Docusign Envelope ID: 190959F3-FF97-4EA6-B0A4-AB475C6D247A

**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 4022 PAGE 203); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES; THAT THE RATIO OF PRECISION IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 26TH DAY OF AUGUST A.D., 2025.

DWIGHT E. ASHLEY, PLS L-5263

NORTH CAROLINA PROFESSIONAL SEAL L-5263 LAND SURVEYOR Dwight E. Ashley 8-26-25

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

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26TH DAY OF AUGUST A.D. 2025.

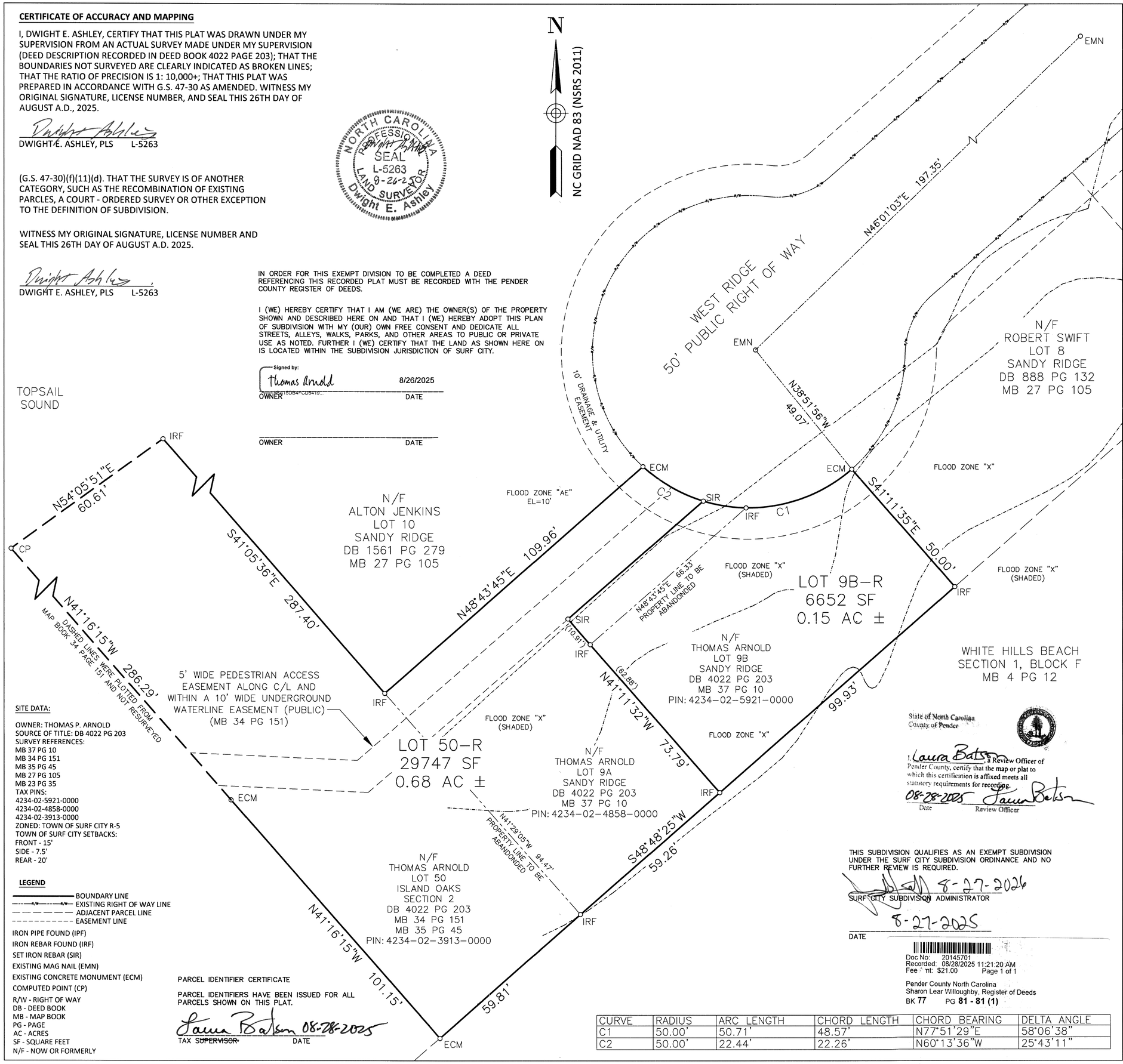
DWIGHT E. ASHLEY, PLS L-5263

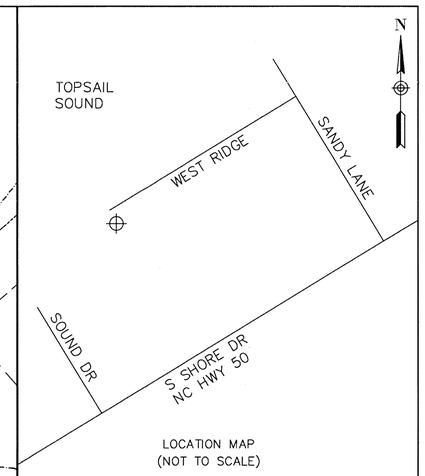
IN ORDER FOR THIS EXEMPT DIVISION TO BE COMPLETED A DEED REFERENCING THIS RECORDED PLAT MUST BE RECORDED WITH THE PENDER COUNTY REGISTER OF DEEDS.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HERE ON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) OWN FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER I (WE) CERTIFY THAT THE LAND AS SHOWN HERE ON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF SURF CITY.

