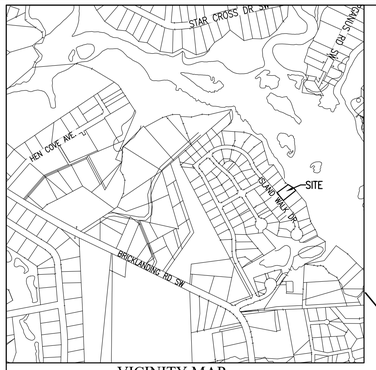


VICINITY MAP
NO SCALE

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 5061, PAGE 922; 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 WHEN APPLICABLE TO THE CLASS C STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 08-05-2025; THAT THE SURVEY WAS COMPLETED ON 08-05-2025; THAT 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 8TH DAY OF AUGUST, 2025.

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

PROFESSIONAL LAND SURVEYOR NC L-3387

BUILDING SETBACKS:

FRONT	=	15 FT.
REAR	=	25 FT. (PERIPHERAL)
LEFT SIDE	=	5 FT.
RIGHT SIDE	=	5 FT.

BUILDING SETBACKS LINES SHOWN ARE BASED ON MAP CABINET 92, PAGE 83 AND ARE FOR REFERENCE ONLY. ALL SETBACKS SHALL BE VERIFIED BY THE OWNER OR CONTRACTOR WITH THE APPROPRIATE GOVERNING ENTITY PRIOR TO CONSTRUCTION.

ZONING:

CURRENT ZONING PER BRUNSWICK COUNTY: CO-R-7500

FLOOD ZONE:

ACCORDING TO CURRENT FEMA FLOOD MAP # 3720108600K, THIS PARCEL APPEARS TO BE LOCATED IN THE FOLLOWING ZONE: SEE MAP

GENERAL NOTES:

