



# NEW HANOVER COUNTY

## PLANNING & INSPECTIONS DEPARTMENT

230 GOVERNMENT CENTER DRIVE  
WILMINGTON, NORTH CAROLINA 28403  
TELEPHONE (910) 798-7165  
FAX (910) 798-7053

Chris O'Keefe, AICP  
Planning & Inspections  
Director

Dennis Bordeaux  
Inspections Manager

Jane Daughtride, AICP  
Planning & Zoning  
Manager

July 30, 2010

Mr. Matt Digioia  
Atlantis Holdings, LLC  
5212 Masonboro Harbour Drive  
Wilmington, NC 28409

Re: Belle Meade Centre (Preliminary Public Right-of-Way Dedication)

Dear Mr. Digioia:

In regular session on July 21, 2010, the County's Technical Review Committee (TRC) approved the public right-of-way dedication for a segment of Pine Hollow Drive, all of Sikes Lane, and all of Matteo Drive located in Belle Meade Centre. The vote by the TRC was 5-0 and includes the following conditions:

- 1) Requirements imposed by NCDOT which include but are not limited to the stormwater ponds being within public drainage easements, 10x70 sight triangles at all intersections, and any encroachment agreements.
- 2) Requirements imposed by County Engineering regarding storm drain pond easements.

Attending the TRC meeting were Acting Chairman Andy Heath (Planning Board), Sam Burgess (Planning/Inspections), Jim Iannucci (County Engineer), Mike Kozlosky (WMPO), and Tom Sosebee (County Fire). Also attending were Sharon Huffman (County Legal), Bill Pinnix (CFPUA), Dru Harrison (NHSWCD), Larry Sneed (PE for the project), Ray Griswold (County Fire Services) Jane Daughtride & Linda Painter (Planning/Inspections), Tony Roberts (Customer Development Services), and you.

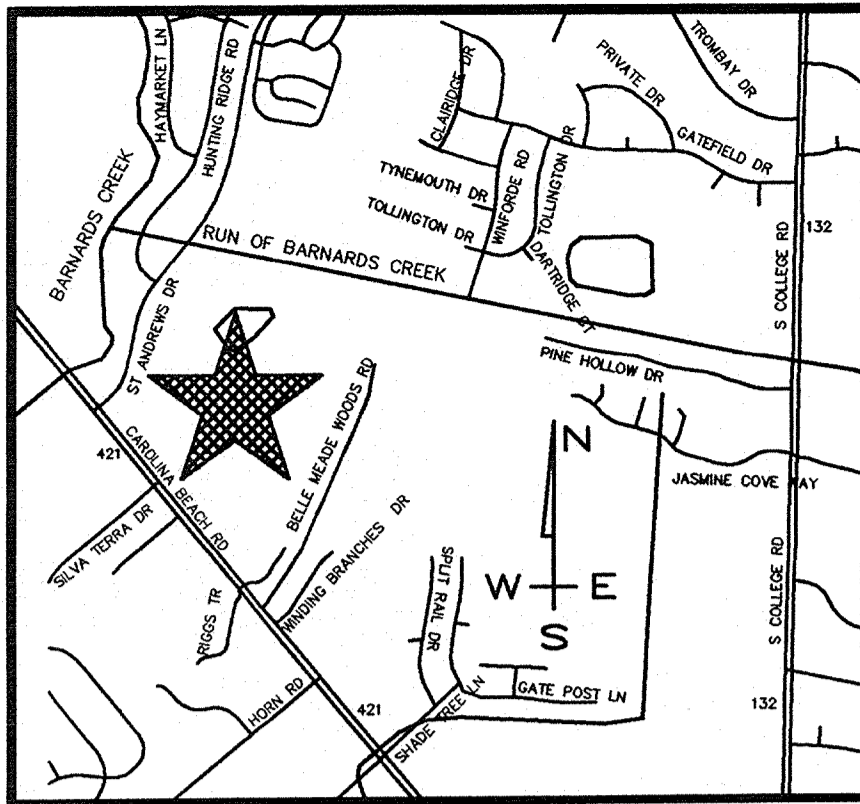
The Belle Meade Centre right-of-way dedication will be valid for a period of two years. Preliminary one year extensions (total of two) to the plan may be granted by the TRC.

