

Prepared by:  
Evan Gosney  
4401 Leeds Ave, Suite 400  
N. Charleston, SC 29405

## DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this 17<sup>th</sup> day of

August, 2027 by and between Pulte Home Company, LLC, a Michigan limited liability company, with an office and place of business in Brunswick County, North Carolina, party of the first part, hereinafter referred to as "Developer", and BRUNSWICK COUNTY, a governmental entity created and existing under the laws of the State of North Carolina, P.O. Box 249, Bolivia NC 28422, party of the second part, hereinafter referred to as Grantee;

W I T N E S S E T H:

That whereas Developer is the owner and developer of a tract or parcel located in Shallotte Township, Brunswick County, North Carolina, known as Eagle Run Phase 2, Parcel A Tract -1 (18 Lots) and Parcel A Tract - 2 (25 Lots).

And whereas Developer has caused to be installed water distribution lines [and/or sewer lines] under and along the road rights-of-way hereinafter described and referenced; And whereas Developer wishes to obtain water [and/or sewer] from Grantee for the property and to make water [and/or sewer] from Grantee's system available to individual owners.

And whereas Grantee has adopted through appropriate resolution stated policy regarding water distribution [and/or sewer] systems under the terms of which, among other things, in order to obtain water [and/or sewer] for said subdivision Developer must convey title to the water [and/or sewer] distribution system to Grantee through an instrument of dedication acceptable to Grantee;

NOW, THEREFORE, Developer, in consideration of Grantee accepting said water [and/or sewer] lines and making water [and/or sewer] available to said subdivision, has conveyed by these presents does hereby convey to Grantee, its lawful successors and assigns, the following described property:

All water [and/or sewer] lines and related facilities and improvements located in the following street rights-of-way: **Wingspan Court** (50' Public Right-of-Way) and **Crested Eagle Court** (50' Public Right-of-Way); as shown on a map entitled "SUBDIVISION PLAT OF EAGLE RUN PHASE II, REMAINDER PARCEL A, TRACT-1 (18 LOTS); PORTION OF PARCEL A TRACT -2 (25 LOTS) (43 LOT SUBDIVISION) TOWN OF CAROLINA SHORES, SHALLOTTE TOWNSHIP, Brunswick County, North Carolina prepared for PULTE HOME COMPANY, LLC" recorded in Map Cabinet 138, Pages 20-24, Brunswick County, Register of Deeds.

TO HAVE AND TO HOLD said water [and/or sewer] lines and equipment above described together with the privileges and appurtenances thereto belonging to Grantee forever.

Non-exclusive easements over, along and upon the entire area of the streets and cul-de-sacs depicted on the maps and serving the areas referenced above for purposes of entry into the subdivision for maintenance, repair and upkeep of the water [and/or sewer] distribution systems and for connecting the same to the individual lots developed or to be developed lying adjacent to said streets and cul-de-sacs reserving unto Developers, its successor and assigns, equal rights of easement and easement over, in, along and upon said streets and cul-de-sacs for purposes of installing and maintaining such utilities as may be required for the development of said subdivision, including, but not limited to, electric, gas, telephone, cable and sewer.

And Developer does hereby covenant that it is seized of said water [and/or sewer] lines and equipment described above in fee simple and has the right to convey the same in fee simple, that the same are free and clear of encumbrances, and that it will warrant and defend the title to the same against all persons whomsoever.

Developer warrants to Grantee that the system herein conveyed is of good quality and free from faults and defects and conforms to as-built drawings. Developer warrants said system for a period of one (1) year from the date of recording this Deed of Dedication in the office of the Brunswick County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, the day and year first above written.

PULTE HOME COMPANY, LLC, a  
Michigan limited liability company

By: Eric Korsten, Pulte Home Company LLC  
Eric Korsten, Division VP

STATE OF SOUTH CAROLINA §  
COUNTY OF HORRY §

I, Earl R. Bailey, a Notary Public of the County and State aforesaid, do hereby certify that Eric Korsten personally came before me this day, and he/she acknowledged that he/she is (Division President/Division Vice President, of Pulte Home Company, LLC, a Michigan limited liability company, and that he/she, as Division Vice President, being authorized to do so, executed the foregoing on behalf of such limited liability company.

Witness my hand and official seal, this the 17<sup>th</sup> day of August,  
20 22

(NOTARY SEAL)



Printed or Typed Name of Notary Public:

My Commission Expires:

Earl R. Bailey  
Earl R. Bailey

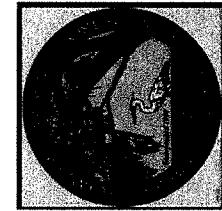
## ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for Pulte Home Company was accepted by the Brunswick County Board of Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Brunswick County Board of Commissioners

Randy Thompson, Chairman

Daralyn Spivey  
Clerk to the Board



## SUBDIVISION PLAT OF EAGLE RUN-PHASE II

REMAINDER PARCEL A TRACT-1 (18 LOTS)  
PORTION OF PARCEL A TRACT-2 (25 LOTS)  
EAGLE RUN-PHASE II (43 LOT SUBDIVISION)

TOWN OF CAROLINA SHORES  
SHALLOTTE TOWNSHIP  
BRUNSWICK COUNTY, NORTH CAROLINA

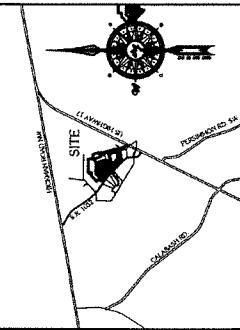
PULTE HOME COMPANY, LLC



### VICINITY MAP N.T.S. ~

#### NOTES:

- Parcel ID: 25267268  
Plat Book 4254 Page 1589  
Total Original Acres of Tract-1 (42.26 Ac.)  
Ref: PPO Plat Book 122 Part 1587
- Parcel ID: 1202601646551  
Total Original Acres of Tract-2 (65.61 Ac.)  
Ref: PPO Plat Book 122 Part 1588
- The zoning of lots 1 & 2 AD.
- Owner of Record:  
Pulte Home Company, LLC  
4041 Lakewood Avenue, Suite 400  
Long Beach, CA 90806
- This property is located on Brunswick County Fire Department Insurance Map  
3720126001 K, Revised August 26th, 2018. Parcel ID 026 Community  
Town of Carolina Shores. CID 370251. Located in Zone (D) as scaled  
from F.I.R.A. This lot is not in the base for flood zone determination or  
Flood zone related codes.
- This property is subject to original purchased by the surveyor. It is not  
subject to any restrictions placed on the property by the seller.
- Surveyor has made no investigation or independent search for  
easements or record encumbrances, restrictive covenants and current title  
search may also affect the title to this property.
- Subsurface and environmental conditions were not examined or  
the existence of underground or overhead conduits or facilities that  
may affect the use or development of this tract.
- This property is subject to all assessments, restrictions, covenants and  
embargoed by the surveyor.
- Surveyor has made no investigation or independent search for  
easements or record encumbrances, restrictive covenants and current title  
search may also affect the title to this property.
- Subsurface and environmental conditions were not examined or  
the existence of underground or overhead conduits or facilities that  
may affect the use or development of this tract.
- Surveyor has made no investigation or independent search for  
easements or record encumbrances, restrictive covenants and current title  
search may also affect the title to this property.
12. Iron Pipe Set w/ all corners unless noted otherwise.
9. All Bearings are based upon the North Carolina State Plane Coordinate  
System (NAD83) (2001). All distances shown are Horizontal foot grid  
distances.
10. Area calculations are by the coordinate method.
11. This Property Subject to Development Agreement Filed in D.B. #230 Pg 494
12. Date of Field Survey: October, 2019