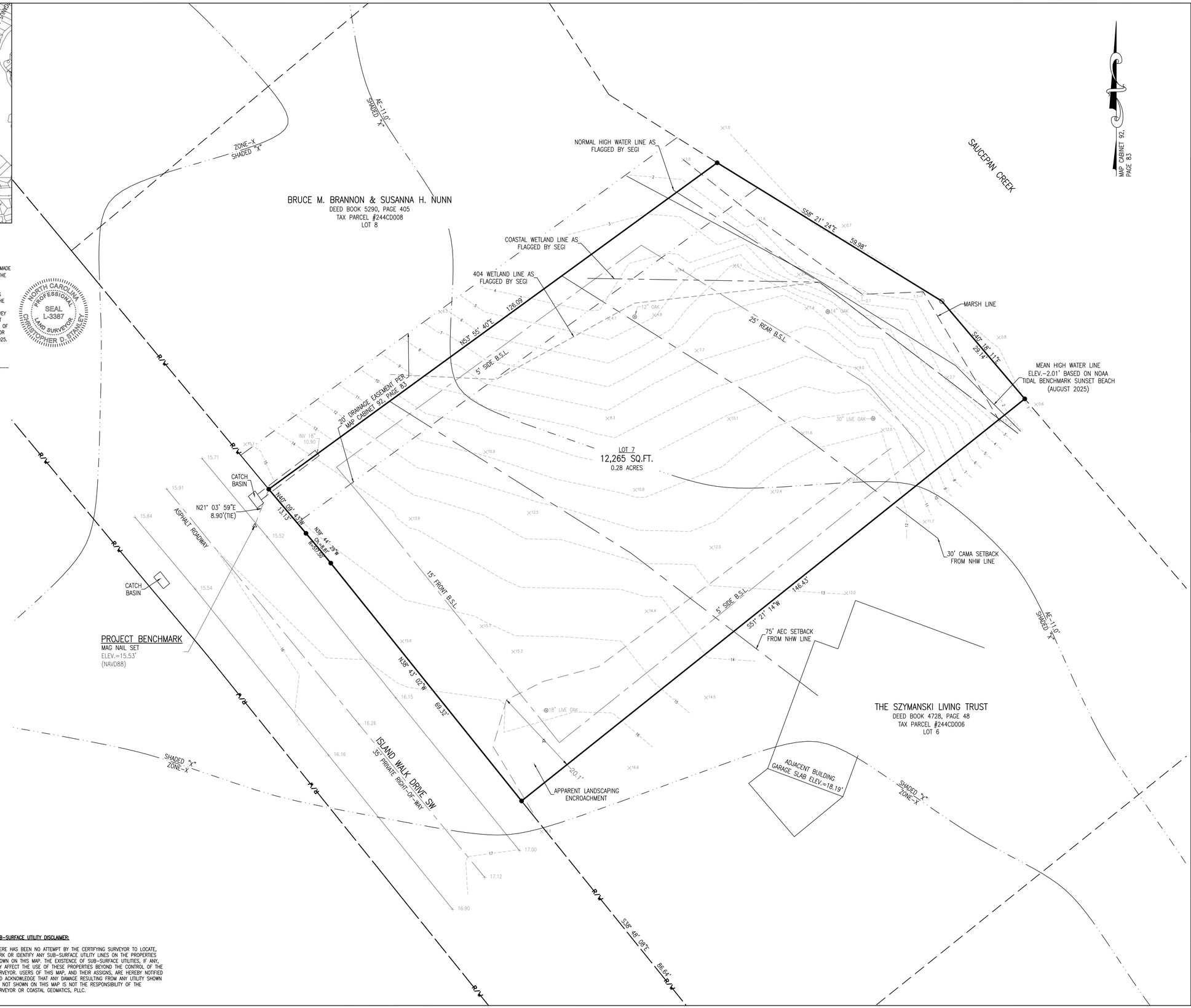
1. ADJOINING DEED REFERENCES BASED ON CURRENT INFORMATION FOUND IN THE BRUNSWICK COUNTY TAX OFFICE.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY; WHETHER SHOWN 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 92, PAGE 83; ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. US SURVEY FEET.
5. PER MAP CABINET 92, PAGE 83, THERE IS A 13' UTILITY, PEDESTRIAN, AND DRAINAGE EASEMENT THAT EXISTS ON ALL SIDES OF THE STREET RIGHT OF WAYS.
6. PER MAP CABINET 92, PAGE 83, ALL LOTS SHALL HAVE THE FOLLOWING DRAINAGE EASEMENTS: FRONT 15', REAR 15', AND SIDES 5'.
7. ELEVATIONS WERE OBTAINED FROM NORTH CAROLINA REAL TIME NETWORK AND ARE BASED ON NAVD 88.
8. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.
9. AREA BY COORDINATE METHOD.

LEGEND		
LABEL	SYM.	DESCRIPTION
IPF/IRF	●	IRON PIPE /ROD FOUND
IRS	○	1/2" REBAR SET
MNS	△	MAG NAIL SET
CATV	CATV	CABLE TV PEDESTAL
TPED	TP	TELEPHONE PEDESTAL
SV	SV	SEWER VALVE
WF	⨯	WETLAND FLAG
GS	⨯23.5	SPOT ELEVATION
		TREE, SIZE AND SPECIES
CB		CATCH BASIN
INV.		INVERT OF PIPE
LSA		LANDSCAPED AREA
BSL		BUILDING SETBACK LINE
MHW		MEAN HIGH WATER
NHW		NORMAL HIGH WATER
AEC		AREA OF ENVIRONMENTAL CONCERN
CAMA		COASTAL AREA MANAGEMENT AGRENCY
R/W		RIGHT OF WAY

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

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.



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Revisions

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Firm License # P-2248

SURVEY FOR:
MGA GROUP, LLC.

BOUNDARY & TOPOGRAPHIC SURVEY

4758 ISLAND WALK DRIVE SW, SHALLOTTE, NC 28470
LOT 7, TIDEWATER AT OCEAN ISLE
TIDEWATER AT OCEAN ISLE, SHALLOTTE,
SHALLOTTE TOWNSHIP, BRUNSWICK COUNTY, NC
TAX PARCEL #244CD007, DEED BOOK 5061, PAGE 922

Date: 08-08-2025
Scale: AS SHOWN
Drawn By: CAS
Checked By: CDS

PROJECT NO. 2507-18