

If Entire Tract purchased at one time: \$2,500,000.00

(Total acreage 14.60)

Willow Tree Brunswick, LLC

LINE	BEARING	LENGTH
L1	S 88°55'04" E	107.37'
L2	S 88°55'04" E	107.37'
L3	N 79°19'33" E	32.91'
L4	S 88°55'04" E	73.93'
L5	N 88°55'04" W	55.47'
L6	S 88°55'04" E	90.24'
L7	N 64°02'24" W	61.45'
L8	N 23°57'19" E	40.00'
L9	S 08°20'13" E	95.89'
L10	S 27°29'55" W	19.92'
L11	N 61°44'49" E	83.21'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME (PRINT): **KENAN WALKER** DATE: \_\_\_\_\_  
**WILLOW TREE BRUNSWICK, LLC**

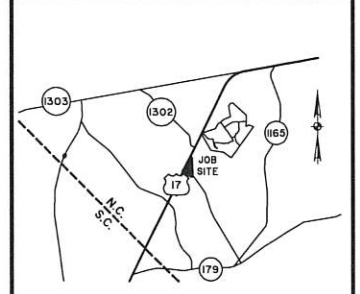
**CERTIFICATE OF APPROVAL FOR RECORDING FINAL PLAT**  
 I CERTIFY THAT THE TOWN OF CAROLINA SHORES FULLY APPROVED REVISED SUBDIVISION PLAT OF PARCELS 1-A & 2-A SOUTH BRUNSWICK MEDICAL PARK.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

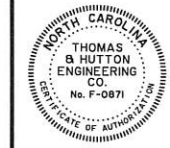
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

- REFERENCE MAPS:**
- 1) "BOUNDARY SURVEY OF PARCEL 4 4.41 AC.± SOUTH BRUNSWICK MEDICAL PARK; PREPARED FOR: WILLOW TREE PARTNERS BRUNSWICK, LLC" DATED SEPT. 5, 2008 BY THIS OFFICE.
  - 2) "RECOMBINATION PLAT OF PARCELS 2 & 4 SOUTH BRUNSWICK MEDICAL PARK; PREPARED FOR WILLOW TREE PARTNERS BRUNSWICK, LLC" DATED SEPT. 9, 2008 BY THIS OFFICE.
  - 3) "WETLANDS DELINEATION SURVEY OF 31.708 AC.± SOUTH BRUNSWICK MEDICAL PARK; PREPARED FOR WILLOW TREE PARTNERS BRUNSWICK, LLC" DATED AUG. 29, 2008 BY THIS OFFICE.
  - 4) "MAP FOR THE TOWN OF CAROLINA SHORES, INC. OF 7.34 AC.±" DATED FEBRUARY 5, 1989; REVISED JUNE 17, 1999, AND RECORDED IN MC 21, PG. 391, BRUNSWICK COUNTY ROD OFFICE.
  - 5) "BOUNDARY, RECOMBINATION, & SUBDIVISION PLAT OF 31.70 AC.± SOUTH BRUNSWICK MEDICAL PARK; PREPARED FOR WILLOW TREE BRUNSWICK, LLC" DATED AUG. 29, 2008 BY THIS OFFICE & RECORDED IN THE BRUNSWICK COUNTY R.O.D. OFFICE IN M.C. 55, PG. 91 & 92.
  - 6) NORTH CAROLINA DEPARTMENT OF HIGHWAY PLANS; PROJECT REFERENCE #6239004T; STATE PROJECT #B310807 & 6.239004T; SHEETS 23 & 24.
  - 7) "REVISED SUBDIVISION PLAT OF PARCELS 1-A & 2-A SOUTH BRUNSWICK MEDICAL PARK; PREPARED FOR J.R. VANNOY & SONS CONSTRUCTION COMPANY" DATED FEB. 10, 2014 BY THIS OFFICE & RECORDED IN THE BRUNSWICK COUNTY R.O.D. OFFICE IN MC 67, PG. 38.