Please contact me if you have questions at 798-7441. Please remit five copies of the plan to the Planning/Inspections Department for TRC Chairman's signature.

cc: Jim Iannucci, County Engineering  
Tom Sosebee, County Fire, Sosebee  
Mike Kozlosky, WMPO  
Bill Pinnix, CFPUA  
Anthony Law, NCDOT  
Dru Harrison, NHSWCD  
Sharon Huffman, County Legal  
File

Sincerely,

*S. A. Burgess*  
S. A. Burgess, MPA  
Subdivision Review Planner



VICINITY MAP NO SCALE

CAPE FEAR PUBLIC UTILITY AUTHORITY

REVIEW OFFICER FOR THE CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS AS SET FOR BY ORDINANCES, WITH REGARD TO UTILITY SERVICES AND EASEMENTS.

REVIEW OFFICER DATE

CERTIFICATE OF COUNTY ENGINEER

WITH THIS RECORDATION NEW HANOVER COUNTY ACCEPTS THE DEDICATION FOR STORM WATER AND EASEMENTS.

COUNTY ENGINEER DATE

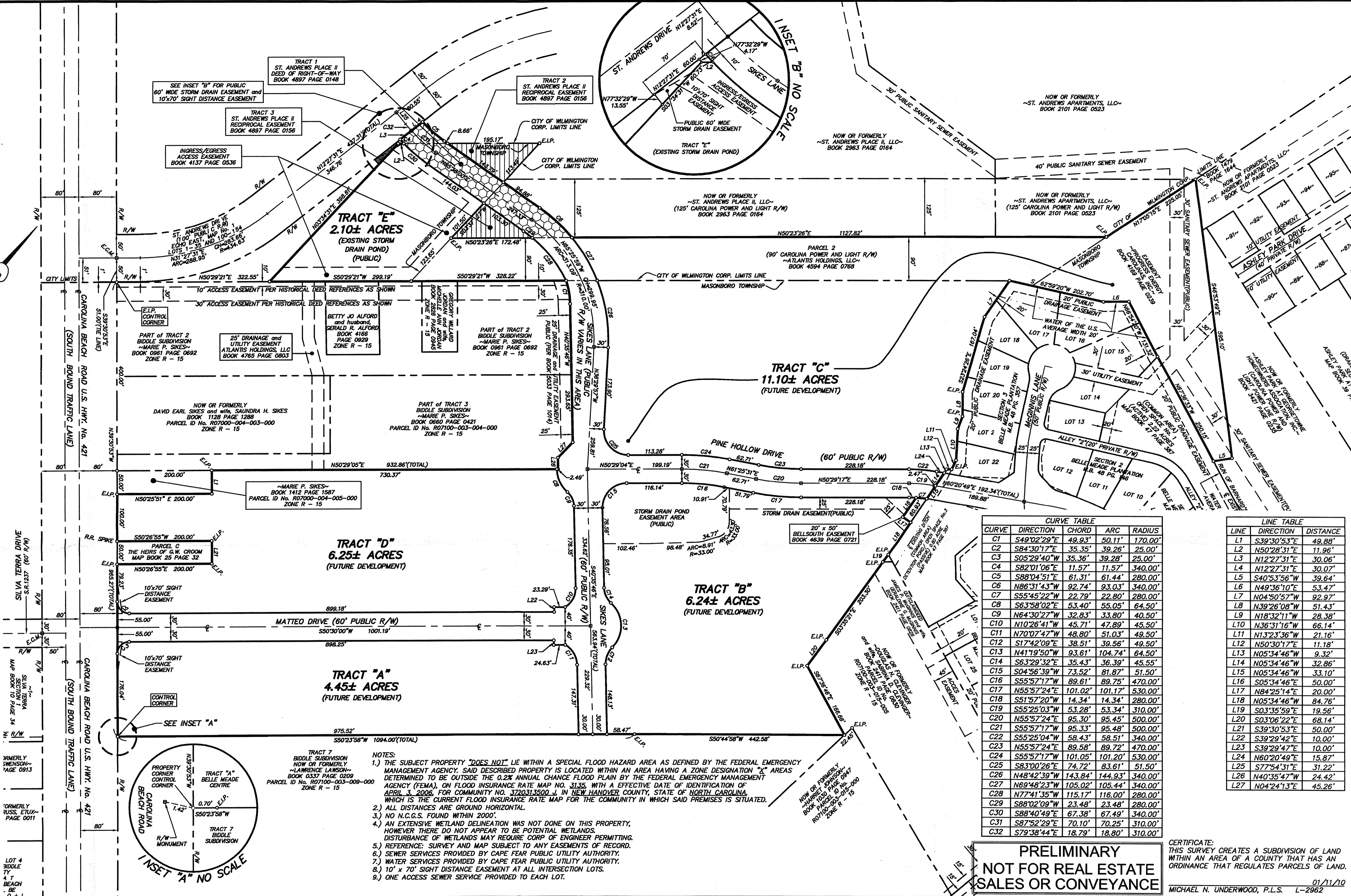
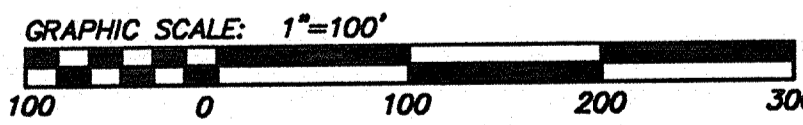
**SURVEY REFERENCE**  
 BOOK 3337 PAGE 0224 (ADJOINERS AS SHOWN ON SURVEY)  
 BOOK 4137 PAGE 0532 MAP OF SURVEY FOR: ALLEN TRASK  
 BOOK 4137 PAGE 0536 PREPARED BY: SHERWIN D. CRIBB, P.L.S.  
 BOOK 4137 PAGE 0536 DATED: FEBRUARY, 1993  
 BOOK 4169 PAGE 0231 MAP OF SURVEY FOR: STEPHEN L.  
 BOOK 4594 PAGE 0768 MCGINNIS  
 BOOK 1507 PAGE 0716 PREPARED BY: HOWARD M. LOUGHLIN,  
 BOOK 0854 PAGE 0787 P.L.S. DATED: JUNE, 19??  
 BOOK 1068 PAGE 0508  
 BOOK 1690 PAGE 0473  
 BOOK 0961 PAGE 0692  
 BOOK 0930 PAGE 0813  
 MAP BOOK 27 PAGE 118  
 MAP BOOK 48 PAGE 357  
 MAP BOOK 48 PAGE 243  
 MAP BOOK 47 PAGE 387  
 MAP BOOK 48 PAGE 146

