PG 14 PG 2 of 2

Name	Delta	Radius	Arc Length	Chord Length	Tangent Length	Chord Direction
C1	20°26'16"	277.00	98.81	98.28	49.93	S 20°26'18" W
C2	19°15'34"	331.00	111.26	110.74	56.16	N 75°49'34" W
C3	9°00'01"	331.00	52.00	51.94	26.05	N 89°57'21" W
C4	67°56'52"	50.00	59.30	55.88	33.69	N 63°15'52" W
C5	37°35'39"	50.00	32.81	32.22	17.02	S 63°57'52" W
C6	37°57'13"	50.00	33.12	32.52	17.19	S 26°11'26" W
C7	40°01'07"	50.00	34.92	34.22	18.21	S 12°47'44" E
C8	39°55'09"	50.00	34.84	34.14	18.16	S 52°45'52" E
C9	65°19'43"	50.00	57.01	53.97	32.06	N 74°36'42" E
C10	21°34'07"	50.00	18.82	18.71	9.52	N 31°09'46" E
C11	6°54'41"	289.00	34.86	34.84	17.45	N 88°59'59" E
C12	20°37'40"	289.00	104.05	103.48	52.59	S 77°13'51" E
C13	45°19'05"	50.00	39.55	38.52	20.87	N 59°25'40" W
C14	11°52'02"	1485.00	307.58	307.03	154.34	N 79°31'51" E
C15	5°16'20"	1233.00	113.46	113.42	56.77	S 16°54'26" W
C16	8°56'13"	867.00	135.23	135.10	67.75	S 18°44'23" W
C17	8°15'39"	1233.00	177.77	177.62	89.04	S 23°40'26" W
C18	5°07'31"	1167.00	104.39	104.36	52.23	S 16°50'02" W
C19	8°56'13"	933.00	145.53	145.38	72.91	S 18°44'23" W
C20	34°00'00"	310.00	183.96	181.27	94.78	N 77°27'22" W
C21	5°12'03"	1200.00	108.92	108.89	54.50	S 16°52'18" W
C22	8°56'13"	900.00	140.38	140.24	70.33	S 18°44'23" W

Name	Line Table Direction	Length
L1	S 84°50'31" W	8.11
L2	S 86°14'03" W	8.25
L3	N 85°32'38" E	16.35
L4	S 2°13'52" E	30.75
L5	S 78°50'43" W	4.01
L6	N 7°54'48" E	15.66
L7	N 31°36'41" E	4.17
L8	S 85°32'38" W	61.73





GRAPHIC SCALE: 1" = 40'

PARCEL IDENTIFIER CERTIFICATE

PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

Amy Everett 6/3/21
DATE
4225-66-4951-0000 & others

REVIEW OFFICER CERTIFICATE

I, Amy Everett REVIEW OFFICER OF PENDER COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Amy Everett 6/3/21
REVIEW OFFICER

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS:

STATE OF NORTH CAROLINA
COUNTY OF _____, 20_____
AT _____ BOOK: _____
AT PAGE _____

Doc No: 20084854
Recorded: 06/03/2021 02:10:09 PM
Fee Amt: $42.00 Page 1 of 2
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 68 PG 11 - 12 (2)

REGISTER OF DEEDS

CERTIFICATE OR APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS.

I HEREBY CERTIFY THAT ALL ~~STREETS~~, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SURF CITY SPECIFICATIONS AND STANDARDS IN THE MAGNOLIA RESERVE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO SURF CITY HAS BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF $_____ HAS BEEN PAID.

David Paul 6/3/21
TOWN OF SURF CITY DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF THE SUBDIVISION ADMINISTRATOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN THROUGH THE REQUIRED SUBDIVISION REVIEW PROCESS AND MEETS ALL CURRENT TOWN CODES.

Amy K 6/3/21
SUBDIVISION ADMINISTRATOR

CERTIFICATE OF APPROVAL FOR RECORDING.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SURF CITY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED, BY THE SURF CITY TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEED OF PENDER OR ONSLOW COUNTY, WHICHEVER IS APPLICABLE.