GASTON WAYNE SHELLEY, N.C. PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. L-3150



**VICINITY MAP** not to scale  
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**RECOMBINATION & SUBDIVISION PLAT OF PARCELS 2 & 4 TO CREATE PARCELS 1-3 & MEDICAL PARK WAY (40' R/W) FOR SOUTH BRUNSWICK MEDICAL PARK PHASE II**

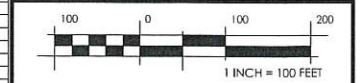
TOWN OF CAROLINA SHORES, SHALLOTTE TOWNSHIP  
 BRUNSWICK COUNTY, NORTH CAROLINA

prepared for  
**WILLOW TREE BRUNSWICK, LLC**

No.	Revision	By	Date

**THOMAS & HUTTON**  
 Engineering | Surveying | Planning | GIS | Consulting  
 611 Burroughs & Chapin Boulevard  
 Suite 202  
 Myrtle Beach, SC 29577  
 p 843.839.3545 f 843.839.3565

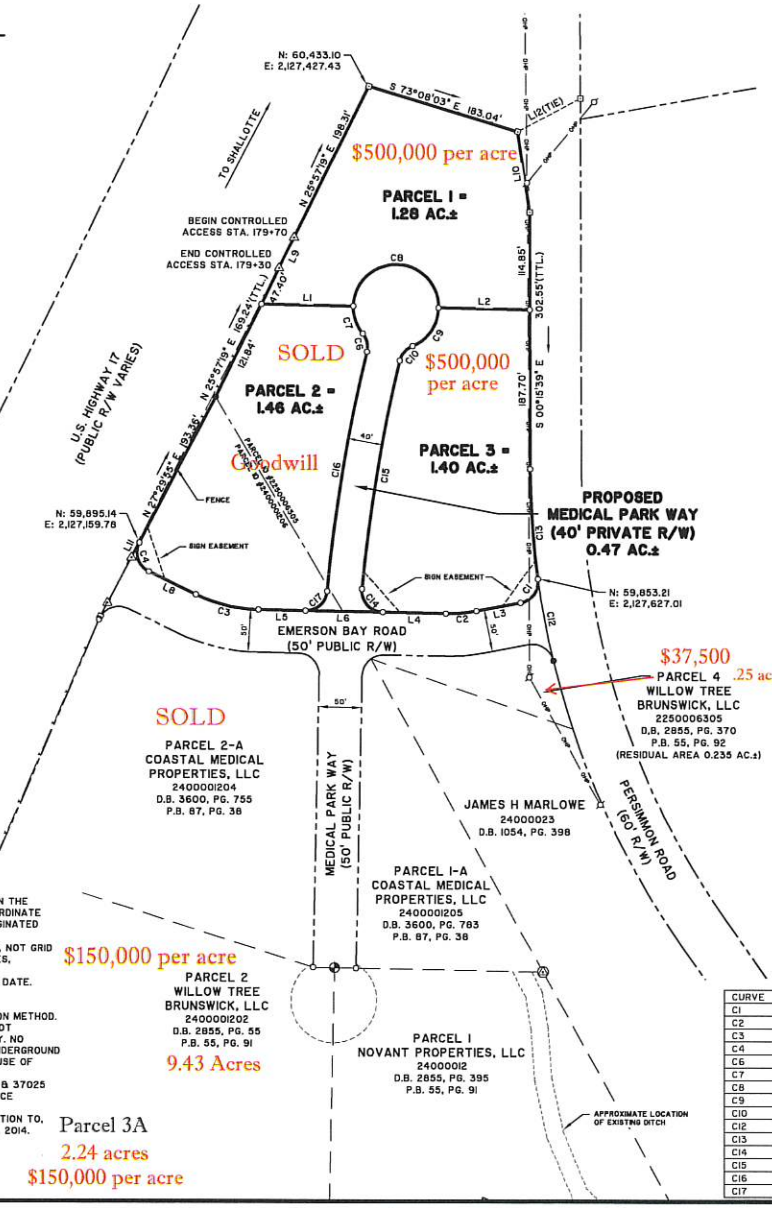
www.thomasandhutton.com



plat	drawn	reviewed	field	crew
6/17/15	JED	GWS	xx/xx/xx	xx

job 21094.0005:01 SHEET 1 OF 1

- LEGEND**
- BOUNDARY POINT
  - IRON REBAR SET
  - IRON REBAR FOUND
  - IRON PIPE FOUND
  - △ CONTROL ACCESS POINT
  - R/W MONUMENT
  - CABLE BOX
  - TELEPHONE BOX
  - ⊕ POWER POLE
  - OP — OVERHEAD POWERLINE
  - ⊕ PERMANENT CONTROL CORNER
  - ⊕ 5/8" IRON REBAR W/CAP
  - ⊕ ROAD CENTERLINE CONTROL
  - - - PROPERTY LINE TO BE ABANDONED



**PARCEL AREA TABLE**

PARCEL 1	1.28 AC.±
PARCEL 2	1.46 AC.±
PARCEL 3	1.40 AC.±
MEDICAL PARK WAY	0.47 AC.±
<b>TOTAL AREA</b>	<b>4.61 AC.±</b>



- NOTES:**
- 1) TAX MAP NO: 225006305 & 240000206.
  - 2) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM NAD 83(1983). THE COORDINATE VALUES SHOWN WERE ESTABLISHED BY GPS WHICH ORIGINATED ON NCGS "CRAZY 1998" AND NCGS "WILSON 1998".
