Proposed Built-Upon Area	
House and Porches:	3,627 Sq.Ft.
Concrete Driveway, Walk, and Front Steps:	1,300 Sq.Ft.
Concrete Pads, HVAC Pad, Rear Steps:	267 Sq.Ft.
Total Proposed Built-Upon Area	5,194 Sq.Ft.
Maximum Allowable Built-Upon Area:	5,500 Sq.Ft.

LOT 356
MC 30, PG 526

BREEZEWOOD DRIVE
(FORMERLY PINEHURST LANE)
45' PRIVATE R/W
PER MC 30, PG 526

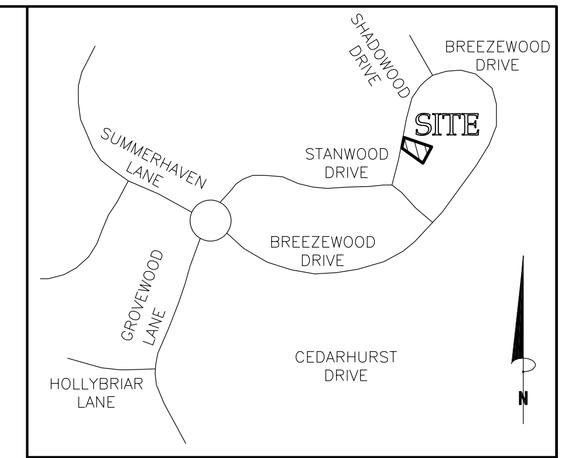
26.14'
N10°32'01"E

S79°27'59"E 175.00'

L=62.41'
R=522.50

9.1'
16.6'
10.0'
11.0'
10.0'
PROPOSED CONCRETE DRIVE
6.0'
11.7'
4.0'
3.0'
20.0'
3.0'
8.0'
12.0'
15' SETBACK
COVERED PORCH
2.7'
1.0'
1.8'
0.8'
LANAI
12.0'
CONCRETE PATIO
8.0'
17.0'
24.0'
2.1'
7.5'
0.8'
25' SETBACK
16.0'
30.0'
2.0'
PROPOSED GARAGE SLAB ELEV. XX.X'
PROPOSED SINGLE FAMILY DWELLING FINISH FLOOR ELEV. XX.X'
29.0'
LOT 357
MC 30, PG 526
17,548 SQUARE FEET
0.40 ACRES
10.0'
33.0'
12.0'
4.0'
18.0'
4.0'
17.0'
5.0'
15.0'
19.0'
5'X9' CONC. PAD
HVAC WITH SCREENED WALL
25' SETBACK
63.0'
15' SETBACK
S13°18'18"W 113.64'
COMMON AREA
MC 30, PG 526
N71°13'11"W 175.04'
10' UTILITY EASEMENT
PER MC 30, PG 526
LOT 358
MC 30, PG 526
10' MAINTENANCE EASEMENT
PER MC 30, PG 526

MC 30, PG 526
AUGUST 2004



VICINITY MAP
(Not To Scale)

LEGEND

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

NOTES

1. All distances are horizontal ground distances in U.S. survey feet.
2. The area was calculated by the coordinate method.
3. Subject to all easements of record and any restrictive covenants.
4. Not prepared for recordation as per GS 47-30 as amended.
5. 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.
6. 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.
7. Owner of record: Howard Builders, LLC
   Title Source: Deed Book 5277, Page 708.
   Tax PARCEL ID Number: 184DD049
8. The property 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 3720202900K with an effective date of 08-28-2018.
9. No determination has been made by the Surveyor as to: Wetlands; Underground Utilities or Storage Facilities; Graves, 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@DGCSurveying.com

10 0 10 20
SCALE: 1" = 10'

Composite Site Plan of
Lot 357
RiverSea Phase Two
660 Breezewood Drive SE
Lockwood Folly Township, Brunswick Co., NC
Prepared for
Howard Builders, LLC
4378 Cobleskill Drive, Leland, NC 28451

DATE: 12/30/2024 | JOB NO: 24027 | SHEET NO: 1 of 1