6/3/21
MAYOR, SURF CITY

6/3/21
TOWN CLERK, SURF CITY

SURVEY DATA

DEED BOOK 4672 PAGE 2600
MAP BOOK 22 PAGE 85
MAP BOOK 52 PAGE 141
MAP BOOK 65 PAGE 102

LEGEND
● IRON REBAR SET
○ EX. IRON PIPE
■ CONTROL MONUMENT SET
◦ CONTROL PK NAIL SET

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF SURF CITY, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES TO THE TOWN OF SURF CITY.

Tom, LLC by Lisa Carlisle Garman Member Manager
TITLE

CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES H FENTRESS JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY IN BOOK AS PAGE SHOWN ; THAT THE RATIO OF PRECISION AS CALCULATED IS +1:10,000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30. SIGNATURE, LICENSE NUMBER AND SEAL THIS 3rd DAY OF June, A.D. 2021
SEAL OR STAMP

PROFESSIONAL SURVEYOR, L-3902

NORTH CAROLINA PROFESSIONAL SEAL L-3902 LAND SURVEYOR JAMES H. FENTRESS JR.

CERTIFICATE:

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

JAMES H FENTRESS JR., PLS L-3902

PHASE 2A - AREA	262481 SQ.FT	6.03 AC.

MAP FOR RECORD

PHASE 2A

MAGNOLIA RESERVE

TOWN OF SURF CITY — PENDER COUNTY — NORTH CAROLINA

OWNER: TOM, LLC
ADDRESS: 8620 RIVER ROAD
PHONE: WILMINGTON, NC 28412

DESIGNED: GAG
DRAWN: GAG
APPROVED: JHF
DATE: 03/08/21
SCALE: 1" = 40'
SHEET 1 OF 2

STROUD ENGINEERING, P.A.
C-0647
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX

W:\Master\PW-744\PW744SSD\DGN\MAGNOLIA RESERVE PHASE 2 MFR.dgn

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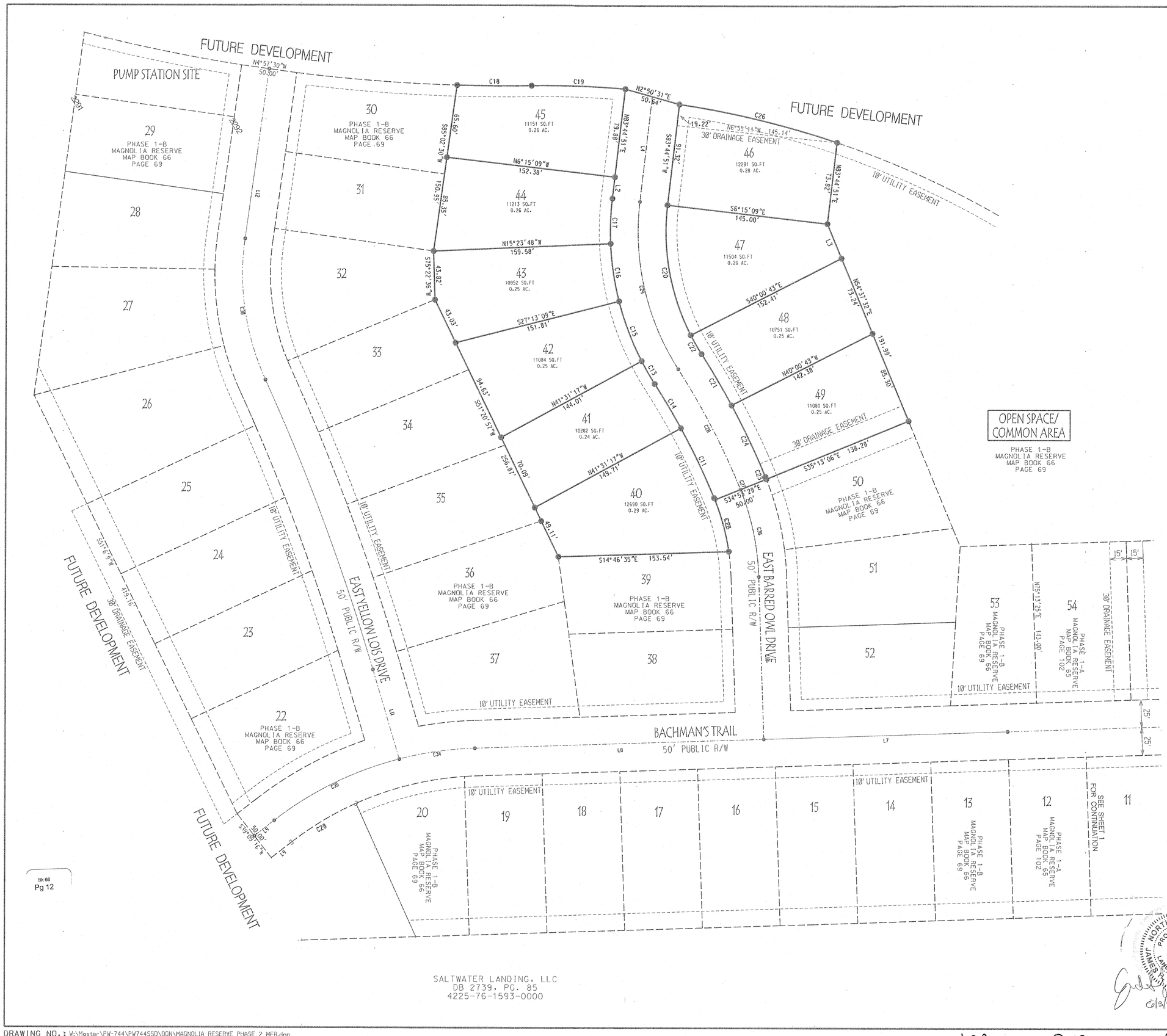
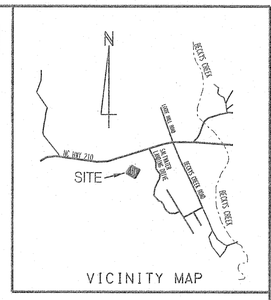


