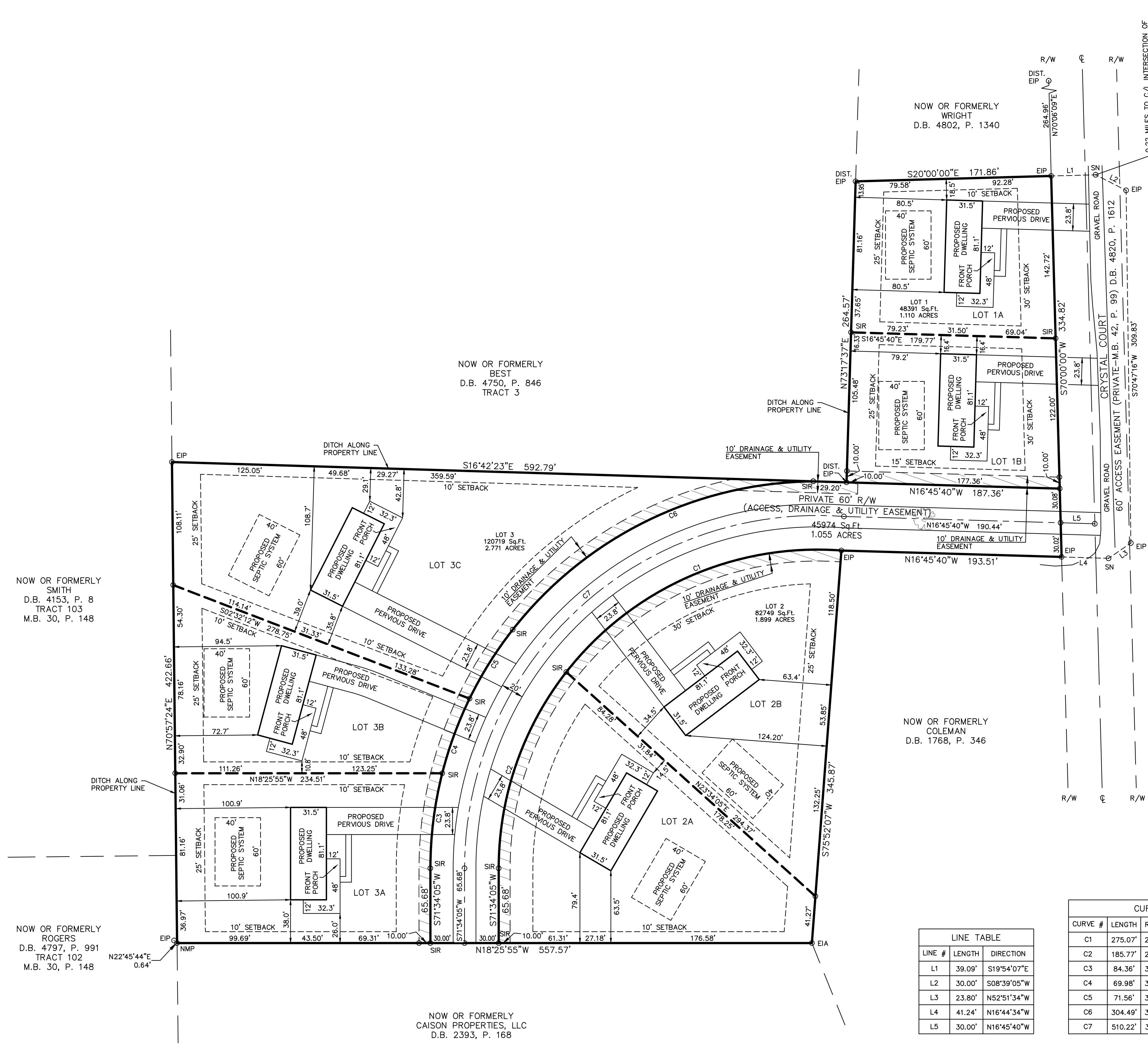
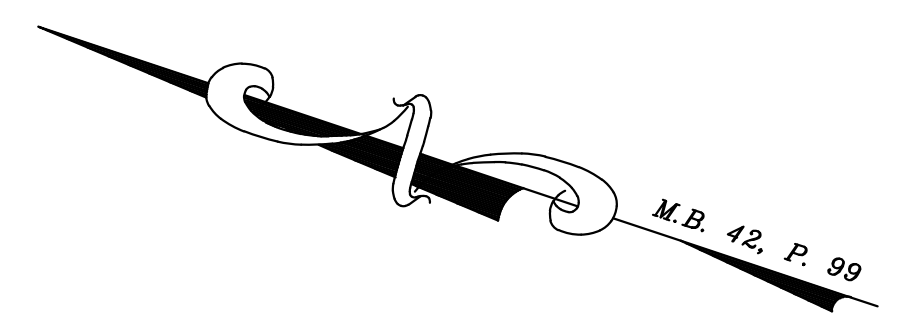
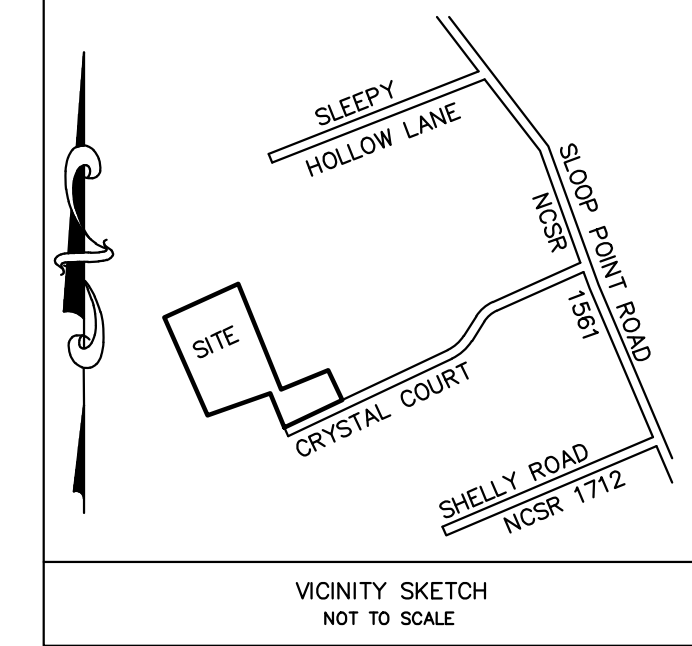


