

NOTES:
 1. THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 312700K, DATED 8/28/2018.
 2. TOTAL SITE AREA= 0.11 AC.±
 3. ACCORDING TO BOOK 5295 PAGE 2652 LEGAL DESCRIPTION, THE PURPOSE OF SAID LEGAL DESCRIPTION WAS "TO DESCRIBE A PARCEL OF PROPERTY TO BE CONVEYED TO AN ABUTTING PROPERTY AND TO BE COMBINED WITH THAT ABUTTING PROPERTY. THIS PARCEL DOES NOT MEET THE CITY OF WILMINGTON'S CURRENT ZONING ORDINANCE IN REGARD TO ROAD FRONTAGE."

- LEGEND**
- EXISTING IRON
 - SET IRON
 - EPK NAIL
 - CONC. MONUMENT
 - CENTER LINE
 - - - R/W LINE
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT LINE
 - SUBJECT TRACT BOUNDARY LINE

NEW HANOVER ABC
 BOOK 5271, PAGE 1854
 PID: R05407-028-009-000
 LANDUSE - VACANT
 ZONING R-5

NEW HANOVER ABC
 #523 S. 17TH. STREET
 BOOK 1167, PAGE 1324
 PID: R05407-028-026-000
 LANDUSE - VACANT
 ZONING R-5

TABLE DISCLOSING LOCATION OF FOUND PROPERTY CORNERS FROM SAME AS INDICATED BY BOOK 5295, PAGE 2652

- Ⓐ BASE CONTROL POINT
- Ⓑ LINE CONTROL POINT.
N84°23'00"E 0.08'
- Ⓒ S11°31'45"W 1.37'
- Ⓓ S05°11'04"W 1.43

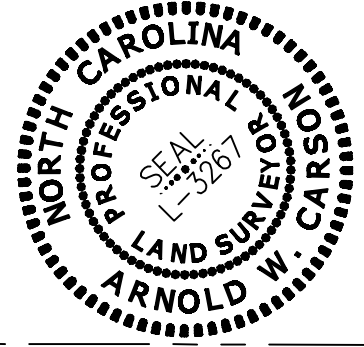
NOTE: THE ABOVE FIGURES WERE DERIVED FROM AN ACTUAL SURVEY USING CONTROL POINTS AS SHOWN HEREON WITHIN THIS SUBDIVISION AS THE CONTROL BASE. BEARINGS AND DISTANCES OTHERWISE SHOWN HEREON ARE FROM BOOK 5295, PAGE 2652.

NEW HANOVER ABC
 BOOK 5269, PAGE 2621
 PID: R05407-028-010-000
 LANDUSE - VACANT
 ZONING R-5

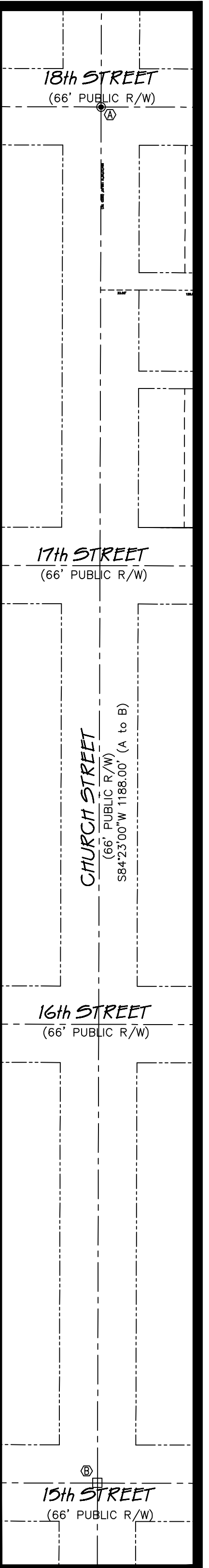
MARJORIE D MURRAY &
 husband STEVEN C MURRAY
 PID: R05407-028-011-000
 BOOK 6183, PAGE 2131

EZELONWU SYLVIA
 #1710 CHURCH STREET
 BOOK 1146, PAGE 1822
 PID: R05407-028-014-000
 LANDUSE - RESIDENTIAL
 ZONING R-5

I CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5295, PAGE 2652); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56.1600). THIS 2nd. DAY OF JULY, 2020.



Arnold W. Carson
 ARNOLD W. CARSON, PLS L-3267



SCALE 1"=80'

Current Ownership:
 NEW HANOVER COUNTY
 ALCOHOL BOARD
 523 17TH ST S
 WILMINGTON, NC 28401
 BOOK 5295, PAGE 2652
 PID: R05407-028-015-000
 LANDUSE - VACANT
 ZONING R-5

Field By: DO
 Drawn By: SSD
 Checked By: AWC
 Scale: 1" = 20'
 Project Number: 20W064

S-1

BOUNDARY SURVEY
 EXCLUSIVELY FOR:
PBW Holdings LLC
 OF
PART OF LOT 11, BLOCK 501 D
WEST BROOK GARDENS

AS RECORDED IN MAP BOOK 2, PAGE 63 AND DEED BOOK 5295 PAGE 2652
 WILMINGTON TOWNSHIP OF THE NEW HANOVER COUNTY REGISTRY CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA
 Scale: 1" = 20' JULY 1, 2020

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