

CERTIFICATE OF ACCURACY AND MAPPING

I, DWIGHT E. ASHLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4663 PAGE 1853); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES; THAT THE RATIO OF PRECISION IS 1: 10,000+; AND THAT THIS PLAT WAS IN PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 11TH DAY OF NOVEMBER A.D., 2025.

PRELIMINARY

NOT FOR RECORDATION, CONVEYANCE, OR SALES

DWIGHT E. ASHLEY, PLS L-5263

G.S.47-30(f)(11)(d) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PRELIMINARY

NOT FOR RECORDATION, CONVEYANCE, OR SALES

DWIGHT E. ASHLEY, PLS L-5263

PARCEL IDENTIFIER CERTIFICATE

PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

TAX SUPERVISOR _____ DATE _____

CERTIFICATE OF REVIEW OFFICER

I, _____, REVIEW OFFICER OF PENDER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

ZONED: RP
SETBACKS:
FRONT - 30'
SIDE - 10'
CORNER SIDE - 15'
REAR - 25'

LEGEND
 ——— BOUNDARY LINE
 - - - - - EXISTING RIGHT OF WAY LINE
 - - - - - ADJACENT PARCEL LINE
 - - - - - SETBACK LINE

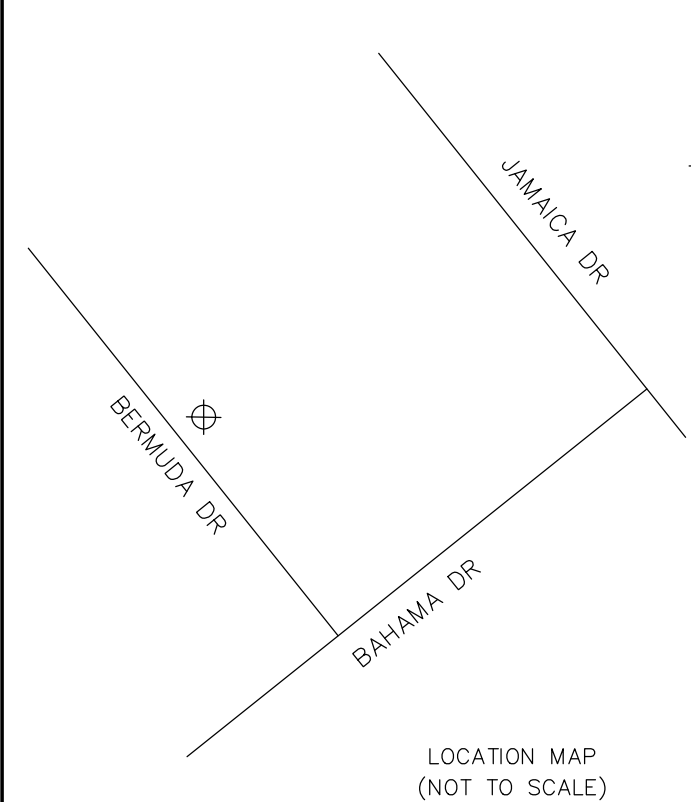
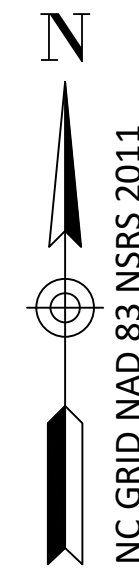
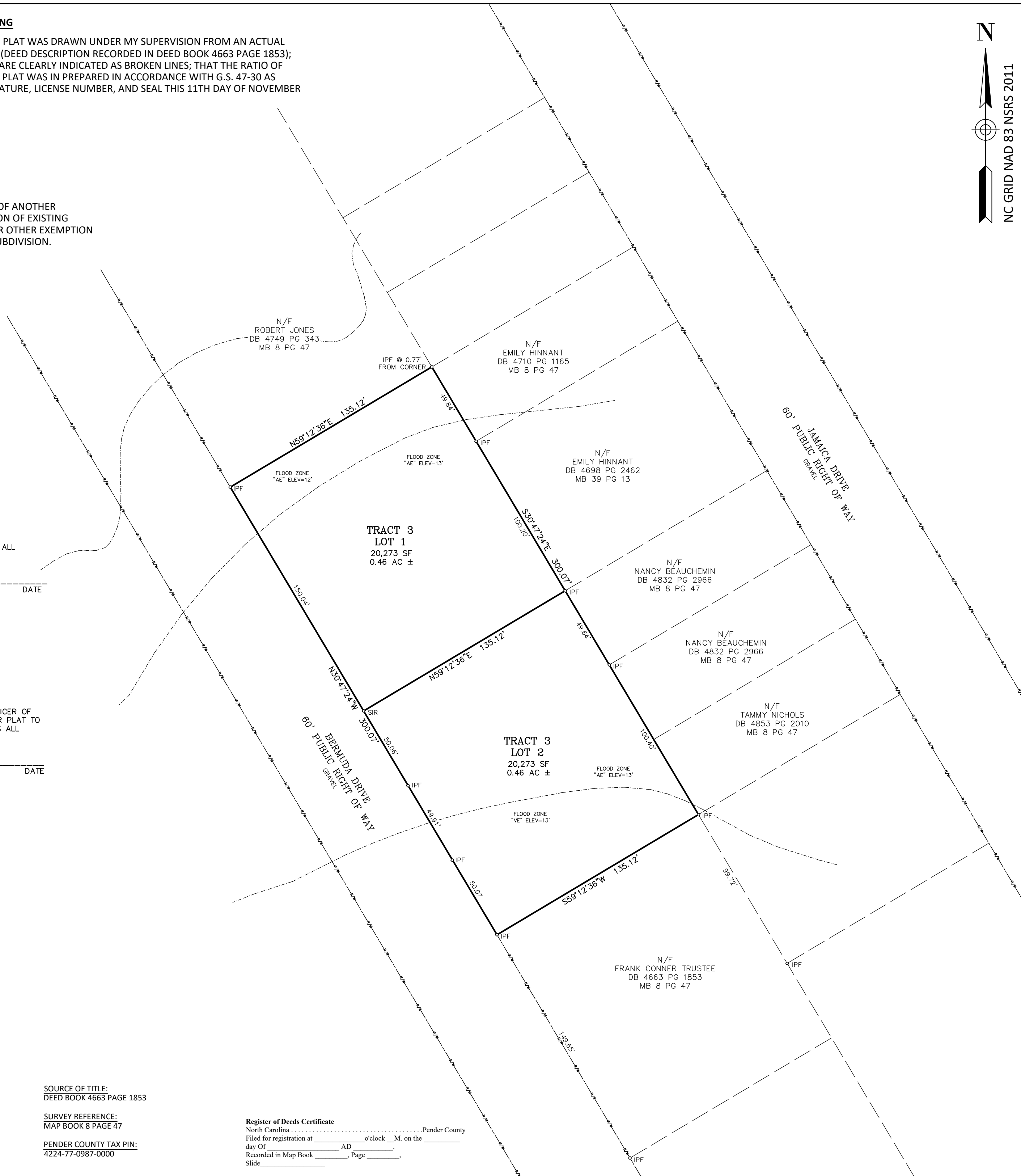
IRON PIPE FOUND (IPF)
 IRON REBAR FOUND (IRF)
 SET IRON REBAR (SIR)
 NON MONUMENTED POINT (NMP)
 EXISTING MAG NAIL (EMN)
 R/W - RIGHT OF WAY
 DB - DEED BOOK
 MB - MAP BOOK
 PG - PAGE
 AC - ACRES
 SF - SQUARE FEET
 N/F - NOW OR FORMERLY
 CC - CONTROL CORNER