I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

CHARLES FRANCIS RIGGS  
 PRELIMINARY PLAT  
 NOT FOR RECORDATION,  
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMBER 370344 3720421400J, FEBRUARY 16, 2007



LOT 1A	=	24195 Sq.Ft.	0.555 ACRES
LOT 1B	=	24196 Sq.Ft.	0.555 ACRES
LOT 2A	=	41374 Sq.Ft.	0.949 ACRES
LOT 2B	=	41375 Sq.Ft.	0.950 ACRES
LOT 3A	=	33599 Sq.Ft.	0.771 ACRES
LOT 3B	=	29040 Sq.Ft.	0.667 ACRES
LOT 3C	=	58080 Sq.Ft.	1.333 ACRES
R/W	=	45974 Sq.Ft.	1.055 ACRES
TRACT A	=	297833 Sq.Ft.	6.835 ACRES

LOT 1	=	48391 Sq.Ft.	1.110 ACRES
LOT 2	=	82749 Sq.Ft.	1.899 ACRES
LOT 3	=	120719 Sq.Ft.	2.771 ACRES
R/W	=	45974 Sq.Ft.	1.055 ACRES
TRACT A	=	297833 Sq.Ft.	6.835 ACRES

ZONED RP  
 ZONING SETBACKS  
 FRONT = 30'  
 REAR = 25'  
 SIDE = 10'  
 SIDE STREET = 15'

OWNERS  
 JEFFREY STEWART PRICE  
 TITLE SOURCE  
 D.B. 4820, P. 1612  
 TAX MAP #  
 4214-56-1409-0000  
 REFERENCES  
 D.B. 1768, P. 346  
 D.B. 2393, P. 168  
 D.B. 3040, P. 147  
 D.B. 4153, P. 8  
 D.B. 4750, P. 846  
 D.B. 4797, P. 991  
 D.B. 4802, P. 1340  
 D.B. 4820, P. 1612  
 M.B. 30, P. 148  
 M.B. 42, P. 99  
 M.B. 75, P. 9