**LEGEND:**  
 O PROPERTY CORNER  
 E.I.P. EXISTING IRON PIPE  
 E.C.M. EXISTING CONCRETE MONUMENT  
 I.P.S. IRON PIPE SET  
 N.P.S. NO POINT SET  
 C CENTER LINE  
 @ EXISTING DITCH  
 --- PROPERTY LINE  
 M.B., PG. MAP BOOK, PAGE

TRACT 1  
 ST. ANDREWS PLACE II  
 DEED OF RIGHT-OF-WAY  
 BOOK 4897 PAGE 0148  
 (TYPICAL)

TRACT 2 and TRACT 3  
 ST. ANDREWS PLACE II  
 RECIPROCAL EASEMENT  
 BOOK 4897 PAGE 0156  
 (TYPICAL)

CERTIFICATE OF APPROVAL  
 NEW HANOVER COUNTY TRK CHAIRPERSON  
 07/21/10  
 DATE  
 CHAIRPERSON



**CURVE TABLE**

CURVE	DIRECTION	CHORD	ARC	RADIUS
C1	S49°02'29"E	49.93	50.11	170.00'
C2	S84°30'17"E	35.35	39.26	25.00'
C3	S05°29'40"W	35.36	39.28	25.00'
C4	S82°01'06"E	11.57	11.57	340.00'
C5	S88°04'51"E	61.31	61.44	280.00'
C6	N86°31'43"W	92.74	93.03	340.00'
C7	S55°45'22"W	22.79	22.80	280.00'
C8	S63°58'02"E	53.40	55.05	64.50'
C9	N64°30'27"W	32.83	33.80	40.50'
C10	N10°26'41"W	45.71	47.89	45.50'
C11	N70°07'47"W	48.80	51.03	49.50'
C12	S17°42'09"E	38.51	39.56	49.50'
C13	N41°19'50"W	93.61	104.74	64.50'
C14	S63°29'32"E	35.43	36.39	45.5'
C15	S04°56'39"W	73.52	81.87	51.50'
C16	S55°57'17"W	89.61	89.75	470.00'
C17	N55°57'24"E	101.02	101.17	530.00'
C18	S51°57'20"W	14.34	14.34	280.00'
C19	S55°25'03"W	53.28	53.34	310.00'
C20	N55°57'24"E	95.30	95.45	500.00'
C21	S55°57'17"W	95.33	95.48	500.00'
C22	S55°25'04"W	58.43	58.51	340.00'
C23	N55°57'24"E	89.58	89.72	470.00'
C24	S55°57'17"W	101.05	101.20	530.00'
C25	S83°00'26"E	74.72	83.61	51.50'
C26	N48°42'39"W	143.84	144.93	340.00'
C27	N69°48'23"W	105.02	105.44	340.00'
C28	N77°41'35"W	115.17	116.00	280.00'
C29	S88°02'09"W	23.48	23.48	280.00'
C30	S88°40'49"E	67.38	67.49	340.00'
C31	S87°52'29"E	70.10	70.25	310.00'
C32	S79°38'44"E	18.79	18.80	310.00'