### LEGEND

- Iron Rebar Found (IRF)
- Iron Pipe Found (IPF)
- Curb Top Pipe (CTP)
- Pipe (ROD)
- Iron Pipe Sets (IPS)
- Calculated Point (CP)
- Monument
- Overhead Power
- (T) Total Distance
- (C) Current Owner
- (L,TBD) Line To Be Deleted



PN: 102602752602  
Current Owner  
Cove Creek Gulf  
Grp., LLC  
Dba: 4514 Pg 792  
Ph: 115 Pg 794

SHEET 4 OF 4

REMAINDER  
PARCEL A  
TRACT-2

Town of Carolina Shores  
I hereby certify that the subdivision plan hereto has been found to  
conform with the subdivision regulations of the Town of Carolina Shores, North  
Carolina and that the plan has been approved by the Board of Commissioners  
for recording in the Office of the Register of Deeds of Brunswick County  
Date: 05/16/2022  
By: Michael W. Wood  
dmg  
Town of Carolina Shores

CERTIFICATE OF APPROVAL FOR RECORDING

I, Michael W. Wood, a Notary Public in the State of North Carolina, do hereby certify that the plan shown herein complies with the Town of Carolina Shores Flood Damage Prevention Requirements and is approved by Carolina Shores for recording in the Register of Deeds Office.  
Date: 05/16/2022  
By: Michael W. Wood  
dmg  
Town of Carolina Shores

FLOOD DAMAGE PREVENTION

I, Michael W. Wood, a Notary Public in the State of North Carolina, do hereby certify that the plan shown herein complies with the Town of Carolina Shores Flood Damage Prevention Requirements and is approved by Carolina Shores for recording in the Register of Deeds Office.  
Date: 05/16/2022  
By: Michael W. Wood  
dmg  
Town of Carolina Shores

**B0138 P00268** De 15, 2022  
Brunswick County, NC Register of Deeds  
Page 1 of 3  
PLAT

EAGLE RUN-PHASE II SUBDIVISION DATA	
REMAINDER PARCEL A TRACT-1	6.64 acres
A PORTION OF PARCEL A TRACT-2	\$ 87 acres
TOTAL TRACT	16.51 acres
TOTAL RIGHT OF WAY	1.68 acres
TOTAL COMMON AREA	7.28 acres
TOTAL PRIVATE LOTS	7.75 acres
LINEAR FEET OF PUBLIC STREETS	1,278 ft
TOTAL # OF LOTS	43
SMALLEST LOT (MULTIPLE)	6,240 soft
LARGEST LOT (#2004)	10,132 soft

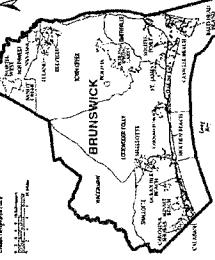
DWG NAME: P-21016 - PULL-E - EAGLE RUN - TOWN OF CAROLINA SHORES - SURVEY CAD DRAWINGS - 2018B 2022-03-04 FINAL PLAT EAGLE RUN PHASE II.DWG  
DATE: 03/07/2022 SCALE: 1" = 200' 20.188  
COVER

10/5

CERTIFICATE OF SURVEY AND ACCURACY  
*Sandy Wood*  
*Sandy Wood* 05/16/2022  
Duly sworn and affirmed before me on this day of March 7th, 2022  
that the surveyor named above, did make a survey of the property herein described  
and that he has adopted the plan of subdivision with the North Carolina Fire Prevention System  
located in accordance with NFPA 291 in a acceptable manner and such fire hydrant systems  
are located in accordance with the North Carolina Fire Prevention System.

I, Michael D. Oliver, certify that this plan was drawn under my supervision from an actual survey  
made under my supervision (dated description as calculated in 1:100,000, book 130, page 4556  
page 66 etc.), and that the ratio of plan to drawing is 1:10,000, that this plan was prepared in  
accordance with NFPA 291 as amended and that it is true and correct to the best of my  
knowledge and belief. I further certify 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.  
Michael D. Oliver, P.S.  
Notary Public No. 15-38917  
Signature: Michael D. Oliver, P.S.

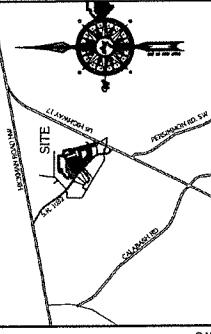
Development Resource Group of the Carolinas, PLLC  
4703 Olander Drive  
Myrtle Beach, SC 29577  
**drg** Telephone: 843-893-3350  
www.drgllc.com  
COVER



Lots 2000 Thu 2017

## CURVE TABLE

CURVE #	RADIUS	LENGTH	DETA	CHORD
C1	175.00'	2.95'	8° 10' 03"	57° 44' 23" W
C2	175.00'	5.95'	16° 21' 45"	55° 23' 50" W
C3	50.00'	2.95'	25° 00' 04"	53° 37' 36" W
C4	50.00'	3.14'	42° 33' 45"	54° 56' 42" W
C5	50.00'	3.14'	42° 33' 45"	53° 37' 40" E
C6	50.00'	4.42'	56° 07' 45"	56° 46' 16" S
C7	50.00'	4.33'	51° 59' 22"	N 32° 29' 37" E
C8	50.00'	4.00'	45° 59' 08"	N 33° 25' 05" E
C9	25.00'	3.07'	70° 31' 44"	N 15° 51' 45" E
C10	125.00'	5.98'	24° 41' 47"	N 43° 28' 31" E



