

CERTIFICATE OF ACCURACY & MAPPING

I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2344, PAGE 449); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS LABELED; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000; AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (TITLE 21, CH. 54, SEC. 1602). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 4TH DAY OF APRIL, 2023.

Howard E. Hoadley
 HOWARD E. HOADLEY, PROFESSIONAL LAND SURVEYOR (L-3937)



IMPERVIOUS DATA

BUILDING FOOTPRINT:	2,759 Sq. Ft.
WALK/DRIVE (TO CURB):	1,255 Sq. Ft.
PATIO/STEPS:	202 Sq. Ft.
HVAC PAD:	9 Sq. Ft.
TOTAL IMPERVIOUS:	4,225 Sq. Ft.

MAXIMUM IMPERVIOUS AREA: 5,000 Sq. Ft.

PER SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVERSEA PLANTATION AS RECORDED IN DEED BOOK 2033, PAGE 1257.

SYMBOL LEGEND:

● EIR	EXISTING IRON REBAR	☒	CATCH BASIN
● EIP	EXISTING IRON PIPE	☒	TELEPHONE VAULT
▲ EMN	EXISTING MAG NAIL	☒	WATER METER
○	SEWER CLEAN-OUT	☒	TREE SIZE & SPECIES
33.5	GROUND SHOT ELEVATION	☒	TREE TO BE REMOVED
35.7	PROPOSED ELEVATION WITH DRAINAGE FLOW DIRECTION		

LINETYPE LEGEND:

—	SURVEYED LINES (BOUNDARY)
- - -	BUILDING SETBACK LINE
- · - · -	INES NOT SURVEYED (ADJOINERS)
- · - · -	RIGHT-OF-WAY
- · - · -	CENTER LINE OF ROAD
- · - · -	EASEMENT LINE
- · - · -	EDGE OF WATER
- · - · -	DITCH BOTTOM
- · - · -	DITCH TOP
- · - · -	PROPOSED SILT FENCE
- · - · -	BREAK LINE
- · - · -	MINOR CONTOUR WITH ELEVATION
- · - · -	MAJOR CONTOUR WITH ELEVATION

ABBREVIATIONS:

ECM	EXISTING CONCRETE MONUMENT	TYP	TYPICAL
BR	EXISTING IRON ROD	MGS	MAG NAIL SET
RBS	REBAR SET		

- GENERAL NOTES**
- THIS IS A SITE PLAN, BOUNDARY, TOPOGRAPHIC AND TREE SURVEY.
 - BEARINGS FOR THIS MAP ARE REFERENCED TO MAP CABINET 34, PAGE 275.
 - ELEVATIONS ARE REFERENCED TO NAVD 1988.
 - PROPERTY IS ZONED: CO-R-7500 PER BRUNSWICK COUNTY GIS.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 - AREA BY COORDINATE GEOMETRY.
 - NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
 - THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 - FLOOD NOTE:** AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FLOOD INSURANCE RATE MAP# 3720202900K AND MAP# 3720202900K, EFFECTIVE DATE 8/28/2018.
 - UTILITY STATEMENT:** THE UNDERGROUND UTILITIES SHOWN (IF ANY) HAVE BEEN LOCATED FROM COUNTY GIS INFORMATION, EXISTING DRAWINGS & FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - COUNTY PARCEL ID: 184EC020.
 - TOTAL SITE AREA: 14,186 SQUARE FEET (0.33 ACRES).
 - MAP AND DEED REFERENCES SHOWN ARE PER THE BRUNSWICK COUNTY REGISTRY.
 - SETBACKS ARE AS FOLLOWS PER RIVERSEA PLANTATION DESIGN REQUIREMENTS AND GUIDELINES EFFECTIVE JANUARY 1, 2023; AND MUST BE VERIFIED BY GOVERNING AUTHORITY:
 FRONT: 25' SIDE: 15' REAR: 25'
 - SITE ADDRESS: 956 ASHBURTON RD SE, BOLIVIA, NC 28422.

