

2008

Location of 404 Wetlands From "208" to "213"

87715W 20.3 "208"
57473W 20.7 "210"
58170W 20.1 "211"
54707W 14.8 "216"
54707W 14.3 "219"
54707W 29.8 "222"
80214W 1.8 "223"
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80214W 2.4 "303"
80214W 2.4 "304"
80214W 2.4 "305"
80214W 2.4 "306"
80214W 2.4 "307"
80214W 2.4 "308"
80214W 2.4 "309"
80214W 2.4 "310"

Notes

- Total Area = 11.92 Acres +/-
- Zoning R-5
- Building Substances:
Front Yard 15'
Side Yard 7.5'
Rear Yard 20'
Site Yard Adjoining Street 10'
- Developed by: T. P. Inc. P.O. Box 2858 Surf City, N.C. 28545 (910)328-8889
- 10' Utility Easement along frontage of all lots
- Iron Station set on all lot corners
- The Town of Surf City Assumes No Financial Responsibility For Any Damages That May Occur Due To Maintenance Of Sewer and Water Lines
- Tax Pin No. 4243-00-4853-0000

I hereby certify that I am the owner of the property shown and described herein, which is located in the northern jurisdiction of Surf City, and that I hereby warrant the plan of subdivision with my free consent, established minimum building setback lines, and dedicate all streets, alleys, yards, 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 Surf City.

Legend

- EXISTING ROW PIPE
- 404 Wetlands
- Coastal Wetlands
- Central Canine Area

VICINITY MAP
NOT TO SCALE

Parcel Identifier Certificate
This Property is Parcel No. 4243-00-4853-0000

REGISTER OF DEEDS PENDER COUNTY NORTH CAROLINA
Filed for registration at 4:02 on March 25, 2008. Recorded in Map Book 47, Page 054. Date 4/25/08
JOYCE M. SWICGOOD, Register of Deeds

REVIEW OFFICER OF PENDER COUNTY NORTH CAROLINA
I, _____ Review Officer of Pender County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Final Plat Revision of Topsail Cove of Surf City Section 2

Line	Owner	Width	Radius	Arc Length
L1	5873637E	50.44	35.00	38.32
L2	5778625W	48.50	35.00	53.70
L3	4326711W	28.80	35.00	28.48
L4a	5072942W	9.42		
L4b	5871670W	5.40		
L4c	4837176W	14.88		
L5a	5873878W	28.84		
L5b	5871670W	25.84		
L5c	5869838E	18.75		
L6a	5872844W	11.85		
L6b	5551248W	8.83		
L6c	5580924W	26.80		
L6d	5873238W	6.82		
L7a	5873728E	11.43		
L7b	5872810W	25.39		
L7c	5581248W	38.34		
L8a	5582813W	6.74		
L8b	5487034W	54.89		
L8c	4802218W	18.83		
L8d	5287813W	81.05		
L8e	5047643E	48.38	35.00	54.81
L9c	5303347E	46.70		
L10	8282805W	43.47	35.00	46.80
L11	4740421W	44.12	35.00	47.74
L12a	4445123W	18.09		
L12b	4303347W	57.83		
L12c	4802522E	41.89	35.00	44.89
L13	4445123W	37.00		
L14a	4327007W	17.45		
L14b	4251732W	54.95		
L14c	4282408W	174.00		
L14d	4445123W	23.38		

Location of Coastal Wetlands From "86" to "89"

Topsoil Cove of Surf City Section 1

Line	Owner	Width	Radius	Arc Length
C1	4802834E	18.44		
C2	4327007W	17.85		
C3	4251732W	65.34		
C4	4282408W	171.86		
C5	4445123W	78.23		
C6	4303347W	81.88		
C7	5587813W	73.22		
C8	5487034W	82.38		
C9	5587810W	28.89		
C10	5581248W	37.80		
C11	5870924W	37.54		
C12	5873238W	50.53		
C13	5871670W	85.85		
C14	5871507W	116.70		

Surveyor's Seal: NORTH CAROLINA REGISTERED SURVEYOR DANNY MARCO PADGETT

Signature: Danny Marco Padgett, Registered Land Surveyor No. L-2838, certify to use or cause the use of the following indicated items:

- This title survey is a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- This title survey is located in a county or municipality that is incorporated or has an ordinance that regulates parcels of land.
- This title survey is a survey of an existing parcel or parcels of land.
- This title survey is of an existing building or other structure, or natural features, such as a watercourse.
- This title survey is a central survey.
- This title survey is of a survey or another enterprise such as the reestablishment of existing property boundaries or other acquisition to the definition of a subdivision.
- This title survey is available to the surveyor or such that I am unable to make a determination as to the nature of my professional ability to perform the same in (A) through (E) above.