~ VICINITY MAP N.T.S. ~

Lots 2000 Thu 2017

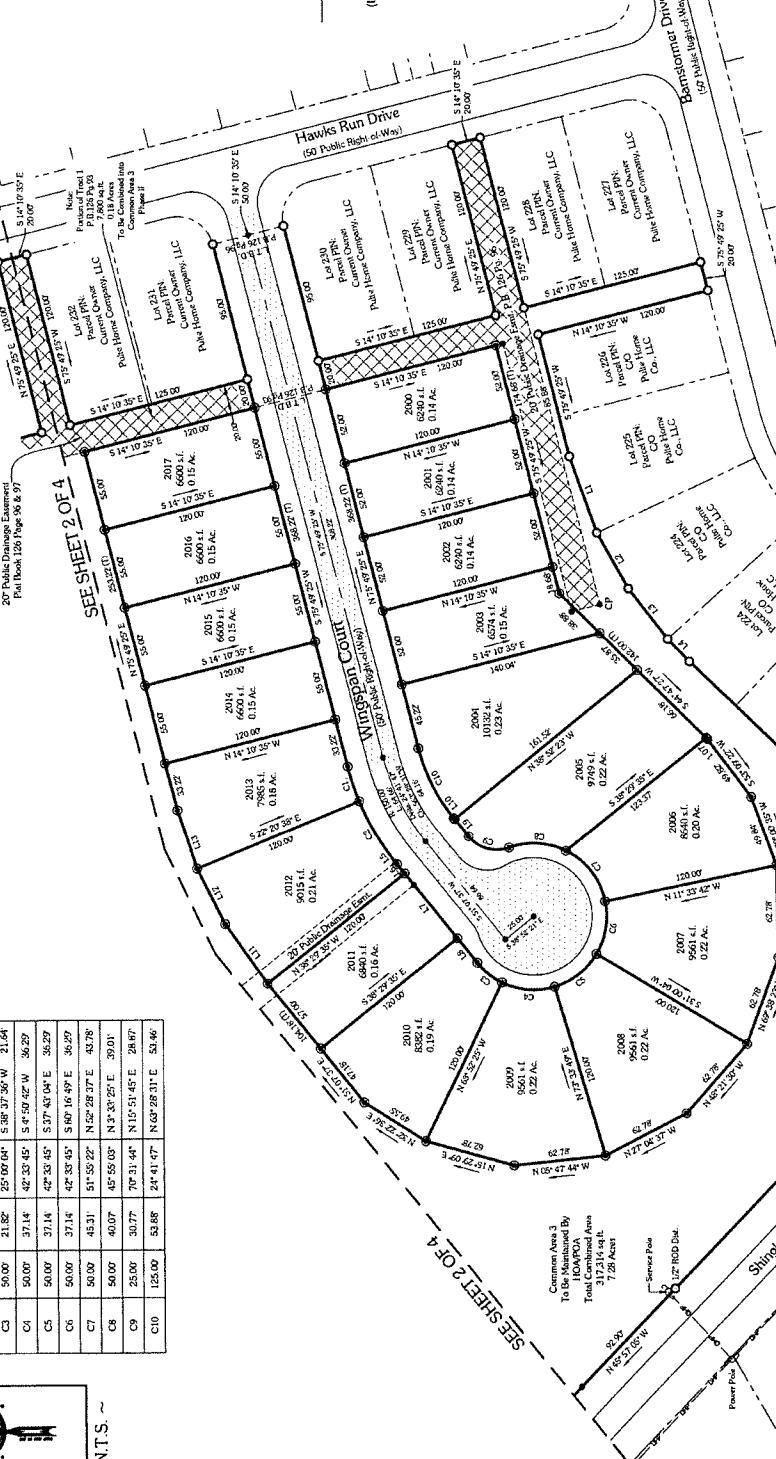
## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 70° 46' 19" W	55.37'
L2	S 60° 48' 05" W	43.76'
L3	S 58° 17' 36" W	43.76'
L4	S 46° 57' 46" W	21.35'
L5	S 35° 07' 37" W	8.16'
L7	S 55° 07' 37" W	57.00'
L8	S 55° 07' 37" W	21.46'
L9	N 51° 07' 37" E	15.07'
L10	N 51° 07' 37" E	0.66'
L11	N 44° 38' 53" E	49.68'
L12	N 63° 31' 26" E	42.51'
L13	N 71° 44' 23" E	23.02'

## LEGEND

- Iron Rebar Found (IRF)
- Iron Pipe Found (IPF)
- Chimney Top Pipe (CIP)
- Pipe (P)
- Iron Pipe Set (IPS)
- Calculated Point (CP)
- Monument
- Overhead Power
- Total Distance
- (I.C.O.) Current Owner  
(L.T.H.D.) Line To Be Delimited

SEE SHEET 2 OF 4

20' Public Drainage Easement  
Pat. Book 126, Page 96 & 97

120

90

60

30

0

-30

-60

-90

-120

-150

-180

-210

-240

-270

-300

-330

-360

-390

-420

-450

-480

-510

-540

-570

-600

-630

-660

-690

-720

-750

-780

-810

-840

-870

-900

-930

-960

-990

GRAPHIC SCALE  
( IN FEET )

1 inch = 60 ft

## CERTIFICATE OF SURVEY AND ACCURACY

I, Michael D. Oliver, certify that this plot was drawn under the supervision from an actual survey made by me and my crew. The distance shown on this plot is the true distance between the corners calculated in feet. The area of this plot is 1.00000. The data used in this plot was prepared in accordance with G.S. 47-17.5(a) as standard and best as true and correct to the best of my knowledge. I believe the survey contains an adequate adjustment of land within the area of county or town boundaries and an accurate and regular plot of the same.



Michael D. Oliver, L.S.

Registration Number 1-3917

Where my original signature, representation number, and seal the 7th day of March A.D. 2022

**LOT 2000 PLAT OF EAGLE RUN-PHASE II**  
**(43 LOT SUBDIVISION)**  
**TOWN OF CAROLINA SHORES**  
**BROOKLYN TOWNSHIP**  
**BRUNSWICK COUNTY, NORTH CAROLINA**

PREPARED FOR  
PULTE HOME COMPANY, LLC  
**dnrg**  
Telephone: 843-353-3530  
[www.dnrgllc.com](http://www.dnrgllc.com)

