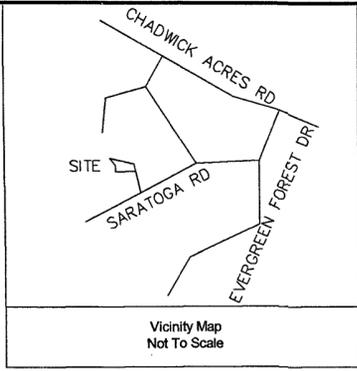


THIS IS TO CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF THE PROPERTY HEREON AS COMPILED BY ACTUAL SURVEY OF THE PREMISES AND THAT THERE ARE NO ENCROACHMENTS ACCORDING TO THE BEST OF MY KNOWLEDGE, EXCEPT AS SHOWN. THE RATIO OF PRECISION IS 1:10,000+.

GPS DATA:
ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011)(epoch 2010.00).
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED USING NC "North Carolina GNSS Real Time Network (RTN)" ON 5-29-2025. UNITS OF MEASUREMENT ARE US SURVEY FEET.

PER NC GRID NAD 83 (2011)



PER KATHARINE ELKS & CORPS OF ENGINEERS (5/7/25) THERE ARE N WETLANDS CONSERVATION AREAS OR BUFFER REQUIREMENTS



JOHN L. PIERCE, P.L.S., L-2596

- NOTE:
- HVAC WILL NOT ENCROACH INTO SETBACKS.
 - WATER SERVICES PROVIDED BY ONWASA.
 - LOT SERVICED BY COMMUNITY SEWER SYSTEM

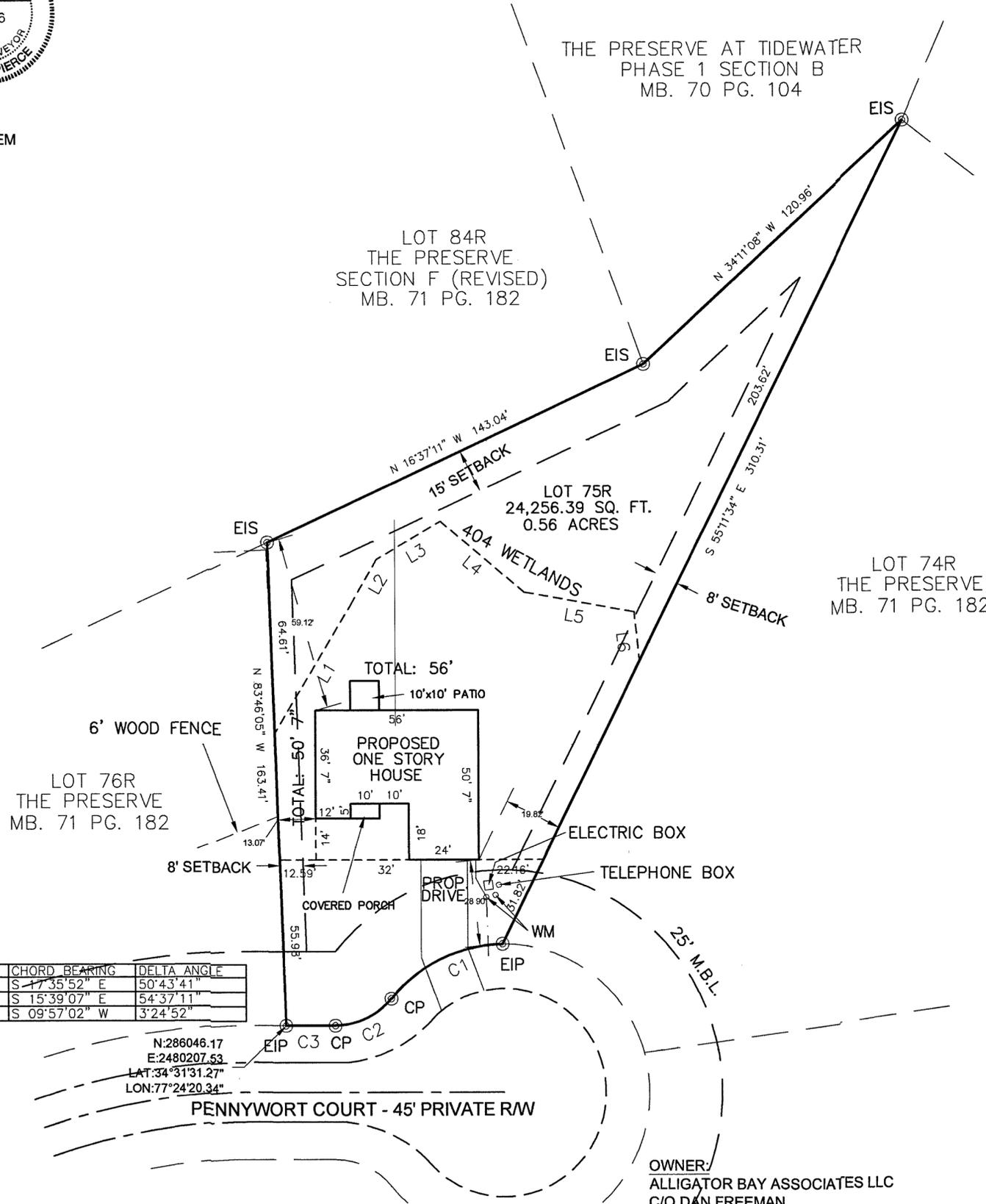
BUA ALLOWED: 4,400 SQ.FT.
BUA PROPOSED: 3,100.79 SQ.FT.