Signed by: Thomas Arnold 8/26/2025
OWNER DATE

OWNER DATE




LOCATION MAP (NOT TO SCALE)

**NOTES**

1. AREA BY COORDINATE COMPUTATION METHOD.
2. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
3. ALL CORNERS MARKED AS NOTED ON MAP.
4. 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.
5. FLOOD ZONE INFORMATION: ZONE "X" AND ZONE "X" (SHADED), MAP NUMBER 3720423400K, PANEL EFFECTIVE DATE 1/17/2025.
6. SETBACKS PER TOWN OF SURF CITY ZONING ORDINANCE FOR "R-5" ZONING DISTRICT.
7. BEARINGS ROTATED TO NC GRID NAD 83 NSRS 2011.
8. THIS MAP INTENDED TO BRING LOT 9B SANDY RIDGE INTO COMPLIANCE WITH THE TOWN OF SURF CITY ZONING ORDINACES FOR ZONING DISTRICT R-5 AND COMBINE LOT 9A SANDY RIDGE WITH LOT 50 ISLAND OAKS SECTION 2.

**SITE DATA:**

OWNER: THOMAS P. ARNOLD
SOURCE OF TITLE: DB 4022 PG 203
SURVEY REFERENCES:
MB 37 PG 10
MB 34 PG 151
MB 35 PG 45
MB 27 PG 105
MB 23 PG 35
TAX PINS:
4234-02-5921-0000
4234-02-4858-0000
4234-02-3913-0000
ZONED: TOWN OF SURF CITY R-5
TOWN OF SURF CITY SETBACKS:
FRONT - 15'
SIDE - 7.5'
REAR - 20'

**LEGEND**

BOUNDARY LINE
EXISTING RIGHT OF WAY LINE
ADJACENT PARCEL LINE
EASEMENT LINE

IRON PIPE FOUND (IPF)
IRON REBAR FOUND (IRF)
SET IRON REBAR (SIR)
EXISTING MAG NAIL (EMN)
EXISTING CONCRETE MONUMENT (ECM)
COMPUTED POINT (CP)
R/W - RIGHT OF WAY
DB - DEED BOOK
MB - MAP BOOK
PG - PAGE
AC - ACRES
SF - SQUARE FEET
N/F - NOW OR FORMERLY

PARCEL IDENTIFIER CERTIFICATE

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

Laura Batson 08-28-2025
TAX ~~SUPERVISOR~~ DATE

State of North Carolina
County of Pender

I, Laura Batson, a Review Officer of Pender County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

08-28-2025 Laura Batson
Date Review Officer

THIS SUBDIVISION QUALIFIES AS AN EXEMPT SUBDIVISION UNDER THE SURF CITY SUBDIVISION ORDINANCE AND NO FURTHER REVIEW IS REQUIRED.

8-27-2026
SURF CITY SUBDIVISION ADMINISTRATOR

8-27-2025
DATE

Doc No: 20145701
Recorded: 08/28/2025 11:21:20 AM
Fee : nt: $21.00 Page 1 of 1

Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 77 PG 81 - 81 (1)

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 50.00' | 50.71' | 48.57' | N77°51'29"E | 58°06'38" |
| C2 | 50.00' | 22.44' | 22.26' | N60°13'36"W | 25°43'11" |

RECOMBINATION SURVEY OF
LOTS 9A & 9B SANDY RIDGE
AND LOT 50 ISLAND OAKS SECTION 2
FOR OWNER(S):

*THOMAS P. ARNOLD*

WEST RIDGE
SURF CITY, NC 28445

**ASHLEY LAND SURVEYING, PLLC**
2017 OYSTER CATCHER DRIVE
HAMPSTEAD, NC 28443
TELEPHONE NO. (910)520-3420
LICENSE No.: L-5263
FIRM LICENSE No.: P-2675

SCALE 10 0 10 20 30 FEET

| TOWN OF SURF CITY | |
|---|---|
| TOPSAIL TOWNSHIP | SCALE: 1"=20' |
| PENDER COUNTY | DATE: 8/26/2025 |
| NORTH CAROLINA | JOB: 527-002 |

MB 77 PG 81