Development Resource Group of the Carolinas, PLLC

4703 Oleander Drive

Myrtle Beach, SC 29577

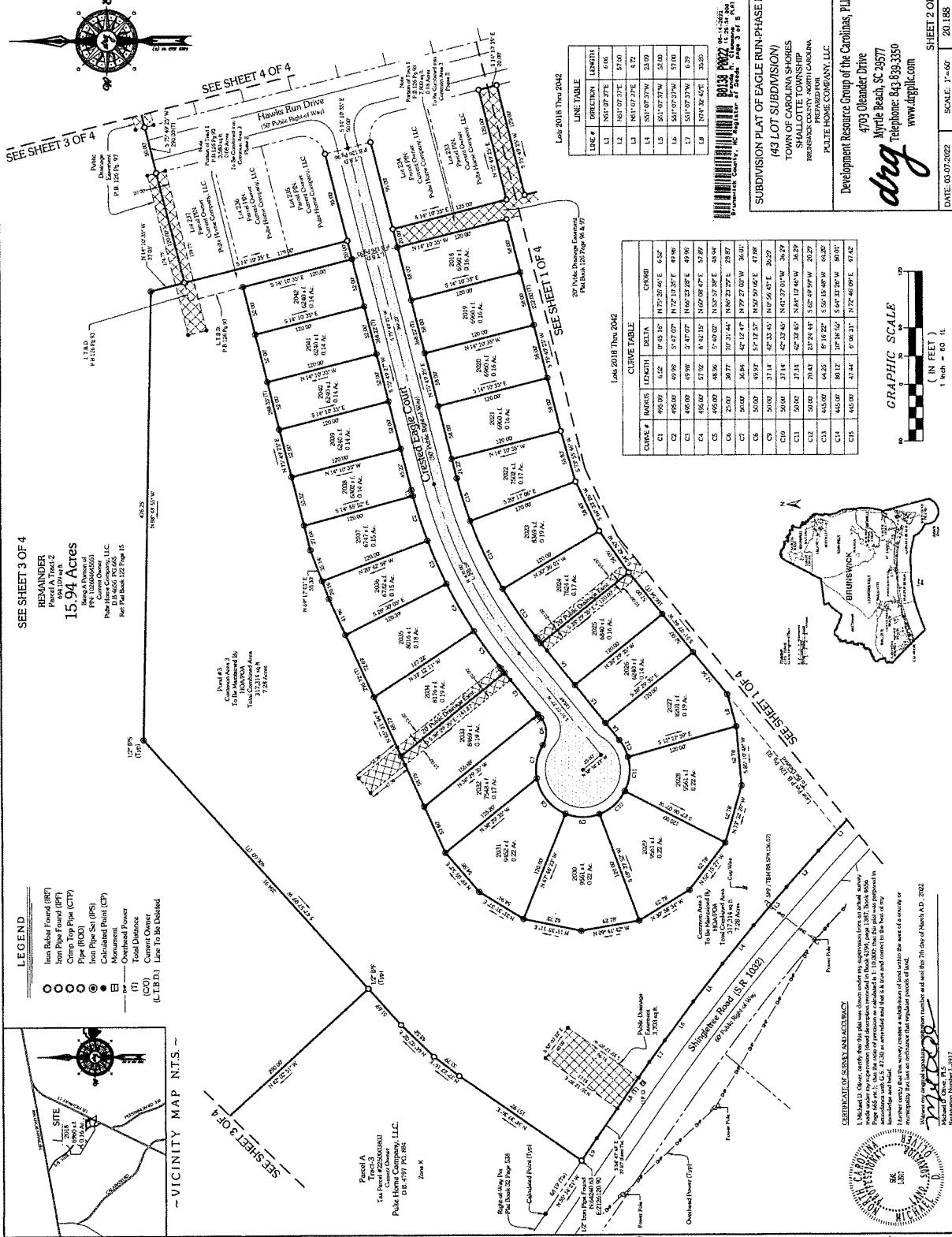
www.drgpc.com

SHEET 1 OF 4

DATE: 03/07/2022 SCALE: 1"=60'

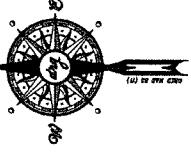
DATE: 03/07/2022 SCALE: 1"=60'

3829





138124



## LEGEND

- Iron Rebar Found (IRF)
- Iron Pipe Found (IPF)
- Clamp Top Pipe (CTP)
- Pipe (PIP)
- Iron Pipe Set (IPS)
- Calculated Point (CP)
- Monument
- Overlaid Power
- Total Distance
- (CO) Current Owner
- (L.T.B.D.) Line To Be Deleted

2' Iron Pipe Found  
E2127788.86

Parcel A  
Tract 3  
Tax Parcel # 220003803  
Current Owner  
Pulte Home Company, LLC.  
D.B. # 4997 PG. 884



SEE SHEET 3 OF 4

MATCHLINE

REMAINDER  
Parcel A Tract 2  
68.4169 +/- 4 ft.

**15.94 Acres**  
Being A Portion of  
PIN 10203454551  
Current Owner  
Pulte Home Company, LLC.  
D.B. # 4997 PG. 15  
Ref Plat Book 122 Pg. 15

12' Iron Pipe Found  
N 64893.76  
E2127784.41

3.41' 82.00 N  
S 36°46' 52" E  
E27.44'

26.192  
S 39°32' S  
E 185°25' 00" E  
120.09  
H. 4500  
Date 7-10-17  
Ch. SP 7-29-17  
17/03

REMAINDER

Parcel A Tract 2

68.4169 +/- 4 ft.

15.94 Acres

Being A Portion of

PIN 10203454551

Current Owner

Pulte Home Company, LLC.

D.B. # 4997 PG. 15

Ref Plat Book 122 Pg. 15

12' Iron Pipe Found  
N 64893.76  
E2127784.41

3.41' 82.00 N  
S 36°46' 52" E  
E 185°25' 00" E  
120.09  
H. 4500  
Date 7-10-17  
Ch. SP 7-29-17  
17/03

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E2127784.41

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E 185°25' 00" E  
120.09  
H. 4500  
Date 7-10-17  
Ch. SP 7-29-17  
17/03

12' CP  
Public  
Drainage  
Easement P. B.128 Pg. 97

Lot 29A  
Parcel A  
Current Owner  
Pulte Home Company, LLC

Lot 29B  
Parcel A  
Current Owner  
Pulte Home Company, LLC

Lot 29C  
Parcel A  
Current Owner  
Pulte Home Company, LLC

Lot 29D  
Parcel A  
Current Owner  
Pulte Home Company, LLC

CP  
Public  
Drainage  
Easement P. B.128 Pg. 97

Lot 29A/Commerce Area  
Eagle Run Phase I

Lot 29B/Commerce Area  
Eagle Run Phase I

Lot 29C/Commerce Area  
Eagle Run Phase I

Lot 29D/Commerce Area  
Eagle Run Phase I

REMAINDER  
Parcel A Tract 2

1st CTP

53°50'  
S 37°27' E  
E 185°25' 00" E  
120.09  
H. 4500  
Date 7-10-17  
Ch. SP 7-29-17  
17/03

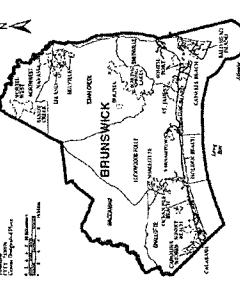
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H. 4500  
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Ch. SP 7-29-17  
17/03

SEE SHEET 3 OF 4

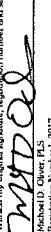


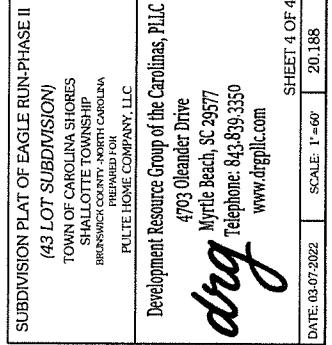
## Eagle Run-Phase I Subdivision

## CERTIFICATE OF SURVEY AND ACCURACY

I, Michael D. Oliver, certify that this plan was drawn under my supervision from an actual survey made by me and my crew on October 10, 2018. The work was done at a scale of 1:1000. The plan is a true representation of the land described herein. The plan is not to scale. It is my responsibility to make sure the plan is accurate and correct to the best of my knowledge and belief. I further certify that this survey creates a subdivision of land within the area of a county or municipality and has no bearing on any property or parcels of land.

Witness my original signature, engineering number and seal this 7th day of March A.D. 2022

  
Michael D. Oliver  
Registration Number L-9117



STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

PULTE HOME COMPANY, LLC, a Michigan limited liability company, with an office and place of business in Wake County, Mecklenburg County, and multiple other counties in North Carolina, hereinafter referred to as Affiant, being first duly sworn, hereby deposes and says under oath as follows:

1. That it is the owner of certain property located in the Town of Carolina Shores, Shallotte Township, Brunswick County, North Carolina, known as Eagle Run Phase II, Remainder Parcel A, Tract 1 (18 Lots), containing lots numbered 2000-2017; Portion of Parcel A Tract -2 (25 Lots), containing lots numbered 2018-2042 inclusive for a total (43 Lot Subdivision) as more particularly described in a Deed of Dedication in favor of Brunswick County of even date herewith.
2. That it has caused to be installed water distribution lines [and/or sewer lines] under and along the road rights-of-way property hereinafter described and referenced:

**Wingspan Court** (50' Public Right-of-Way) and **Crested Eagle Court** (50' Public Right-of-Way); as shown on a map entitled "SUBDIVISION PLAT OF EAGLE RUN PHASE II, REMAINDER PARCEL A, TRACT-1 (18 LOTS); PORTION OF PARCEL A TRACT -2 (25 LOTS) (43 LOT SUBDIVISION) TOWN OF CAROLINA SHORES, SHALLOTTE TOWNSHIP, Brunswick County, North Carolina prepared for PULTE HOME COMPANY, LLC" recorded in Map Cabinet 138, Pages 20-24, Brunswick County, Register of Deeds.

