

LEGEND

DB	DEED BOOK
MC	MAP CABINET
PG	PAGE NUMBER
R/W	RIGHT-OF-WAY
Sq.Ft.	SQUARE FEET

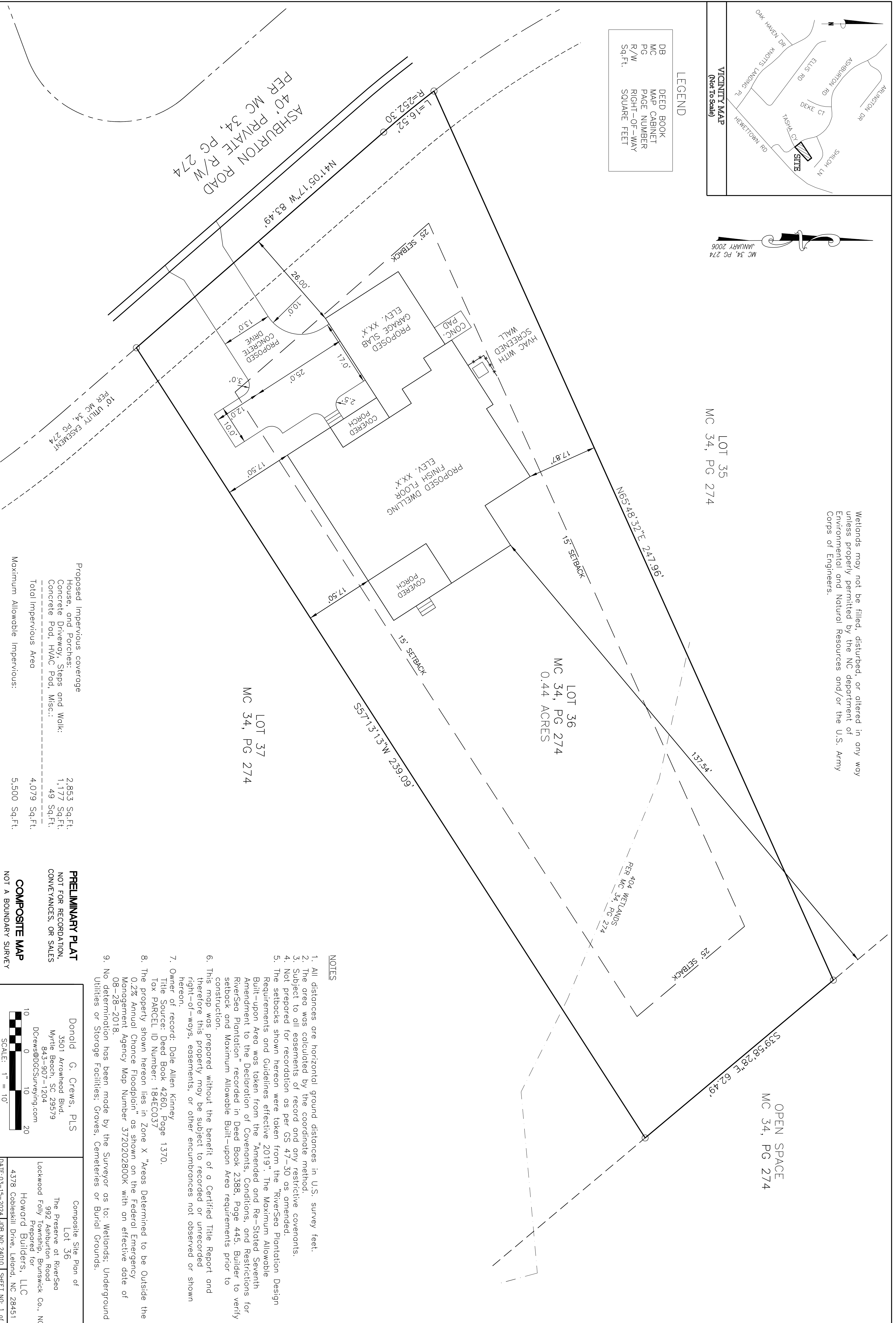
Wetlands may not be filled, disturbed, or altered in any way unless properly permitted by the NC department of Environmental and Natural Resources and/or the U.S. Army Corps of Engineers.

LOT 35
MC 34, PG 274

LOT 36
MC 34, PG 274
0.44 ACRES

LOT 37
MC 34, PG 274

OPEN SPACE
MC 34, PG 274



Proposed Impervious coverage

House, and Porches:	2,853 Sq.Ft.
Concrete Driveway, Steps and Walk:	1,177 Sq.Ft.
Concrete Pad, HVAC Pod, Misc.:	49 Sq.Ft.
Total Impervious Area	4,079 Sq.Ft.
Maximum Allowable Impervious:	5,500 Sq.Ft.

NOTES

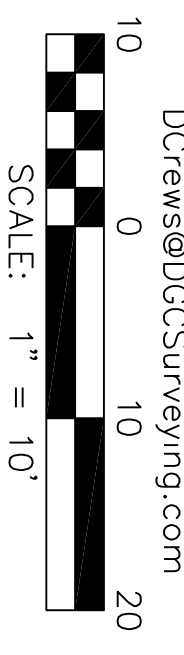
- All distances are horizontal ground distances in U.S. survey feet.
- The area was calculated by the coordinate method.
- Subject to all easements of record and any restrictive covenants.
- Not prepared for recordation as per GS 47-30 as amended.
- The setbacks shown hereon were taken from the "RiverSea Plantation Design Requirements and Guidelines effective 2019". The Maximum Allowable Built-upon Area was taken from the "Amended and Re-Stated Seventh Amendment to the Declaration of Covenants, Conditions, and Restrictions for RiverSea Plantation," recorded in Deed Book 2388, Page 445, Builder to verify setback and Maximum Allowable Built-upon Area requirements prior to construction.
- This map was prepared without the benefit of a Certified Title Report and therefore this property may be subject to recorded or unrecorded right-of-ways, easements, or other encumbrances not observed or shown hereon.
- Owner of record: Dale Allen Kinney
Title Source: Deed Book 4260, Page 1370.
Tax PARCEL ID Number: 184FC037
- The property shown hereon lies in Zone X "Areas Determined to be Outside the 0.2% Annual Chance Floodplain," as shown on the Federal Emergency Management Agency Map Number 3720202800K with an effective date of 08-28-2018.
- No determination has been made by the Surveyor as to: Wetlands; Underground Utilities or Storage Facilities; Groves, Cemeteries or Burial Grounds.

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

COMPOSITE MAP
NOT A BOUNDARY SURVEY

Donald G. Crews, PLS
3501 Arrowhead Blvd.
Myrtle Beach, SC 29579
843-907-1204
Dcrews@DGSsurveying.com

Composite Site Plan of
Lot 36
The Preserve at RiverSea
992 Ashburnton Road
Lockwood Folly Township, Brunswick Co., NC
Prepared for
Howard Builders, LLC
4378 Cobleskill Drive, Leland, NC 28451
DATE: 03-15-2024 JOB NO: 24010 SHEET NO: 1 of 1



ASHBURTON ROAD
PER MC 34, PG 274

10' UTILITY EASEMENT
PER MC 34, PG 274

40' WETLANDS
PER MC 34, PG 274