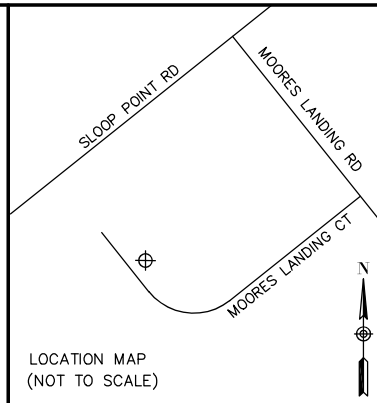


CERTIFICATION

I, DWIGHT E. ASHLEY, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4873 PAGE 2857); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES; 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 G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 2ND DAY OF DECEMBER, A.D., 2025.

Dwight Ashley
 DWIGHT E. ASHLEY, PLS L-5263

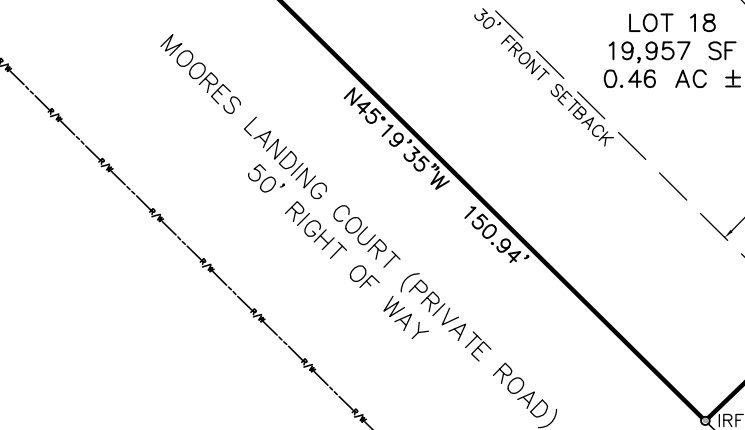


SOURCE OF TITLE:
 DEED BOOK 4873 PAGE 2857

SURVEY REFERENCE:
 MAP BOOK 24 PAGE 29

N/F
 ETHAN COOPER
 LOT 19
 DB 4778 PG 79
 MB 24 PG 29

N/F
 THOMAS EUSON
 LOT 17
 DB 4837 PG 2850
 MB 24 PG 29



ZONED: PENDER COUNTY "RP"
 ZONING SETBACKS:
 FRONT - 30'
 SIDE - 10'
 REAR - 25'

ACRONYMS:
 DB - DEED BOOK
 MB - MAP BOOK
 R/W - RIGHT OF WAY
 SF - SQUARE FEET
 AC - ACRES

LEGEND

- IRON PIPE FOUND (IPF)
- IRON REBAR SET (IRS)
- IRON PIPE SET (IPS)
- IRON REBAR FOUND (IRF)
- MAG NAIL FOUND (MNF)
- BOUNDARY PARCEL
- STREET RIGHT OF WAY
- ADJACENT PARCEL
- SETBACK LINE

NOTES

1. AREA BY COORDINATE COMPUTATION METHOD.
2. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
3. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND AGREEMENTS OF RECORD THAT MAY BE REVEALED IN A FULL TITLE REPORT. A FULL TITLE SEARCH WAS NOT PERFORMED AS PART OF THIS SURVEY.
4. LOT 18 DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONE (ZONE "X") AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 3720421400K, MAP EFFECTIVE 1/17/2025 AND <https://fris.nc.gov>.
5. SETBACKS PER PENDER COUNTY ZONING ORDINANCE SECTION 4.14.

BOUNDARY SURVEY FOR:
TORTUGA CAPITAL, LLC
 LOT 18
 MOORE'S LANDING
 203 MOORES LANDING COURT
 HAMPSTEAD, NC 28443
 PIN: 4214-94-1440-0000

ASHLEY LAND SURVEYING, PLLC

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

SCALE: 1"=40' JOB: 291-006

TOPSAIL TOWNSHIP

PENDER COUNTY