All the work which has been performed in the construction and installation of said water distribution lines [and/or sewer lines] described in paragraph 2, above, has been fully paid for and there are now no liens of any kind including any lien for labor or material against the subdivision property which would in any way jeopardizes title of Affiant to the property in said subdivision nor are there any legal actions pending against Affiant or any contractor arising out

of any work performed in said subdivision or the water lines [and/or sewer lines] installed therein which would in any way jeopardize title to the subdivision or the water distribution lines [and/or sewer lines] located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer(s), this 20<sup>th</sup> day of July, 2022.

PULTE HOME COMPANY, LLC, a Michigan limited liability company

By:

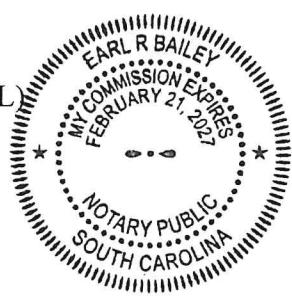
Name: Eric Korsten  
Title: VP of Operations

STATE OF SOUTH CAROLINA      §  
COUNTY OF CHARLESTON      §

Signed and sworn to (or affirmed) before me this day by Eric Korsten.  
(Name of Principal)

Date: July 20, 2022

(NOTARY SEAL)

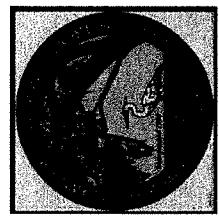
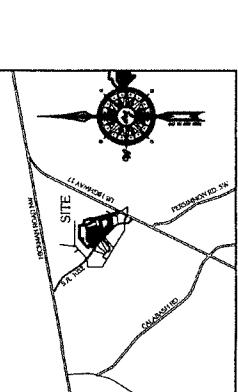


Earl R. Bailey  
Signature of Notary Public

Printed or Typed Name of Notary Public:

Earl R. Bailey

My Commission Expires: 2/21/27



## SUBDIVISION PLAT OF EAGLE RUN-PHASE II

REMAINDER PARCEL A TRACT-1 (18 LOTS)  
PORTION OF PARCEL A TRACT-2 (25 LOTS)  
EAGLE RUN-PHASE II (43 LOT SUBDIVISION)

TOWN OF CAROLINA SHORES

SHALLOTTE TOWNSHIP

BRAUNSWICK COUNTY, NORTH CAROLINA

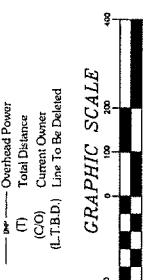
PREPARED FOR

PULTE HOME COMPANY, LLC

### NOTES:

#### LEGEND

- Iron Rebar Found (IRF)
- Iron Pipe Found (IPF)
- Camp Top Pipe (CTP)
- Pipe (ROD)
- Iron Pipe Sac (IPS)
- Calculated Point (CP)
- Monument
- Overhead Power
- Total Distance
- Current Owner
- (L-TBD) Line To Be Deleted



PN:102607252692  
Current Owner  
Cow Creek Galf  
Group, LLC  
DIA: 431B Pg. 792  
PL: 113 Pg. 74

TOWN of Carolina Shores

I, Michael D. Ober, certify that the subdivision plat shown herein has been found to comply with the subdivision regulation of the Town of Carolina Shores, North Carolina and that this plat has been approved by the Board of Commissioners for recording in the Office of the Register of Deeds of Brunswick County.

Date: 03/07/2022

Recorder: Michael D. Ober

Mary C. Ober

Town of Carolina Shores

1 inch = 200 ft.

5/14/22

Date

REMARKS:

I, Michael D. Ober, certify that the subdivision plat shown herein has been found to comply with the subdivision regulation of the Town of Carolina Shores, North Carolina and that this plat has been approved by the Board of Commissioners for recording in the Office of the Register of Deeds of Brunswick County.

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Date: 03/07/2022

Recorder: Michael D. Ober

Mary C. Ober

Town of Carolina Shores

1 inch = 200 ft.

5/14/22

Date

### VICINITY MAP N.T.S.

1. PARCEL ID: 252502058  
Parcel Plat No. 1  
Total Original Area of Parcel 1 (42.266 Ac.)  
Deed Book 4394 Page 1397  
Ref. PTO Plat Book 122 Plat Page 15
2. PARCEL ID: 2525020582  
Total Original Area of Parcel 2 (25.811 Ac.)  
Deed Book 4365 Page 6551  
Ref. PTO Plat Book 122 Plat Page 15
3. The zoning of these 2 A.O.D.  
Owner of Record: Pulte Home Company, LLC  
4401 Leake Avenue, Suite 400  
Austin, TX 78726  
Landlord: K. B. Corp., Inc.  
Last Recorded: August 28, 2018  
Plat ID: 026 Community  
Town of Carolina Shores CIL #070517 Located in Zone XI as coded  
from Fm. Creek Rd. This is not the basis for flood zone determination or  
flood zone related issues.  
Declaration is made to original portracter of the survey. It is not  
intended that the surveyor or his/her employees make any investigation or  
determination concerning the boundaries of the property or the zoning of the  
property or any other facts than an accurate and careful title  
subsurface and environmental conditions were examined for  
consideration as a part of this survey. No statement is made concerning  
the existence of underground or overhead conductors or facilities that  
may affect the use or development of the tract or rights-of-way.  
This property is subject to all easements or restrictions of record.  
Surveyors has made no investigation or independent search for  
easements of record, investigations, restrictions, covenants, ownership  
titles or any other facts than an accurate and careful title.
4. Surveyor has made no investigation or independent search for  
easements of record, investigations, restrictions, covenants, ownership  
titles or any other facts than an accurate and careful title.
5. Subsurface and environmental conditions were not examined for  
consideration as a part of this survey. No statement is made concerning  
the existence of underground or overhead conductors or facilities that  
may affect the use or development of the tract or rights-of-way.
6. This property is subject to all easements or restrictions of record.
7. Last Surveyor's Deed Book 4394 Page 1397.
8. 12' Drive Pipe Set at all corners unless noted otherwise.
9. All Bearings are based upon the North Carolina State Plane Coordinate  
System (NAD83)(2001). All stations shown are Horizontal net grid  
coordinates.
10. Area calculations are by the coordinate method.
11. This Property Subject to Development Agreement Filed in DB. #325 Pg. 404  
12. Date of Field Survey: October, 2019

#### REFERENCE:

1. Plat of Land Located in Block 162 Plat 105, Newberry McLean  
County, North Carolina, Plat No. 1, 2005, by Mr. & Mrs. J. W. L. Smith &  
Son, recorded in Map Case 37 Page 339 in the Brunswick County Register of Deeds.
2. Plat of Land in Block 102, Located in Block 102 Plat 147 Plat 148  
Recorded in Map Case 38, Page 130 by Mr. & Mrs. W. L. Smith &  
Son, recorded in Map Case 39, Page 5 & 6 of Brunswick County Register of Deeds.
3. Site of "Gandy" Marina, formerly known as "Gandy's Marina" Located in Block 100, Plat 147 Plat 148, recorded in Map Case 68 Page 23 & 24 of  
Brunswick County Register of Deeds.
4. Subdivision Combination Plat of Combined Areas of 18.17 Acres, Subdivision Area of 6.23  
Acres, dated February 7th, 2020, Development Resource Group, The Carolina  
Shores, Inc., located in Map Case 59 Page 82 in the Brunswick County Register of Deeds.

