B0037 P0019 03-20-2007 16:41:02.000
Robert J. Robinson
Brunswick County, NC Register of Deeds page 1 of 2

Map Cabinet 37 Page 19 TIE 3-20-07

I, THOMAS D. VON CANON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCES); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. 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. WITNESS MY MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7th DAY OF MARCH, A.D., 2007.

SURVEYOR _____

REGISTRATION NUMBER L-3586

NORTH CAROLINA PROFESSIONAL SEAL L-3586 LAND SURVEYOR THOMAS D. VON CANON

APPROVED - BRUNSWICK COUNTY PLANNING BOARD
Chairman _____ 3/20/2007
Clerk Date

THIS PLAN HAS BEEN REVIEWED FOR EASEMENTS ONLY AND HAS BEEN APPROVED FOR EASEMENTS ONLY BY THE COUNTY ENGINEER.

COUNTY ENGINEER _____ DATE 3/16/07

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	110.00'	84.45'	N 13°51'23" W	82.39'
C2	50.00'	66.06'	N 13°41'54" W	61.36'
C3	50.00'	64.84'	N 88°41'54" W	60.39'
C4	50.00'	65.24'	S 16°46'08" W	60.71'
C5	50.00'	65.66'	S 58°13'52" E	61.04'
C6	60.00'	46.06'	S 13°51'23" E	44.94'

LINE	BEARING	DISTANCE
L1	S 80°57'41" E	29.02'

NOW OR FORMERLY CAROON C.B. CRAB CO., INC. DEED BOOK 596, PAGE 588 TAX PARCEL # 20500018

NOW OR FORMERLY ALLEN JEFFERSON EARP ET. ALS DEED BOOK 1847, PAGE 792 MAP CABINET 32, PAGES 95 & 96 TAX PARCEL # 22100004

NOW OR FORMERLY CAROON C.B. CRAB CO., INC. DEED BOOK 596, PAGE 446 TAX PARCEL # 20500017

NOW OR FORMERLY JAMES E. DUTTON DEED BOOK 1399, PAGE 8 TAX PARCEL # 20500016

NOW OR FORMERLY MARY K. SCOGGINS DEED BOOK 1001, PAGE 203 TAX PARCEL # 2050001601

NOW OR FORMERLY THELMA AND WILLIAM J. SR. CARLIN DEED BOOK 702, PAGE 666 TAX PARCEL # 2050001401

NOW OR FORMERLY RELM, INC. DEED BOOK 1108, PAGE 110 MAP CABINET N, PAGES 237 TAX PARCEL # 22100007

LOT 29 36703.3 SQ. FT. 0.843 ACRES
LOT 30 39131.7 SQ. FT. 0.898 ACRES
LOT 28 38691.3 SQ. FT. 0.888 ACRES
LOT 31 28184.3 SQ. FT. 0.647 ACRES
LOT 27 56962.5 SQ. FT. 1.308 ACRES
LOT 26 26621.6 SQ. FT. 0.611 ACRES
LOT 25 81701.6 SQ. FT. 1.876 ACRES
LOT 24 91748.3 SQ. FT. 2.106 ACRES
LOT 23 101228.7 SQ. FT. 2.324 ACRES
LOT 22 99570.3 SQ. FT. 2.286 ACRES
LOT 21 116358.5 SQ. FT. 2.671 ACRES
LOT 20 113166.1 SQ. FT. 2.598 ACRES

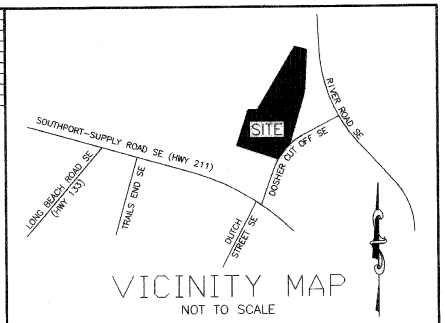
OPEN SPACE #1A 41985.0 SQ. FT. 0.940 ACRES

REIDMONT DRIVE (50' PRIVATE RIGHT-OF-WAY)