SURVEY DATA

DEED BOOK 4672 PAGE 2600
MAP BOOK 22 PAGE 85
MAP BOOK 52 PAGE 141
MAP BOOK 65 PAGE 102



Line Table

Name	Direction	Length
L2	N 83°44'51" E	19.44
L3	N 54°37'32" E	33.45
L4	S 83°44'51" W	95.32

Curve Table

Name	Delta	Radius	Arc Length	Chord Length	Tangent Length	Chord Direction
C11	6°06'58"	651.77	69.57	69.54	34.82	N 51°32'12" E
C12	14°00'45"	205.00	50.14	50.01	25.19	N 61°36'03" E
C13	5°18'39"	255.00	23.64	23.63	11.83	N 47°10'05" E
C14	4°04'50"	651.77	46.42	46.41	23.22	N 46°26'18" E
C15	12°57'29"	255.00	57.67	57.55	28.96	N 56°18'06" E
C16	11°49'21"	255.00	52.62	52.52	26.40	N 68°41'31" E
C17	9°08'40"	255.00	40.70	40.65	20.39	N 79°10'31" E
C18	2°31'16"	1525.00	67.11	67.10	33.56	N 12°35'56" W
C19	5°52'14"	825.00	84.53	84.49	42.30	N 10°55'27" W
C20	33°45'34"	205.00	120.79	119.05	62.20	S 66°52'04" W
C21	4°22'47"	701.77	53.64	53.63	26.83	S 46°35'16" W
C22	5°26'55"	205.00	19.49	19.49	9.75	S 47°15'55" W
C23	0°30'51"	255.00	2.29	2.29	1.14	S 54°51'07" W
C24	5°49'01"	701.77	71.25	71.22	35.65	S 51°41'10" W
C25	13°29'53"	205.00	48.30	48.18	24.26	N 61°51'29" E
C26	10°15'23"	817.00	146.25	146.05	73.32	N 0°37'45" E
C27	0°30'51"	230.00	2.06	2.06	1.03	S 54°51'07" W
C28	10°09'53"	676.77	120.06	119.91	60.19	S 49°30'45" W
C29	39°19'03"	230.00	157.83	154.75	82.17	S 64°05'20" W

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Pg 12

PHASE 2B - AREA | 131763 SQ.FT | 3.02 AC.

MAP FOR RECORD

PHASE 2B

MAGNOLIA RESERVE

TOWN OF SURF CITY — PENDER COUNTY — NORTH CAROLINA

OWNER: TOM, LLC
ADDRESS: 8620 RIVER ROAD
PHONE: WILMINGTON, NC 28412

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SHEET	2 OF 2

DRAWING NO.: W:\Master\PW-744\PW744SSD\DGN\MAGNOLIA RESERVE PHASE 2 MFR.dgn

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