Certificate of Ownership and Dedication  
I, Michael D. Ober, certify that the property shown and described  
herein, and that I (we) adopt this plan of subdivision, with my (our) free  
consent, and bind myself (ourselves), and others, and their heirs and  
successors in law, and their executors and administrators to public use as to road  
and right-of-way, and other easements and rights-of-way, where applicable.

Dated: 03/10/2022  
Signed: Michael D. Ober  
Administrative Representative

Certificate of Approval for Recording Final Plat  
Sandy Wood, UDO Administrator, certify that the Town of Carolina  
Shores has approved this final plat of the Subdivision named Eagle Run-Phase II.

Dated: 03/14/2022  
Signed: Sandy Wood  
Administrator

CERTIFICATE OF SURVEY AND ACCURACY

I, Michael D. Ober, certify that this plan was drawn under my supervision from an actual survey  
made under my supervision (dated description recorded in Book 4394, page 1387, Book 4556  
Page 665, Plat 147, Lot 102, Plat 148), that the ratio of the plan to the base was prepared in  
accordance with 5% - 40% as amended and that it is true and correct to the best of my  
knowledge and belief. This plan is a subdivision of land within the area of a county or  
municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number, and last this 7th day of March A.D. 2022  
Michael D. Ober, ES, R.S.P.  
Registration Number: L-2917  
Telephone: 843-839-3350  
www.drgllc.com

DWG NAME: P-2018 - PULTE - EAGLE RUN - TOWN OF CAROLINA SHORES PHASE 2 SURVEY CAD DRAWINGS\2018\2022-03-04 FINAL PLAT EAGLE RUN PHASE II.DWG		
REMAINDER PARCEL A TRACT-1 (18 LOTS) PORTION OF PARCEL A TRACT-2 (25 LOTS) EAGLE RUN-PHASE II (43 LOT SUBDIVISION)		
PREPARED FOR PULTE HOME COMPANY, LLC		
DATE: 03/07/2022 SCALE: 1"=200'		
COVER		

DWG NAME: P-2018 - PULTE - EAGLE RUN - TOWN OF CAROLINA SHORES PHASE 2 SURVEY CAD DRAWINGS\2018\2022-03-04 FINAL PLAT EAGLE RUN PHASE II.DWG		
REMAINDER PARCEL A TRACT-1 (18 LOTS) PORTION OF PARCEL A TRACT-2 (25 LOTS) EAGLE RUN-PHASE II (43 LOT SUBDIVISION)		
PREPARED FOR PULTE HOME COMPANY, LLC		
DATE: 03/07/2022 SCALE: 1"=200'		
COVER		



138121

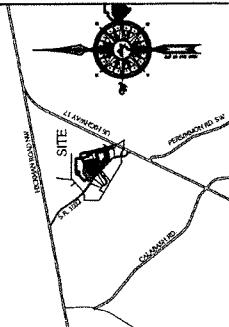
29

CURVE TABLE			
CURVE #	RADIUS	LENGTH	CHORD
C1	24,990'	8' 10 1/2"	S 31° 44' 23" W
C2	17,500'	50.49'	S 17° 23' 30" W
C3	50,000'	21,82'	S 38° 37' 36" W
C4	50,000'	37.14'	S 43° 50' 42" W
C5	50,000'	37.14'	S 42° 33' 45" W
C6	50,000'	37.14'	S 37° 43' 14" E
C7	50,000'	37.14'	S 42° 33' 45" E
C8	50,000'	40.07'	N 31° 56' 22" E
C9	25,000'	30.77'	N 15° 51' 45" E
C10	125,000'	53.88'	N 43° 41' 47" E

Los 2000 Thu 2017

VICINITY MAP NTS.

~

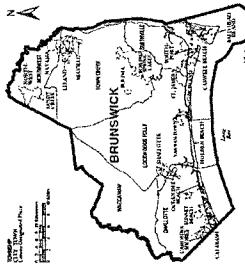


DWG NAME: P-20188 - PULTE - EAGLE RUN - TOWN OF CAROLINA SHORES PHASE 2 SURVEY SURVEY CAD DRAWINGS 20188 2022-03-04 FINAL PLAT EAGLE RUN PHASE II.DWG

K581

LINe TABLE  
LINE # DIRECTION LENGTH

LINE #	DIRECTION	LENGTH
L1	S70° 26' 19" W	55.37'
L2	S46° 48' 01" W	43.76'
L3	S82° 17' 36" W	43.76'
L4	S45° 57' 56" W	21.35'
L5	S51° 07' 37" W	8.18'
L7	S51° 07' 37" W	57.00'
L8	S51° 07' 37" W	21.46'
L9	N51° 07' 37" E	15.07'
L10	N51° 07' 37" E	0.66'
L11	N56° 36' 52" E	49.88'
L12	N62° 31' 20" E	42.51'
L13	N71° 49' 22" E	42.02'

Common Area 3  
To Be Maintained By  
Total IRONDALE Areas  
317.316 ac.  
7.28 AcresCoordinate Obtained By  
GPS Coordinates  
Using Network  
ID#212602.37

## CERTIFICATE OF SURVEY AND ACCURACY

I, Michael D. Oliver, certify that this plan was drawn under my supervision from a total station survey made on March 03, 2022. The plan is plotted to a scale of 1:600. The area of the lots is calculated to a 1:1000 scale. The plot is prepared in accordance with S 47-30 as amended, and it is true and correct to the best of my knowledge and belief. I hereby certify that the survey results are accurate to the best of my knowledge and belief, and they are to be taken as a statement of fact within the area of a county or municipality, and that they are to be taken as a statement of fact within the boundaries of the property described by the plan.

Michael D. Oliver, PLS

Registration Number L-1917

*M.D.O.22*

## SUBDIVISION PLAT OF EAGLE RUN-PHASE II

(43 LOT SUBDIVISION)