  - 3) ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES, NOT GRID DISTANCES. TO CONVERT DISTANCES TO GRID DISTANCES, MULTIPLY BY COMBINED FACTOR 1.0003493.
  - 4) NO TITLE SEARCH PERFORMED BY THIS OFFICE ON THIS DATE.
  - 5) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  - 6) AREA COMPUTED BY CROSS COORDINATE MULTIPLICATION METHOD.
  - 7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THESE PARCELS.
  - 8) FLOOD ZONE X AS SHOWN ON PANEL NO. 370295 1025J & 37025 1026J DATED JUNE 2, 2006 - NATIONAL FLOOD INSURANCE PROGRAM FLOOD NATIONAL INSURANCE RATE MAP.
  - 9) THIS REVISED PLAT TO BE USED IN LIEU OF, NOT IN ADDITION TO, THE PLAT RECORDED IN MC. 66, PG. 40 ON NOVEMBER 4, 2014.
  - 10) BUILDING SETBACKS:  
 FRONT: 30'  
 SIDE: 10'  
 REAR: 10'  
 SIDE ROAD: 25'

**Parcel 2**  
 9.43 Acres  
 \$150,000 per acre

**Parcel 3A**  
 2.24 acres  
 \$150,000 per acre

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	23.00'	38.02'	N 35°43'31" E	34.46'	87°08'16"
C2	175.00'	35.90'	N 85°12'18" E	35.84'	1°45'17"
C3	175.00'	75.99'	N 76°28'44" W	75.39'	24°52'40"
C4	25.00'	39.94'	N 18°16'14" W	35.83'	91°32'18"
C5	25.00'	22.81'	N 12°33'52" W	22.03'	52°17'06"
C6	30.00'	35.01'	N 18°58'45" W	34.30'	40°07'23"
C7	30.00'	157.08'	N 88°55'04" W	100.00'	180°00'00"
C8	50.00'	57.71'	S 34°08'46" W	54.96'	66°07'41"
C9	25.00'	23.56'	S 40°12'29" W	22.70'	54°00'16"
C10	984.93'	97.56'	S 10°38'53" E	97.52'	5°40'32"
C11	984.93'	129.77'	S 04°02'08" E	129.68'	7°32'57"
C12	25.00'	41.82'	S 41°47'30" E	36.64'	94°14'27"
C13	1980.00'	272.41'	S 09°15'52" W	272.19'	7°52'58"
C14	2020.00'	285.86'	S 09°11'25" W	285.63'	8°06'30"
C15	2020.00'	37.50'	S 48°06'33" W	34.08'	85°56'46"