D.B. 2238, PG. 1035

18.00' WETLANDS TIE

LINE	WETLANDS LINE TABLE BEARING	DISTANCE
L1	S 55°08'30" E	31.26'
L2	S 19°47'33" W	47.70'
L3	S 41°51'38" W	48.74'
L4	S 46°30'56" W	33.85'
L5	S 65°58'47" W	30.49'
L6	S 22°44'09" E	19.42'
L7	S 13°26'54" W	35.13'
L8	S 04°12'08" W	55.30'
L9	N 87°42'28" E	36.75'
L10	S 20°08'54" E	30.74'
L11	N 61°10'31" E	29.62'
L12	N 26°07'21" E	68.09'
L13	N 60°10'49" E	27.66'
L14	S 74°13'07" E	195.45'
L15	S 17°06'32" W	58.85'
L16	S 41°59'51" E	29.09'
L17	S 15°37'11" W	20.68'
L18	S 29°15'54" W	30.00'
L19	S 47°26'06" W	25.07'
L20	S 66°22'43" W	23.41'
L21	N 78°18'46" W	56.29'
L22	S 17°35'20" W	34.53'
L23	S 74°50'40" W	28.33'
L24	S 53°46'03" E	34.52'
L25	S 04°55'27" E	26.26'
L26	S 71°04'50" E	40.65'
L27	S 16°20'48" E	26.81'
L28	S 31°29'55" E	44.81'
L29	S 11°16'23" E	39.00'
L30	N 82°05'19" E	9.11'
L31	S 89°57'31" E	41.72'
L32	S 21°56'44" W	54.87'
L33	S 85°41'46" W	26.06'
L34	S 22°58'59" W	28.07'
L35	N 81°21'45" W	20.79'
L36	S 32°42'10" W	23.53'
L37	S 40°23'33" W	47.81'
L38	S 83°41'58" W	40.46'
L39	S 56°15'47" W	50.77'
L40	N 40°40'15" W	19.35'
L41	N 84°45'32" W	48.58'
L42	N 26°47'41" W	40.22'
L43	N 81°58'01" W	31.01'
L44	S 61°13'53" W	71.24'
L45	N 32°51'42" E	67.03'
L46	S 86°04'31" W	47.50'
L47	S 28°34'37" W	54.77'
L48	S 46°49'04" E	44.05'
L49	S 66°14'24" E	49.99'
L50	S 87°24'07" E	19.15'
L51	S 45°08'43" E	35.69'
L52	S 42°49'31" E	34.69'
L53	S 20°27'38" E	54.01'
L54	S 47°20'44" W	17.47'
L55	S 23°17'42" W	25.02'
L56	S 36°15'50" W	38.56'
L57	S 71°54'58" W	34.78'
L58	S 15°51'25" W	21.33'
L59	S 09°31'59" W	24.34'
L60	S 19°26'55" E	25.13'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES MEASURED IN FEET AND DECIMALS.
2. AREA DETERMINED BY COORINATE COMPUTATION METHOD.
3. THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION OF TAX PARCEL 22100005
4. ZONING: CO-R-7500
   MINIMUM LOT WIDTH=75 FEET
   MINIMUM LOT AREA=15,000 SQUARE FEET
   MINIMUM FRONT SETBACK=25 FEET
   MINIMUM SIDE YARD=5 FEET (INTERIOR)
   15 FEET (CORNER)
   MINIMUM REAR YARD=9 FEET
5. #4 IRON REBAR TO BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. THIS PROPERTY LIES WITHIN A F.E.M.A. SPECIAL FLOOD HAZARD ZONE AE-10 , AS SHOWN ON F.I.R.M. PANEL 372020-9700-J, DATED JUNE 2, 2006.
7. ALL LOTS ARE SUBJECTED TO EASEMENTS, COVENANTS RESTRICTIONS AND/OR BRUNSWICK COUNTY ZONING RESTRICTIONS EITHER RECORDED, WRITTEN, OR IMPLIED.
8. ALL UTILITIES WILL BE PROVIDED WITH ADEQUATE EASEMENT WIDTHS AS REQUIRED BY UTILITY COMPANIES.
9. ADJOINING DEED REFERENCES BASED ON INFORMATION FOUND IN THE BRUNSWICK COUNTY GIS SYSTEM.
10. TOTAL AREA OF TRACT TO BE SUBDIVIDED MINUS PROPOSED RIGHT-OF-WAY=49.027 ACRES
11. TOTAL AREA OF PROPOSED RIGHT-OF-WAY= 6.055 ACRES
12. TOTAL LOTS CREATED IN SUBDIVISION=52
    TOTAL LOTS CREATED ON THIS PLAT=12
13. TAX PARCL # 22100005
14. WATER WILL BE BUILT TO COUNTY SPECIFICATIONS.
15. COUNTY AND STATE STORMWATER PERMITS AND STATE SEDIMENT AND EROSION CONTROL PERMITS MUST BE OBTAINED PRIOR TO ANY DISTURBANCE. NO NATURAL DRAINAGE AREAS SHALL BE CLOSED OFF OR DISTURBED BEFORE OBTAINING THE PERMITS.
16. WETLAND AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES AND/OR THE US ARMY CORP OF ENGINEERS.
17. ALL ROADS WILL BE BUILT TO NCDOT MINIMUM STANDARDS.
18. TOTAL OPEN SPACE AREA= 2.434 ACRES

REFERENCES:

1. DEED BOOK 2238, PAGE 1035, RECORDED AT THE BRUNSWICK CO., NC, REGISTER OF DEEDS.

LEGEND (IF USED)

IRF	IRON REBAR FOUND
IRS	IRON REBAR SET
MBL	MINIMUM BUILDING LINE
PF	PIPE FOUND
PF-CONTROL	PIPE FOUND-CONTROL CONTROL
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTION
DE	DRAINAGE EASEMENT
///	WETLANDS
- - -	F.E.M.A. ZONE AE-10

8238 Moores Chapel Road
Charlotte, N. C. 28214
Phone: 704-393-8040
Fax: 704-391-0450

State of North Carolina
County of Brunswick

I, RBC4, Review Officer of Brunswick County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

3/20/2007 Date

Review Officer

OWNER:
WESCOTT FARMS, LLC.
1327 LIVE OAK PARKWAY
WILMINGTON, NC 28403
910-343-1000

DRAWN BY:_SLS
ACAD FILE/SEE STAMP
CHECKED BY R.L.S.:_TDV
REVISION DATE:_NONE

JOB NUMBER:_SEE STAMP
DATE OF FIELD WORK:_6/15/06
FIELD CREW :_____
FIELD BOOK NO.:_ELECTRONIC
SURVEY TECH:_____

GRAPHIC SCALE
(IN FEET)
1 inch = 100 feet
100 0 50 100 200 400

SUBDIVISION PLAT OF WESCOTT FARMS
SMITHVILLE TOWNSHIP
BRUNSWICK COUNTY, NORTH CAROLINA

SHEET NO.
1 OF 2

WESCOTT FARMS FINAL PLAT-NEW 2-28-07.dwg : MAR 7 2007

Page 1 of 2