TOWN OF CAROLINA SHORES

SHALLOTTE TOWNSHIP

BRUNSWICK COUNTY, NORTH CAROLINA

PREPARED FOR

PULTE HOME COMPANY, LLC

4703 Bleander Drive

Myrtle Beach, SC 29577

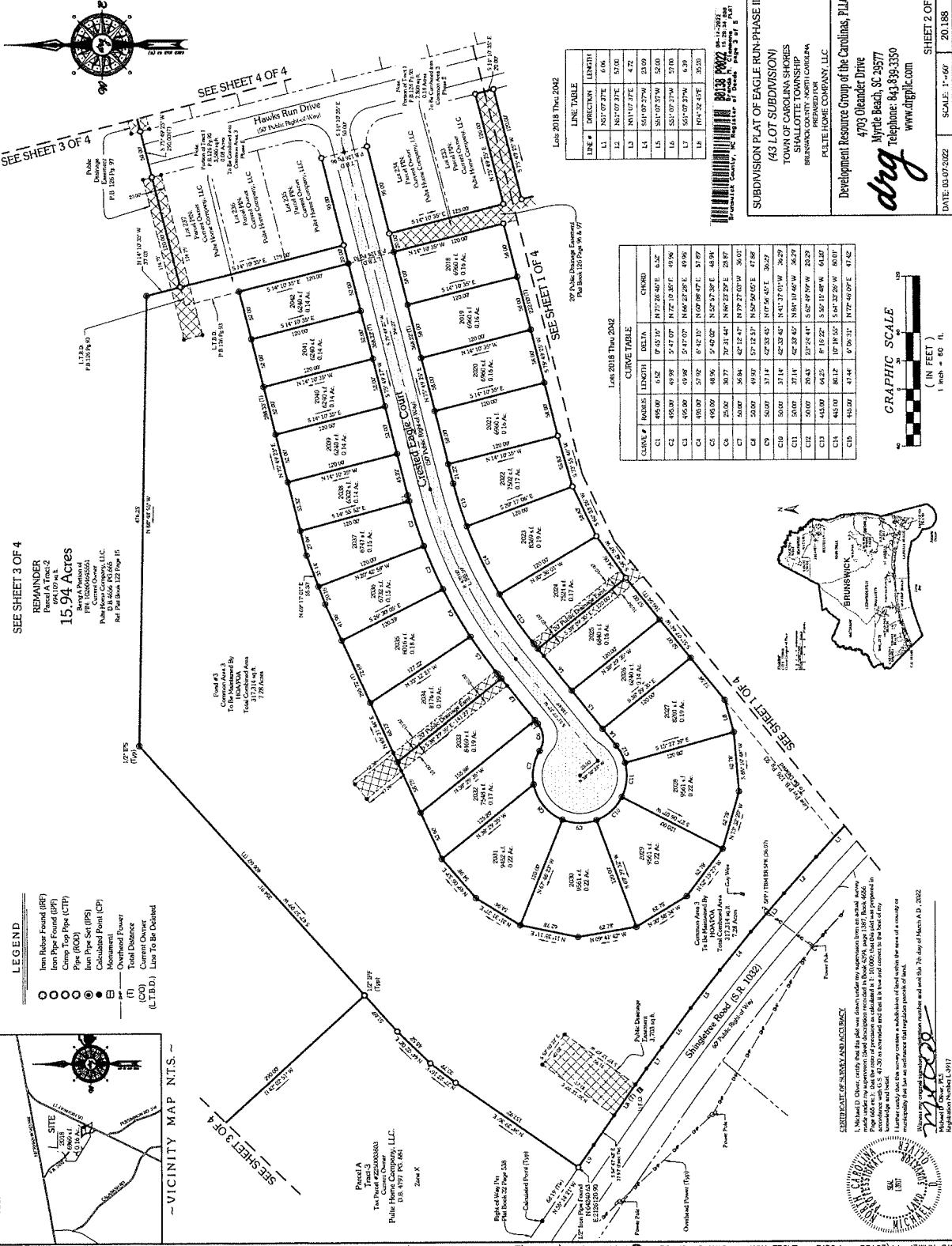
Telephone: 843.894.3350

www.drgplc.com

GRAPHIC SCALE  
(IN FEET)  
1 inch = 60 ft.

DATE: 03/07/2022 SHEET 1 OF 4  
SCALE: 1"=60'  
20188

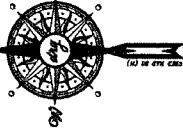
3829



DATE: 05/07/2022  
SCALE: 1"-60' 20.188

385

138123



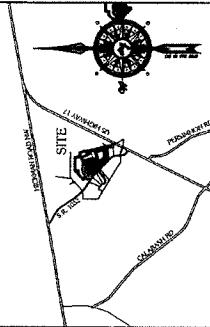
SEE SHEET 4 OF 4  
MATCHLINE

S 45° 49' 59" E  
227.42'

#### LEGEND

- Iron Rebar Found (IRF)
- Iron Pipe Found (IPF)
- Cmp Top Pipe (CTP)
- Pipe (RCD)
- Iron Pipe Set (IPS)
- Calculated Point (CP)
- Monument
- Per Total Distance
- (T) Current Owner
- (L.T.B.D.) Line To Be Deleted

#### ~ VICINITY MAP N.T.S. ~



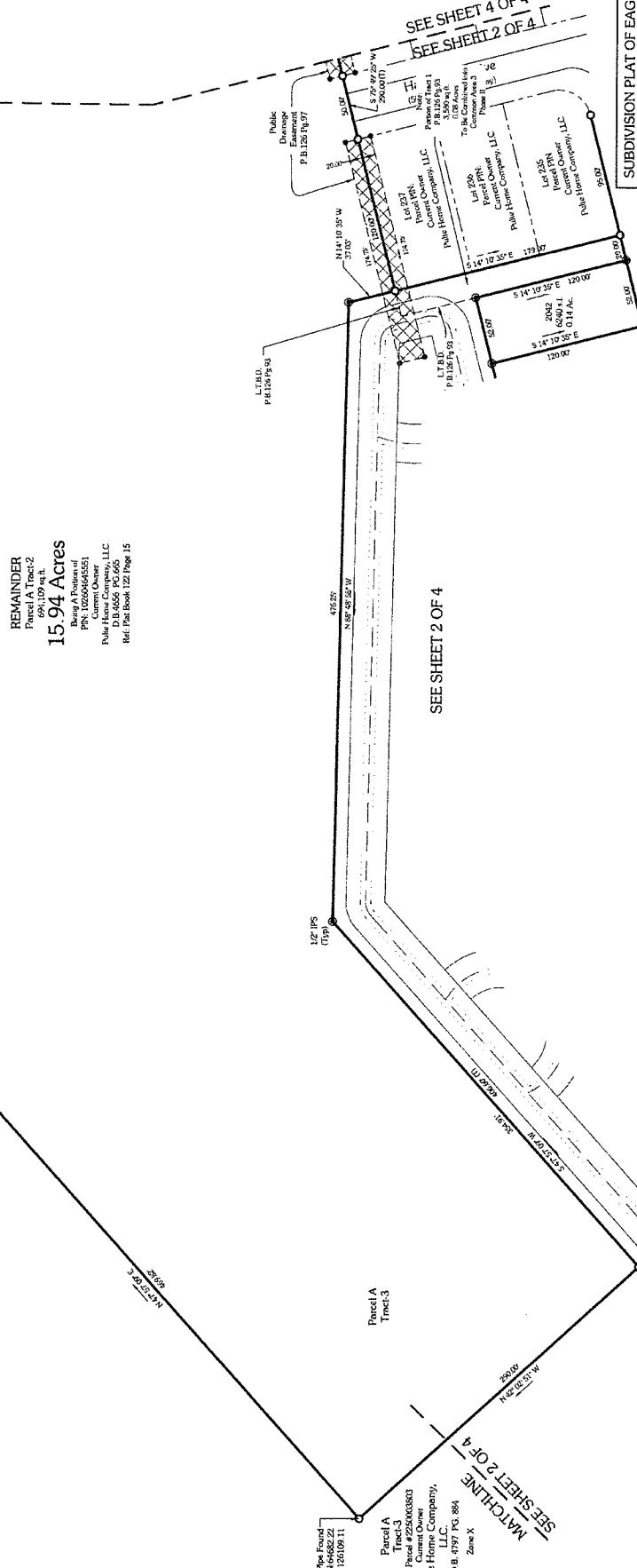
DWG NAME: P:\\20188 - PULTE - EAGLE RUN - TOWN OF CAROLINA SHORES PHASE 2\\SURVEY\\SURVEY CAD DRAWINGS\\20188\_2022-03-04.FINAL PLAT EAGLE RUN PHASE II.DWG

