VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5080, PAGE 1025; THAT THE BOUNDARY LINES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHICH APPLICABLE TO THE CLASS C STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 12-13-2023; THAT THE SURVEY WAS COMPLETED ON 12-18-2023; THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; AND ALL ELEVATIONS ARE BASED ON N.A.V.D. 88; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 18TH DAY OF DECEMBER, 2023.

NORTH CAROLINA PROFESSIONAL SEAL L-3387 LAND SURVEYOR CHRISTOPHER D STANLEY

Christopher D Stanley Digitally signed by Christopher D Stanley Date: 2023.12.20 08:55:28 -05'00'

PROFESSIONAL LAND SURVEYOR NC L-3387

BUILDING SETBACKS PER THE NOTES OF MAP CABINET 24, PAGE 39:

FRONT	=	15 FT.
REAR	=	10 FT.
LEFT SIDE	=	10 FT.
RIGHT SIDE	=	10 FT.

BUILDING SETBACKS LINES SHOWN ARE BASED ON SCALING THE BUILDING SETBACK LINES FOR LOT 359 FROM MAP CABINET 24, PAGE 39, AND ARE FOR REFERENCE ONLY. THE ARCHITECTURAL CONTROL COMMITTEE OF SEASCAPE AT HOLDEN PLANTATION PROPERTY OWNERS ASSOCIATION, INC. (ACC) WILL DETERMINE THE EXACT LOCATION AND DIMENSIONS OF EACH BUILDING ENVELOPE. ALL SETBACKS SHALL BE VERIFIED BY THE APPROPRIATE GOVERNMENTAL ENTITY, BY THE OWNER, OR CONTRACTOR PRIOR TO CONSTRUCTION.

ZONING:

CURRENT ZONING PER BRUNSWICK COUNTY: CO-R-7500

FLOOD ZONE:

ACCORDING TO CURRENT FEMA FLOOD MAP # 3720202600K, THIS PARCEL APPEARS TO BE LOCATED IN THE FOLLOWING ZONE: SEE MAP.

GENERAL NOTES:

1. ADJOINING DEED REFERENCES BASED ON CURRENT INFORMATION FOUND IN THE BRUNSWICK COUNTY TAX OFFICE.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY; WHETHER SHOWN OR NOT SHOWN ON THIS SURVEY MAP.
3. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS THEREBY SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. USERS OF THIS PLAT SHOULD OBTAIN AN ACCURATE LEGAL OPINION AS TO OWNERSHIP WITHIN THE BOUNDARIES OF THIS PLAT.
4. ALL BEARINGS ARE BASED ON MAP CABINET 24, PAGE 39; ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. US SURVEY FEET.
5. ELEVATIONS WERE OBTAINED FROM NORTH CAROLINA REAL TIME NETWORK AND ARE BASED ON NAVD 88.
6. FLOOD LINES SHOWN WERE SCALED FROM GIS.
7. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.
8. AREA BY COORDINATE METHOD.

PLOT PLAN LEGEND		
LABEL	SYM.	DESCRIPTION
IPF/IRF	●	IRON PIPE /ROD FOUND
IRS	○	1/2" REBAR SET
MNF	▲	MAG NAIL FOUND
MNS	△	MAG NAIL SET
CATV	CV	CABLE TV PEDESTAL
TPED	T	TELEPHONE PEDESTAL
EB	EB	ELECTRIC BOX
LP	☆	LIGHT POLE
WM	WM	WATER METER
WV	WV	WATER VALVE
GS	×23.5	SPOT ELEVATION
LSA		LANDSCAPED AREA
BSL		BUILDING SETBACK LINE
R/W		RIGHT OF WAY

SUB-SURFACE UTILITY DISCLAIMER:

THERE HAS BEEN NO ATTEMPT BY THE CERTIFYING SURVEYOR TO LOCATE, MARK OR IDENTIFY ANY SUB-SURFACE UTILITY LINES ON THE PROPERTIES SHOWN ON THIS MAP. THE EXISTENCE OF SUB-SURFACE UTILITIES, IF ANY, MAY AFFECT THE USE OF THESE PROPERTIES BEYOND THE CONTROL OF THE SURVEYOR. USERS OF THIS MAP, AND THEIR ASSIGNS, ARE HEREBY NOTIFIED AND ACKNOWLEDGE THAT ANY DAMAGE RESULTING FROM ANY UTILITY SHOWN OR NOT SHOWN ON THIS MAP IS NOT THE RESPONSIBILITY OF THE SURVEYOR OR COASTAL GEOMATICS, PLLC.

JAMES G. KING III
DEED BOOK 4645, PAGE 631
TAX PARCEL #233IA005
LOT 361

N74° 39' 42"E 112.01'

LOT 359
16,799 SQ.FT.
0.39 ACRES

WILLIAM W. & KARYN A. PRINGLE
DEED BOOK 4126, PAGE 149
TAX PARCEL #233IA004
LOT 360

MAP CABINET 24, PAGE 39

DANIEL M. & DEBRA HAAS
DEED BOOK 1864, PAGE 1275
TAX PARCEL #233IA002
LOT 358

N15° 57' 16"W 105.07'

N74° 41' 21"E 110.28'

N15° 57' 16"W 149.98'

S14° 39' 50"E 150.06'

S74° 42' 13"W 112.02'

S10° 27' 18"E 10.30'(TIE)

S11° 06' 43"E 19.70'(TIE)

BUILDING SETBACK LINES SCALED FROM MAP CABINET 24, PAGE 39 ARE SUBJECT TO SEASCAPE ACC APPROVAL

10' UTILITY EASEMENT

FRONT B.S.L.

REAR B.S.L.

SIDE B.S.L.

R/W

SHADED "X" ZONE "X"

ZONE "X" SHADED "X"

SHADED "X" AE-12.0'

ADJACENT BUILDING FINISHED FLOOR ELEV=24.41' SLAB ELEV=15.18'

LSA-HEDGEROW

14" LIVE OAK

48" OAK CLUSTER

CONCRETE CURB

EDGE OF PAVEMENT

20' UTILITY EASEMENT SCALED FROM MAP CABINET 26, PAGE 323

PROJECT BENCHMARK
MAG NAIL SET IN EDGE OF PAVEMENT
ELEV.=14.98' N.A.V.D. 88

AUGUSTINE AVENUE
PRIVATE RIGHT-OF-WAY VARIES
ASPHALT ROADWAY

SCALE: 1" = 10'
0 5 10 20 30

Revisions

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STEVEN G. & DANIELLE M. BRYSON

BOUNDARY & TOPOGRAPHIC SURVEY

664 AUGUSTINE AVENUE
LOT 359, SECTION A, PHASE 2
MARINA VILLAGE OF SEASCAPE, SUPPLY,
LOCKWOOD FOLLY TOWNSHIP, BRUNSWICK COUNTY, NC
TAX PARCEL #233IA003, DEED BOOK 5080, PAGE 1025

Date: 12-18-2023
Scale: AS SHOWN
Drawn By: CAS
Checked By: CDS

TOPOGRAPHIC

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PROJECT NO. 2312-08