Signature: Danny Marco Padgett, Registered Land Surveyor No. L-2838

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2013

I, CHARLES FRANCES RIGGS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (FIELD DESCRIPTION RECORDED IN FIELD BOOK BEARING NO. 12891) AND THAT THE BOUNDARIES NOT SURVEYED WERE CLEARLY INDICATED AS BROKEN LINES AND DRAWN FROM INFORMATION FOUND IN FIELD BOOK BEARING NO. 12891. I FURTHER CERTIFY THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND LONGITUDES IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, DIVISION OF LAND SURVEYING, NORTH CAROLINA, DATE OF THIS SURVEY, MAY 4, 2013.



THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (FLOOD ZONE 1) WHICH SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMBER: 3708120000, FEBRUARY 18, 2007.

I, CHARLES FRANCES RIGGS, PROFESSIONAL LAND SURVEYOR NO. 12891, 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.

A. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

B. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE OR MARINE FEATURE, SUCH AS A WHARF, DOCK, OR PIER, THAT THE SURVEY IS A CONTROL SURVEY.

C. ANY ONE OF THE FOLLOWING:

- 1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- 2) THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE OR MARINE FEATURE, SUCH AS A WHARF, DOCK, OR PIER, THAT THE SURVEY IS A CONTROL SURVEY.
- 3) THAT THE SURVEY IS A CONTROL SURVEY.

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OF OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION THROUGH (C) ABOVE.

E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS BEING MADE AVAILABLE TO MAKE A DETERMINATION TO THE BEST OF HIS PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED THROUGH (C) ABOVE.

THIS PROPERTY IS NOT SUBJECT TO THE SURF CITY SUBDIVISION REGULATION AND IS AN EXCEPTION PER ARTICLE 10, § 2, SUBDIVISION OF SURF CITY SUBDIVISION ORDINANCE, MAY 4, 2010.

STATE OF NORTH CAROLINA, COUNTY OF PENDER
 I, CHARLES FRANCES RIGGS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE SURVEY OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

9/13/13
 Amy Connett
 DATE

4245-01-3578-0000 of others
 TAX ID#

STATEMENT OF REGISTRATION BY REGISTER OF DEEDS

LINE #	LENGTH	DIRECTION
L1	0.74	S59°28'13"W
L2	29.42	S44°40'34"W
L3	25.44	S44°40'34"W
L4	10.53	S60°32'18"W
L5	11.42	S20°37'28"E
L6	24.88	S50°34'10"W
L7	0.77	S20°38'10"E
L8	28.24	S20°37'48"W
L9	8.82	S20°37'48"W
L10	21.47	S28°09'24"W
L11	15.17	S58°09'24"W
L12	9.82	S67°51'20"W
L13	11.86	N37°28'44"W
L14	10.73	S04°08'26"E
L15	25.25	S63°31'20"W
L16	4.36	S63°31'20"W
L17	22.84	S67°16'10"W
L18	30.52	S67°16'10"W
L19	20.87	S67°16'10"W
L20	5.40	N63°47'30"E

LINE #	LENGTH	DIRECTION
L21	14.81	N51°48'01"W
L22	7.88	S07°34'47"E
L23	31.89	N63°47'30"E
L24	33.85	N63°47'30"W
L25	16.18	S44°51'22"E
L26	36.23	S29°24'09"E
L27	42.08	N41°39'27"E
L28	42.08	N28°14'00"E
L29	37.11	N49°38'34"E