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND
- CC = CONTROL CORNER
  - EOM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CORNER)
  - EIP = EXISTING IRON PIPE (FOUND)
  - EIR = EXISTING IRON ROD (FOUND)
  - EMN = EXISTING MAGNETIC NAIL (FOUND)(CONTROL CORNER)
  - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CONTROL CORNER)
  - ERRS = EXISTING RAILROAD SPIKE (FOUND)
  - MEL = MINIMUM BUILDING LINE
  - NMP = NON MONUMENTED POINT
  - R/W = RIGHT OF WAY
  - SCM = SET CONCRETE MONUMENT (CONTROL CORNER)
  - SIP = SET IRON PIPE
  - SIR = SET IRON ROD
  - SMN = SET MAGNETIC NAIL (CONTROL CORNER)
  - SPK = SET PARKER-KALON NAIL (CONTROL CORNER)
  - C = CENTERLINE
  - ⊕ = WATER METER
  - ⊕ = FIRE HYDRANT
  - ⊕ = WATER VALVE
  - ⊕ = SANITARY SEWER MANHOLE
  - ⊕ = CLEAN OUT
  - ⊕ = TELEPHONE PEDESTAL
  - ⊕ = TELEVISION PEDESTAL
  - ⊕ = FIBER OPTIC CABLE MARKER
  - ⊕ = LIGHT POLE
  - ⊕ = POWER POLE
  - ⊕ = ELECTRIC TRANSFORMER
  - ⊕ = EXISTING SPOT ELEVATION

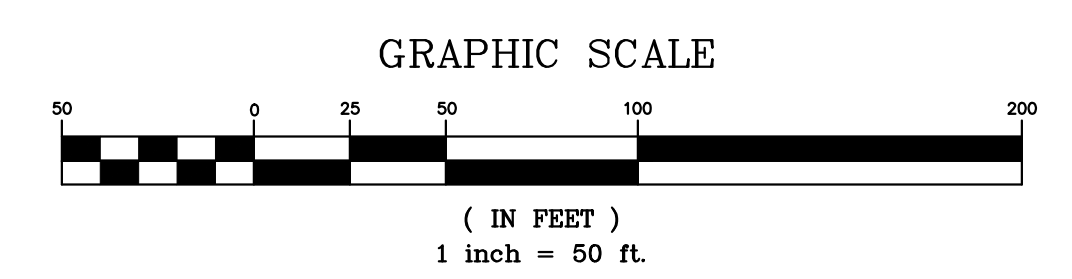
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	39.09'	S19°54'07"E
L2	30.00'	S08°39'05"W
L3	23.80'	N52°51'34"W
L4	41.24'	N16°44'34"W
L5	30.00'	N16°45'40"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	275.07'	280.00'	264.14'	N42°16'25"W
C2	185.77'	280.00'	182.39'	N89°25'29"W
C3	84.36'	340.00'	84.14'	S78°40'33"W
C4	69.98'	340.00'	69.86'	N88°19'11"W
C5	71.56'	340.00'	71.43'	N76°23'37"W
C6	304.49'	340.00'	294.42'	N44°42'29"W
C7	510.22'	310.00'	454.55'	N61°16'52"W

PRELIMINARY PLAT  
 NOT FOR RECORDATION,  
 CONVEYANCES OR SALES



**CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)**  
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,  
 LAND PLANNING & COMPUTER MAPPING  
 502 NEW BRIDGE STREET P.O. BOX 1570 JACKSONVILLE, NC 28540-1570  
 LANDFALL EXECUTIVE SUITES 1213 CULBRETH DRIVE WILMINGTON, NC 28405  
 TELEPHONE: (910) 455-0877 TELEPHONE: (910) 681-7444  
 E-MAIL: riggsland@riggslandnc.com

COMPOSITE FOR  
**JEFFREY STEWART PRICE**  
 LOTS 1A & 1B, LOTS 2A & 2B & LOTS 3A, 3B & 3C  
 FORMERLY LOTS 1-3, M.B. 75, P. 9  
 TOPSAIL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA  
 JEFFREY STEWART PRICE, OWNER; D.B. 4820, P. 1612  
 CRYSTAL COURT

ACTUAL FIELD SURVEY DATE: DECEMBER 06, 2023  
 MAPPING DATE: JULY 03, 2024  
 FIELD BOOK: 1333 PAGE: 60  
 PROJECT NUMBER: 23-05-12 JTG

R:\2023\23-05-12 Price\CAD\Drawings\23-05-12 DW 3-LOTS RPP.dwg - Wednesday, July 03, 2024 10:45:09 AM