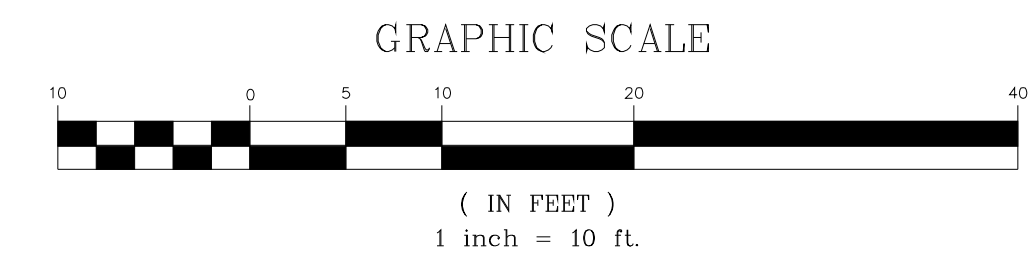
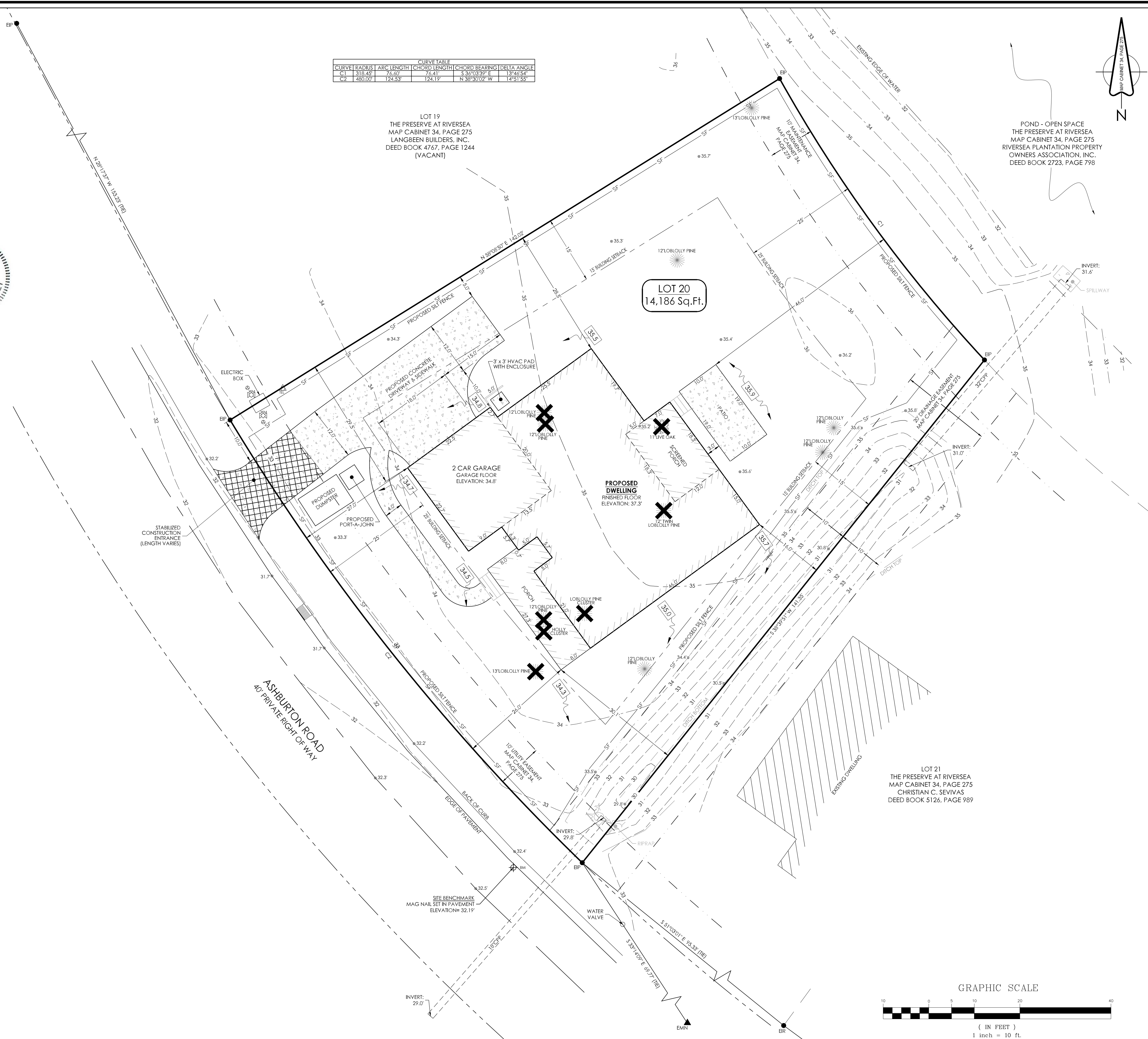
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	318.45	76.40	76.41	S 36°10'37" E	19.4634°
C2	460.07	124.53	124.17	N 38°30'02" W	14°31'55"

LOT 19
 THE PRESERVE AT RIVERSEA
 MAP CABINET 34, PAGE 275
 LANGBEEN BUILDERS, INC.
 DEED BOOK 4767, PAGE 1244
 (VACANT)

LOT 20
 14,186 Sq. Ft.

POND - OPEN SPACE
 THE PRESERVE AT RIVERSEA
 MAP CABINET 34, PAGE 275
 RIVERSEA PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
 DEED BOOK 2723, PAGE 798



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LOT 20
 THE PRESERVE AT RIVERSEA
 BRUNSWICK COUNTY, NORTH CAROLINA

SITE PLAN, BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

NO.	REVISION	DATE	BY	SCALE	SHEET NO.
1.	UPDATE PERVIOUS MAX. AREA	2/17/25	EB	1" = 10'	1 OF 1
2.	REVISE PERVIOUS	2/25/25	EB		
3.	REVISE CONVEYAT	4/1/25	EB		

DESIGNED BY: EB
 CHECKED BY: EB
 DATE: 12/19/2024
 PROJECT NO.: P-2023-040390
 SHEET NO.: 1 OF 1