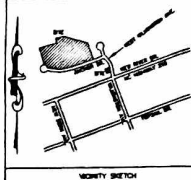
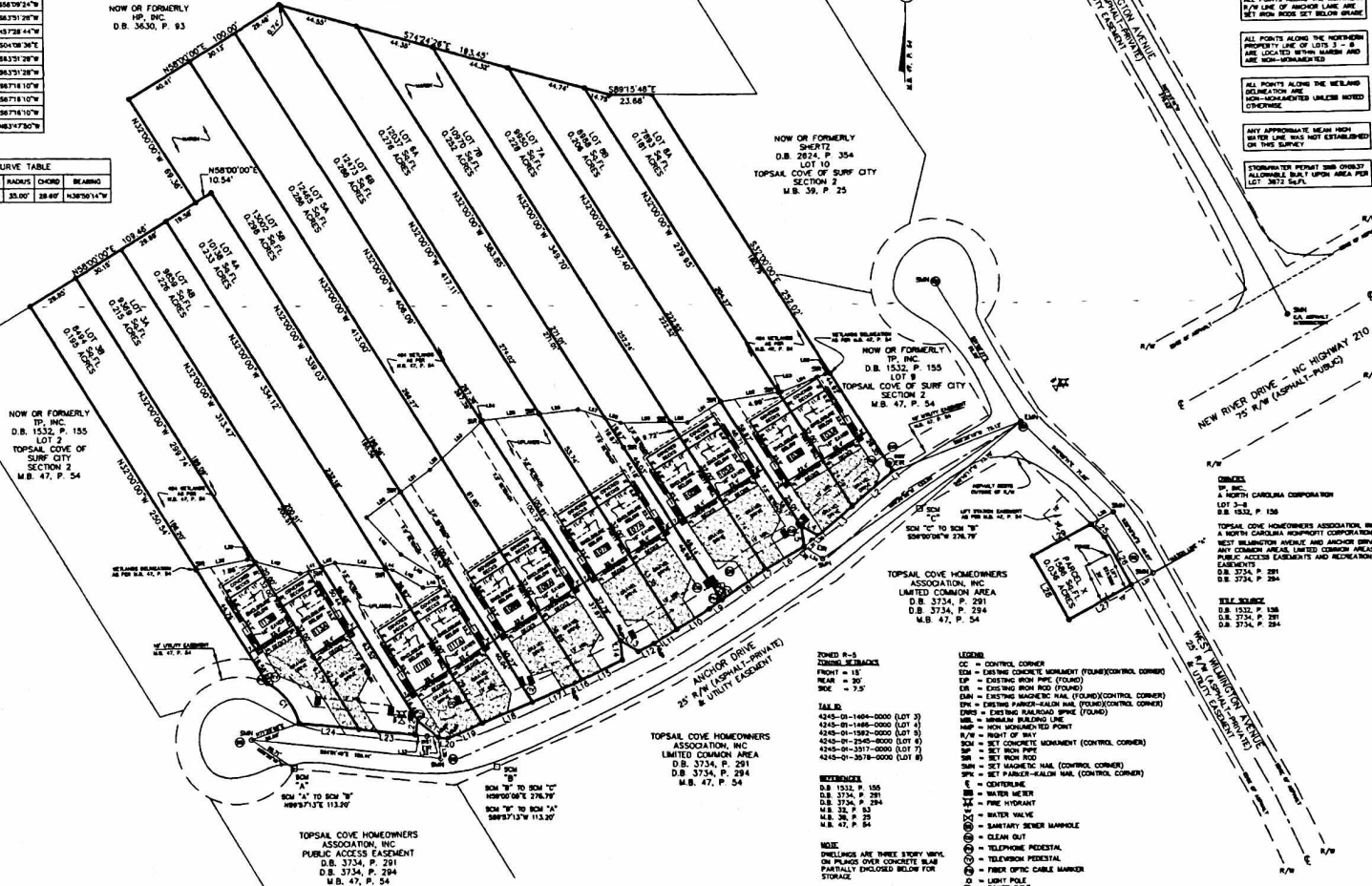
LINE #	LENGTH	DIRECTION
L30	4.41	N51°52'58"E
L31	8.88	S52°34'18"W
L32	8.32	N63°47'30"E
L33	8.42	N63°47'30"W
L34	51.88	N63°47'30"W
L35	11.82	N63°47'30"W
L36	14.02	S61°36'10"W
L37	13.75	N61°34'36"W