ZONED: R-20
SETBACKS:
FRONT:25'
SIDE:8'
CORNER:20'
REAR:15'
BUILDING HEIGHT: 35'
ACCESSORY BUILDING: 5'

PROPOSED SETBACKS:
FRONT:28.9'
LEFT SIDE:13.07'
RIGHT SIDE:19.82'
REAR:59.12'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	44.27'	42.84'	S 17°35'52" E	50°43'41"
C2	25.00'	22.83'	22.94'	S 15°39'07" E	54°37'11"
C3	252.49'	15.05'	15.04'	S 09°57'02" W	3°24'52"

N:286046.17
E:2480207.53
LAT:34°31'31.27"
LON:77°24'20.34"



- LEGEND:
- EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - SIS = SET IRON STAKE
 - ECM = EXISTING CONCRETE MONUMENT
 - EPK = EXISTING PK NAIL
 - MBL = MINIMUM BUILDING LINE
 - RW = RIGHT OF WAY
 - EOP = EDGE OF PAVEMENT
 - CONC. = CONCRETE
 - WM = WATER METER
 - PP = POWER POLE
 - ST = SEPTIC TANK
 - PT = PUMP TANK
 - E- = OVERHEAD ELECTRICAL LINES
 - € = CENTERLINE
 - X- = FENCE
 - CCP = CONCRETE PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - INT. = INVERT
 - 41.0 = SPOT ELEVATION
 - EB = ELECTRIC BOX
 - CO = CLEAN OUT/SEWAGE
 - WV = WATER VALVE
 - BM = BENCH MARK
 - PL- = POWER LINE
 - CP = COMPUTED POINT

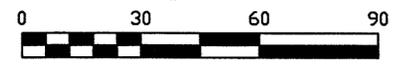
LINE	BEARING	DISTANCE
L1	N 50°23'45" W	50.80'
L2	N 51°52'26" W	17.70'
L3	N 22°05'47" W	25.62'
L4	N 48°20'30" E	37.58'
L5	N 18°29'26" E	38.48'
L6	S 87°51'38" E	16.51'

THE WETLANDS LINE SHOWN HERE WAS FLAGGED BY HAYWOOD PITTMAN ON MAY 27, 2025

ADDRESS:
603 PENNYWORT COURT

PRELIMINARY PLAN, BOUNDARY, & WETLANDS SURVEY
PREPARED FOR
PRESTIGIOUS RENTALS, LLC
OF
LOT 75R THE PRESERVE AT TIDEWATER PHASE I SECTION G
STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NC
PREPARED BY
JOHN L. PIERCE & ASSOCIATES, P.A.
NORTH CAROLINA LICENSE NO. C-1888
409 JOHNSON BLVD. JACKSONVILLE, NC 28540
PHONE: 910-346-9800 DATE: JULY 3, 2025
SCALE: 1" = 30' F.B. 1043, PG.1
JOB #2025-396

REVISED: 7/3/25



REFERENCES:
DB:4160 PG:280
MB:73 PG:139
MB:88 PG:233

OWNER:
ALLIGATOR BAY ASSOCIATES LLC
C/O DAN FREEMAN
3675 MT DIABLO BLVD STE 350
LAFAYETTE, CA 94549-6800