SOURCE OF TITLE:
DEED BOOK 4663 PAGE 1853

SURVEY REFERENCE:
MAP BOOK 8 PAGE 47

PENDER COUNTY TAX PIN:
4224-77-0987-0000

Register of Deeds Certificate
 North Carolina _____ Pender County
 Filed for registration at _____ o'clock _____ M. on the _____
 day Of _____ AD
 Recorded in Map Book _____, Page _____,
 Slide _____



NOTES

1. AREA BY COORDINATE COMPUTATION METHOD.
2. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
3. ALL BEARINGS ARE RELATED TO NC GRID (NAD 83 NSRS 2011).
4. BOUNDARY SHOWN HEREON BASED ON FOUND EXISTING MONUMENTATION.
5. ALL CORNERS MARKED AS NOTED ON THE MAP.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AS PREPARED BY A TITLE ATTORNEY. PROPERTY IS SUBJECT TO ANY AND ALL RECORDED & UNRECORDED EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND AGREEMENTS OF RECORD NOT OBSERVED OR SHOWN HEREON.
7. THE SUBJECT PARCEL APPEARS TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONE, (ZONE "AE" COASTAL "A") PER FEMA FLOOD INSURANCE RATE MAP 3720422400K, MAP EFFECTIVE 1/17/2025 AND <https://fris.nc.gov/fris/>.
8. SETBACKS PER PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 4.14.

THIS MAP IS INTENDED TO SUPERSEDE THE MAP RECORDED IN MAP BOOK 75 PAGE 80 PENDER COUNTY REGISTER OF DEEDS.

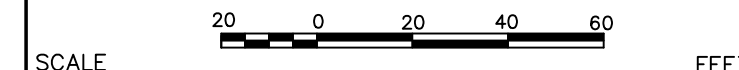
EXEMPT SUBDIVISION OF TRACT 3 AS PER DEED BOOK 4663 PAGE 1853 SNUG HARBOR SECTION 1 BLOCK 5 FOR OWNER(S):

FRANK H. CONNER, JR., REVOCABLE TRUST

BERMUDA DRIVE
HAMPSTEAD, NC 28443

ASHLEY LAND SURVEYING, PLLC

2017 OYSTER CATCHER DRIVE
HAMPSTEAD, NC 28443
TELEPHONE NO. (910)520-3420
ASHLEYLANDSURVEYING.COM
LICENSE No.: L-5263
FIRM LICENSE No.: P-2675



TOPSAIL TOWNSHIP	SCALE: 1"=40'
PENDER COUNTY	DATE: 11/11/2025
NORTH CAROLINA	JOB: 749-001