LINE #	LENGTH	DIRECTION
L38	28.02	N19°23'00"E
L39	4.26	S75°00'00"E
L40	26.70	S75°00'00"E
L41	12.30	S75°00'00"E
L42	7.91	N15°30'00"E
L43	28.46	S62°56'00"E
L44	4.02	S62°56'00"E
L45	30.02	S59°11'00"E
L46	8.92	N68°19'00"E
L47	8.92	N68°19'00"E

LINE #	LENGTH	DIRECTION
L48	24.10	N17°53'00"W
L49	28.50	N42°28'00"W
L50	23.70	N63°33'00"E
L51	20.71	N15°33'00"E
L52	8.37	N47°28'00"E
L53	30.84	N47°28'00"E
L54	1.08	N47°28'00"E
L55	32.14	N63°50'00"E
L56	32.08	N63°50'00"E
L57	18.88	S72°00'00"E

LINE #	LENGTH	DIRECTION
L58	8.34	S72°00'00"E
L59	38.18	N68°19'00"E
L60	4.47	N68°19'00"E
L61	31.80	N63°47'30"E
L62	32.82	N61°00'00"E
L63	1.88	N61°00'00"E
L64	38.20	N63°47'30"E
L65	5.72	N63°47'30"E

CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	29.46	35.00	28.69	N39°06'14"W



NOTE: ALL POINTS ALONG THE BOUNDARY OF A NORTH CAROLINA CORPORATION ARE SET FROM BOOK SET BELOW GRADE.

NOTE: ALL POINTS ALONG THE BOUNDARY OF A NORTH CAROLINA CORPORATION ARE SET FROM BOOK SET BELOW GRADE AND ARE NON-MONUMENTED.

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NOTE: ANY APPROXIMATE MEASUREMENTS WERE MADE FROM THIS SURVEY.

NOTE: STATIONARY POINT 288 ONLY ALLOWABLE BUILT UPON AREA PER LOT 3672 S&P.

- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND/CONTROL CORNER)
 - EP = EXISTING IRON ROD (FOUND)
 - ER = EXISTING IRON ROD (FOUND)
 - EM = EXISTING MARINE PILE (FOUND/CONTROL CORNER)
 - EPK = EXISTING PALM-SALON NAIL (FOUND/CONTROL CORNER)
 - ENR = EXISTING RAILROAD SPIKE (FOUND)
 - MB = MONUMENT BUILDING LINE
 - MBP = NON-MONUMENTED POINT
 - M/W = POINT OF BAY
 - SCM = SET CONCRETE MONUMENT (CONTROL CORNER)
 - SM = SET IRON PILE
 - SMR = SET IRON ROD
 - SMN = SET MARINE PILE (CONTROL CORNER)
 - SPK = SET PALM-SALON NAIL (CONTROL CORNER)
 - S = CENTERLINE
 - W = WATER METER
 - WV = WATER VALVE
 - PH = FINE HYDRANT
 - WV = WATER VALVE
 - SS = SANITARY SEWER MANHOLE
 - CD = CLEAN OUT
 - TP = TELEPHONE PEDESTAL
 - TPP = TELEPHONE PEDESTAL PARTIALLY ENCLOSED BELOW FOR STORAGE
 - FC = FIBER OPTIC CABLE MARKER
 - L = LIGHT POLE
 - PL = POWER POLE
 - PLP = POWER LINE
 - ET = ELECTRIC TRANSFORMER
 - A = ADDRESS

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS, LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET
 P.O. BOX 1570
 JACKSONVILLE, N.C. 28541-1570
 TELEPHONE: (910) 455-1877
 FACSIMILE: (910) 455-9033
 E-MAIL: riggs@cfriassoc.com

101 SCOTTS HILL LOOP ROAD
 WILMINGTON, N.C. 28411
 TELEPHONE: (910) 881-7444
 FACSIMILE: (910) 455-9033
 E-MAIL: riggs@cfriassoc.com

EXEMPT PLAT FOR
TP, INC.,
A NORTH CAROLINA CORPORATION
 LOTS 3 - 5, FINAL PLAT REVISION OF TOPSAL COVE OF SURF CITY SECTION 2, M.B. 47, P. 54
 TOPSAL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA
 TP, INC. A NORTH CAROLINA CORPORATION, OWNER, D.B. 1532, P. 155
 WEST WILMINGTON AVENUE & ANCHOR LANE