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S39°30'53"E	49.88'
L2	N50°28'31"E	11.96'
L3	N12°27'31"E	30.06'
L4	N12°27'31"E	30.07'
L5	S40°53'56"W	39.64'
L6	N49°36'10"E	53.47'
L7	N04°50'57"W	92.97'
L8	N39°26'08"W	51.43'
L9	N18°32'11"W	28.38'
L10	N36°31'16"W	66.14'
L11	N13°23'36"W	21.16'
L12	N50°30'17"E	11.18'
L13	N05°34'46"W	9.32'
L14	N05°34'46"W	32.86'
L15	N05°34'46"W	33.10'
L16	S05°34'46"E	50.00'
L17	N84°25'14"E	20.00'
L18	N05°34'46"W	84.76'
L19	S03°35'59"E	19.56'
L20	S03°06'22"E	68.14'
L21	S39°30'53"E	50.00'
L22	S39°29'42"E	10.00'
L23	S39°29'42"E	10.00'
L24	N60°20'49"E	15.87'
L25	S77°54'31"E	31.22'
L26	N40°35'47"W	24.42'
L27	N04°24'13"E	45.26'

**NOTES:**  
 1.) THE SUBJECT PROPERTY "DOES NOT" LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3135, WITH AN EFFECTIVE DATE OF IDENTIFICATION OF APRIL 3, 2006, FOR COMMUNITY NO. 3720313500, IN NEW HANOVER COUNTY, STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.  
 2.) ALL DISTANCES ARE GROUND HORIZONTAL.  
 3.) NO N.C.G.S. FOUND WITHIN 2000'.  
 4.) AN EXTENSIVE WETLAND DELINEATION WAS NOT DONE ON THIS PROPERTY, HOWEVER THERE DO NOT APPEAR TO BE POTENTIAL WETLANDS. DISTURBANCE OF WETLANDS MAY REQUIRE CORP OF ENGINEER PERMITTING.  
 5.) REFERENCE: SURVEY AND MAP SUBJECT TO ANY EASEMENTS OF RECORD.  
 6.) SEWER SERVICES PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.  
 7.) WATER SERVICES PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.  
 8.) 10' x 70' SIGHT DISTANCE EASEMENT AT ALL INTERSECTION LOTS.  
 9.) ONE ACCESS SEWER SERVICE PROVIDED TO EACH LOT.

**PRELIMINARY NOT FOR REAL ESTATE SALES OR CONVEYANCE**  
 CERTIFICATE: THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
 MICHAEL N. UNDERWOOD, P.L.S. L-2962 01/11/10

