

1. NO FIELD SURVEY HAS BEEN PERFORMED BY PORT CITY LAND SURVEYING, PLLC.
2. LOT METES AND BOUNDS TAKEN FROM PRELIMINARY PLAT.
3. ALL IMPROVEMENTS ARE PROPOSED.
4. AS-BUILT, SEALED SURVEY WILL BE REQUIRED AT TIME OF C.O. FOR 1SA, SETBACK, ETC. VERIFICATION.
6. BUILDING SETBACKS - PERFORMANCE RESIDENTIAL  
FRONT = 10'  
SIDE = 0'  
REAR = 0'
7. THE PREMISES SURVEYED IS WITHIN A NON-HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA (COMMUNITY PANEL No. 370171 3124 L REVISED 08/28/18).
8. SURVEY REFERENCE : M.B. 73, PG. 333

**PLOT PLAN**

**FOR TRUSST BUILDER GROUP, LLC**

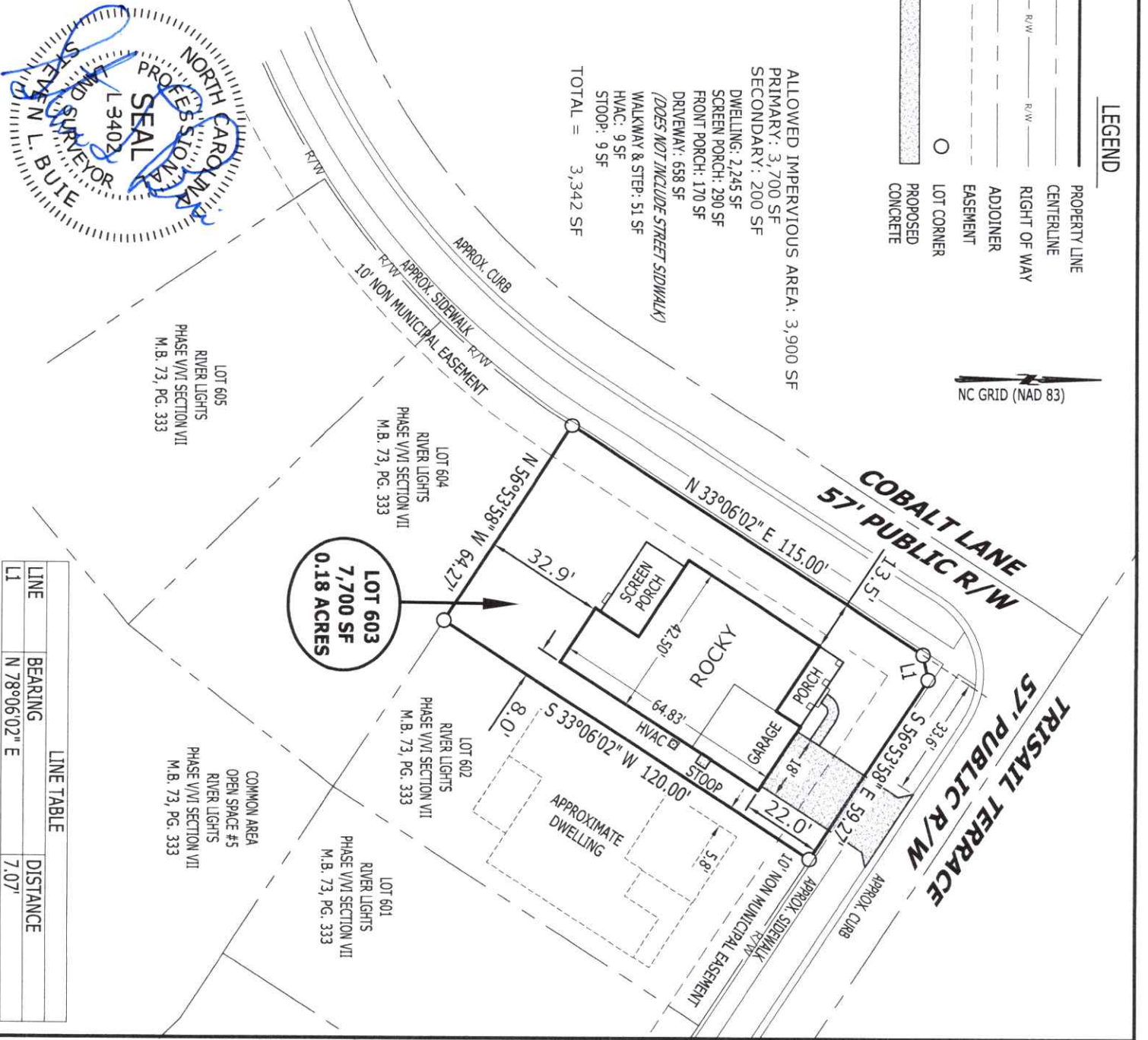
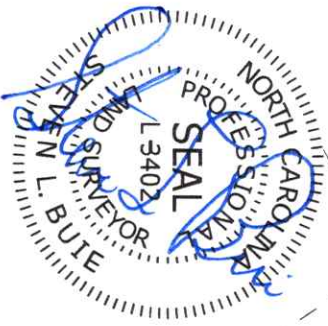
LOT 603 PHASE V / VI SECTION VII  
RIVERLIGHTS  
WILMINGTON TOWNSHIP, NEW HANOVER COUNTY  
NORTH CAROLINA

SCALE : 1" = 40' MARCH 4, 2026  
REVISED: 03/09/26 - DIFFERENT DWELLING



PORT CITY  
LAND SURVEYING, PLLC  
FIRM LICENSE No. P-1493  
1144 SHIPYARD BLVD.  
WILMINGTON, NC 28412  
910-791-0080

ALLOWED IMPERVIOUS AREA: 3,900 SF  
PRIMARY: 3,700 SF  
SECONDARY: 200 SF  
DWELLING: 2,245 SF  
SCREEN PORCH: 290 SF  
FRONT PORCH: 170 SF  
DRIVEMAN: 658 SF  
(DOES NOT INCLUDE STREET SIDEWALK)  
WALKWAY & STEP: 51 SF  
HVAC: 9 SF  
STOOP: 9 SF  
TOTAL = 3,342 SF



LINE	BEARING	DISTANCE
L1	N 78°06'02" E	7.07'

LOT 605  
RIVER LIGHTS  
PHASE V/VI SECTION VII  
M.B. 73, PG. 333

LOT 604  
RIVER LIGHTS  
PHASE V/VI SECTION VII  
M.B. 73, PG. 333

LOT 602  
RIVER LIGHTS  
PHASE V/VI SECTION VII  
M.B. 73, PG. 333

LOT 601  
RIVER LIGHTS  
PHASE V/VI SECTION VII  
M.B. 73, PG. 333

COMMON AREA  
OPEN SPACE #5  
RIVER LIGHTS  
PHASE V/VI SECTION VII  
M.B. 73, PG. 333