ACTUAL FIELD SURVEY DATE: MAY 21, 2013
 MAPPING DATE: JULY 28, 2013
 DRAWN BY: J. HELMS
 CHECKED BY: C. RIGGS
 FIELD BOOK: 811 PAGE: 1
 PROJECT NUMBER: 12-11-12

★ SFR

Hines

TP, INC

416 LOT
TP, INC

414 LOT
TP, INC

412- LOT
TP, INC

Duplexes/ 12 Units

Shertz

★
101
Anchor

★
410 Wilm
TP, INC

TP, INC

TP, INC

★
117 Anchor

★
115 Anchor

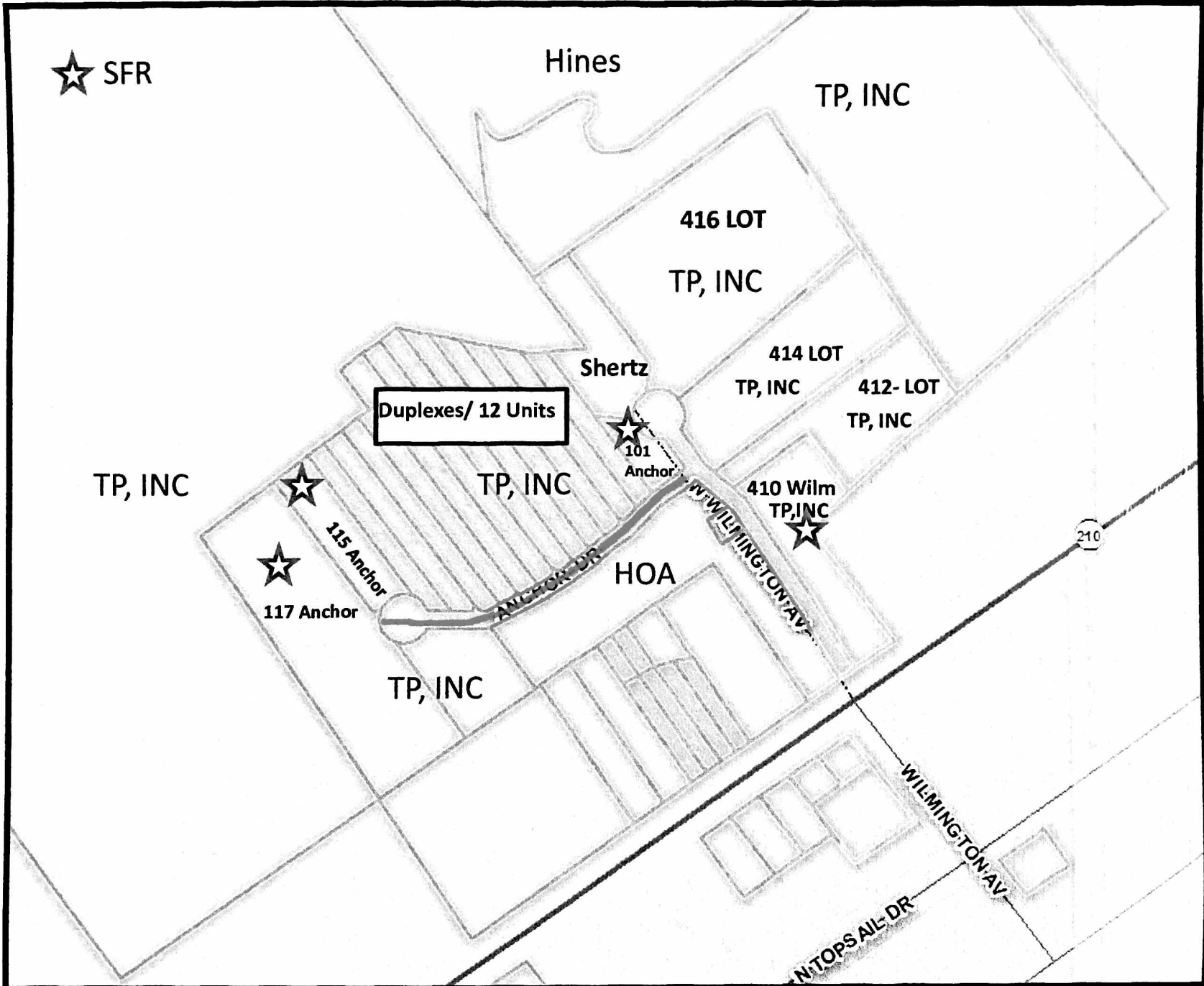
HOA

TP, INC

210

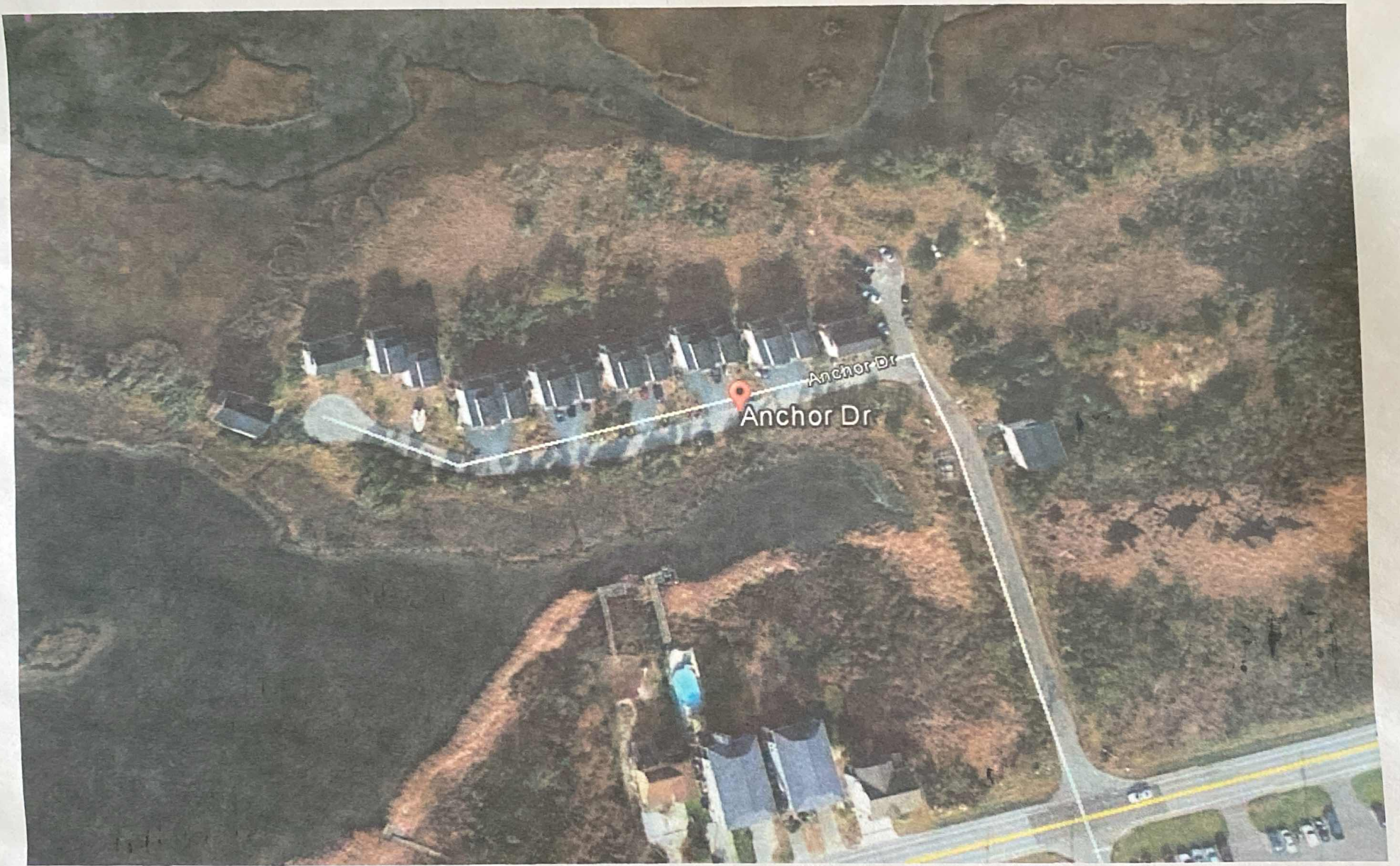
WILMINGTON AV

N TOPS ALE DR



Topsail Cove, Surf City, NC





Topsail Cove, HOA