<p><b>MAP FOR RECORD:</b>  <b>BELLE MEADE CENTRE PUBLIC R/W DEDICATION</b>  <b>4.51± ACRES</b>          MASONBORO TOWNSHIP NORTH CAROLINA NEW HANOVER COUNTY</p> <p>CLIENT: ATLANTIS HOLDINGS, LLC          CEO: MATTHEW W. W. GOJA          2212 MASONBORO HARBOUR DRIVE          WILMINGTON, NC 28409          BUS. TEL.: (910)818-7085          HM. TEL.: (910)798-1065          BUS. FAX: (910)798-1065</p> <p><b>PRELIMINARY NOT FOR REAL ESTATE SALES OR CONVEYANCE</b></p> <p>MICHAEL UNDERWOOD and ASSOCIATES, PA          102 CINEMA DRIVE, SUITE C          WILMINGTON, NC 28403          PHONE: 910-815-0850          FAX: 910-815-0393          FIRM LICENSE No.: C-0615</p> <p>SURVEYED: DC APPROVED: MNU          DRAWN BY: WC DATE: MAY 2006          CHECKED BY: MNU SCALE: 1"=100'</p>	<p>CERTIFICATE OF DISCLOSURE NEW HANOVER COUNTY FLOOD PLAIN MANAGEMENT</p> <p>I (WE) HEREBY CERTIFY THAT PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH A PROSPECTIVE BUYER, I (WE) SHALL PREPARE AND SIGN, AND THE BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN A STATEMENT WHICH FULLY AND ACCURATELY DISCLOSES THAT THE SUBJECT REAL ESTATE OR A PORTION OF THE SUBJECT REAL ESTATE, IS LOCATED WITHIN A FLOOD HAZARD AREA AND THAT THE BUYER MUST SATISFY THE REQUIREMENTS OF THE NEW HANOVER COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.</p> <p>DATE: _____          SIGNATURE OF OWNER(S): _____          SIGNATURE OF OWNER(S): _____</p>	<p>CERTIFICATE OF PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS</p> <p>DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION APPROVED.</p> <p>DATE: _____          SEE MAP BOOK 47 PAGE 387          DISTRICT ENGINEER</p>	<p>CERTIFICATE DISCLAIMING WATER/SEWER SUITABILITY &amp; WATER/SEWER AVAILABILITY</p> <p>NOTWITHSTANDING NEW HANOVER COUNTY STATE NOR THE COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STREETS PARKS, DRAINAGE OPEN SPACE OR OTHER AREAS WHICH ARE DESIGNATED FOR PRIVATE USE. I (WE) ACKNOWLEDGE THAT PRIOR TO CONTRACTING WITH A PROSPECTIVE BUYER I SHALL GIVE THE BUYER A WRITTEN STATEMENT WHICH DISCLOSES EXISTENCE AND LOCATION OF SUCH PRIVATE AREAS AND SPECIFICS THE MAINTENANCE RESPONSIBILITIES FOR SAME. WHEN APPLICABLE, THE STATEMENT SHALL DISCLOSE THAT THE STREET(S) WILL NOT BE CONSTRUCTED TO MINIMUM STANDARDS SUFFICIENT TO ALLOW THEIR INCLUSION ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.</p> <p>DATE: _____          REGISTER OF DEEDS          SIGNATURE OF OWNER(S)</p>	<p>CERTIFICATE OF DISCLOSURE FOR PRIVATE DEVELOPMENTS</p> <p>I (WE) ACKNOWLEDGE THAT NEITHER THE STATE NOR THE COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STREETS PARKS, DRAINAGE OPEN SPACE OR OTHER AREAS WHICH ARE DESIGNATED FOR PRIVATE USE. I (WE) ACKNOWLEDGE THAT PRIOR TO CONTRACTING WITH A PROSPECTIVE BUYER I SHALL GIVE THE BUYER A WRITTEN STATEMENT WHICH DISCLOSES EXISTENCE AND LOCATION OF SUCH PRIVATE AREAS AND SPECIFICS THE MAINTENANCE RESPONSIBILITIES FOR SAME. WHEN APPLICABLE, THE STATEMENT SHALL DISCLOSE THAT THE STREET(S) WILL NOT BE CONSTRUCTED TO MINIMUM STANDARDS SUFFICIENT TO ALLOW THEIR INCLUSION ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.</p> <p>DATE: _____          REGISTER OF DEEDS          SIGNATURE OF OWNER(S)</p>	<p>CERTIFICATE OF DISCLOSURE FOR SEWER COST</p> <p>I (WE) HEREBY CERTIFY THAT PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH A PROSPECTIVE BUYER, I (WE) SHALL PREPARE AND SIGN, AND THE BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN, A STATEMENT WHICH FULLY AND ACCURATELY DISCLOSES THAT THE BUYER WILL BE ASSESSED BY CAPE FEAR PUBLIC UTILITY AUTHORITY FOR THE FULL COST OF PROVIDING SEWER SERVICE TO THE SUBDIVISION AT THE TIME THAT DISTRICT SEWER BECOMES AVAILABLE, IN ACCORDANCE WITH NEW HANOVER CODE.</p> <p>DATE: _____          SIGNATURE OF OWNER          SIGNATURE OF OWNER</p>	<p>CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION</p> <p>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 AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE, AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF NEW HANOVER COUNTY.</p> <p>DATE: _____          SIGNATURE OF OWNER(S)          DATE: _____          SUBORDINATION CONSENT OF MORTGAGEE</p>	<p>CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS</p> <p>STATE OF NORTH CAROLINA COUNTY OF NEW HANOVER FILED FOR REGISTRATION ON THE _____ DAY OF _____ 2010 AT _____ (AM/PM) AND DULY RECORDED IN MAP BOOK _____ AT PAGE _____</p> <p>REGISTER OF DEEDS</p>	<p>CERTIFICATE OF SURVEY AND ACCURACY</p> <p>I, MICHAEL N. UNDERWOOD, P.L.S. CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4137 PAGE 0532 OR OTHER REFERENCE SOURCE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MAP BOOK 48 PAGE 352 OR OTHER REFERENCE SOURCE AS SHOWN; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 N.C.A.C. 56.1600). THIS 11TH DAY OF JANUARY, 2010.</p> <p>MICHAEL N. UNDERWOOD          PROFESSIONAL LAND SURVEYOR L-2962          © 2010 MICHAEL UNDERWOOD and ASSOCIATES, PA</p>
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