1/2" Iron Pipe Found  
N 620202.56  
E 212669.41

Parcel A  
Tract 3  
Tax Parcel #22000383  
Current Owner  
Pulte Home Company,  
LLC.  
D.B. 4797 Pg. 884  
Zone X

20.012  
3.40-11.19 N  
1/2 IPF  
12 IPF  
207.12'  
5.88° 48' 55" E

REMAINDER  
Parcel A Tract 2  
06-1109-044  
**15.94 Acres**  
Boro A Platatted and  
Plt. 020601645651  
Current Owner  
Pulte Home Company, LLC  
D.B. 4797 Pg. 884  
Ref. Plat Book 122 Pg. 15



Parcel A  
Tract 3  
Tax Parcel #22000383  
Current Owner  
Pulte Home Company,  
LLC.  
D.B. 4797 Pg. 884  
Zone X

SETH  
THEFT  
1/2  
SE  
1/2  
MATCHLINE

Parcel A  
Tract 3  
Tax Parcel #22000383  
Current Owner  
Pulte Home Company,  
LLC.  
D.B. 4797 Pg. 884  
Zone X

CERTIFICATE OF SURVEY AND ACCURACY  
I, Michael D. Oliver, certify that this plat was drawn under my supervision from an actual survey made under  
my direction and described in Book 1200, Page 1387, Book 1354, Page 668 et seq.; that the  
plat is plotted to a scale of one-half mile to the mile; and that it is true and correct to the best of my knowledge and belief.  
I further certify that this survey covers a subdivision of land within the area of a county or  
incorporated town and it is an accurate representation of the recorded parcels of land.  
Witness my official signature, registration number and seal that 7th day of March A.D., 2022  
Michael D. Oliver, PLS  
Michael D. Oliver, PLS  
Registration No. 1837

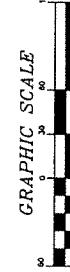
40138 PROJ# 01-15-2022  
Brunswick County, NC Register of Deeds  
Clemmons, NC  
Page 4 of 5

PULTE HOME COMPANY, LLC

Development Resource Group of the Carolinas, PLLC  
4703 Olander Drive  
Myrtle Beach, SC 29577

dng  
Telephone: 843-899-3350  
www.drgllc.com

BRUNSWICK COUNTY, NC Register of Deeds  
Clemmons, NC



1 IN FEET

1 Inch = 60 ft.

SEE SHEET 4 OF 4  
SEE SHEET 2 OF 4

SUBDIVISION PLAT OF EAGLE RUN-PHASE II  
(43 LOT SUBDIVISION)  
TOWN OF CAROLINA SHORES  
SHALLOTTE TOWNSHIP  
BRUNSWICK COUNTY, NORTH CAROLINA  
DRAWN FOR  
PULTE HOME COMPANY, LLC

DATE: 03/07/2022

SHEET 3 OF 4

SCALE: 1"=60'



138124



MATCHLINE  
SEE SHEET 3 OF 4

Parcel A  
Tract 3  
Tax Parcel 2256010303  
Current Owner  
Pulte Home Company, LLC.  
D.B. #4797 PC. 884

Zone X

12' Iron Pipe Found  
N 66° 40' 54" E  
E2127945.68

m 91.32 40 S

36 19S

S 89° 45' 25" E  
827.44'

REMAINDER  
Parcel A Tract 2  
664,109 sq ft.  
Known Location of  
Current Owner  
Pulte Home Company, LLC.  
D.B. #4797 PC. 883  
Ref. Plat Book 142, Plat 15

SEE SHEET 3 OF 4

2' Iron Pipe Found  
N 65° 09' 36" E  
E2127945.68

3.91 36.00 N

18.55 51.62 S

**LEGEND**

- Iron Rebar Found (IRF)
- Iron Pipe Found (IPF)
- Clamp Top Pipe (CTP)
- Pipe (RD)
- Iron Pipe Set (IPS)
- Calculated Point (CP)
- Monument
- Overhead Power
- Total Distance
- (T) Current Owner
- (C/O) (L.T.B.D.) Line To Be Deleted

ID 225000064  
PRK 10262720/92  
Cur. Owner  
C. G. Smith  
Glen, LLC  
DB 4314 PG 792  
P.B. 113 PG 792

S 59° 23' 47" E  
169.05  
N 59° 23' 47" E  
1.98  
2' Iron Pipe Found  
E2127764.46

N 68° 20' 05" E  
120.05  
R. H. SLOC  
Lot 11  
Ls. 244-07  
Ls. 123-07  
Ls. 244-07  
Ch. 244-07  
Ch. 32-44-25 E  
Ch. 32-44-25 E  
N 68° 20' 05" E  
E2127764.41

75.63

N 15° 46' 39" W

N 15° 46' 39" W

109.95

N 15° 50' 13" W

N 15° 50' 13" W

33.22

N 14° 10' 55" E

N 14° 10' 55" E

20.07

N 17° 27' 27" W

N 17° 27' 27" W

127.00

N 17° 27' 27" W

N 17° 27' 27" W

20.07

N 17° 27' 27" W

N 17° 27' 27" W

127.00

N 17° 27' 27" W

N 17° 27' 27" W

127.00

N 17° 27' 27" W

N 17° 27' 27" W

127.00

N 17° 27' 27" W

N 17° 27' 27" W

127.00

N 17° 27' 27" W

N 17° 27' 27" W

127.00

N 17° 27' 27" W

N 17° 27' 27" W

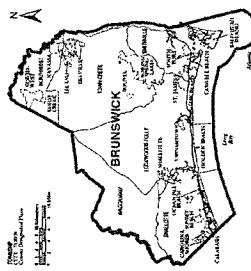
## Eagle Run-Phase I Subdivision

CERTIFICATE OF SURVEY AND ACCURACY  
1. Michael D. Oliver, certify that this plan was drawn under my supervision from an actual survey made  
of the property described, record title, and boundaries shown in the map. The survey was made at the  
rate of \$200.00 per acre, or part thereof, for the purpose of subdividing the same into lots and  
streets, and that it is true and correct to the best of my knowledge and belief.

I further certify that these surveys create a subdivision of land within the area of county or  
municipality and a certificate of original plan or original plan of survey.

Michael D. Oliver, C.S.

Registration Number L-3917



VICINITY MAP NTS ~

MATCHLINE  
SEE SHEET 3 OF 4

## Eagle Run-Phase I Subdivision

**B0138 P0024** Re-Subdiv. of Eagle Run Phase I, Brunswick Co., NC  
Brunswick County, NC Register of Deeds  
C. G. Smith  
Glen, LLC  
DB 4314 Pg 792  
P.B. 113 Pg 792

**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 60 ft.

**SUBDIVISION PLAT OF EAGLE RUN-PHASE II  
(43 LOT SUBDIVISION)**  
TOWN OF CAROLINA SHORES  
SHALLOTTE TOWNSHIP  
BRUNSWICK COUNTY, NORTH CAROLINA  
PLATE 404  
PULTE HOME COMPANY, LLC

**dmg** Telephone: 843-893-3350  
[www.dgpllc.com](http://www.dgpllc.com)

DATE: 03/07/2022

SCALE: 1" = 60'

50%