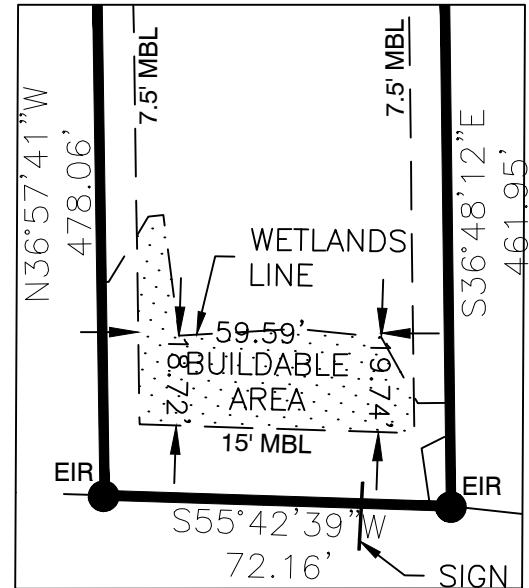
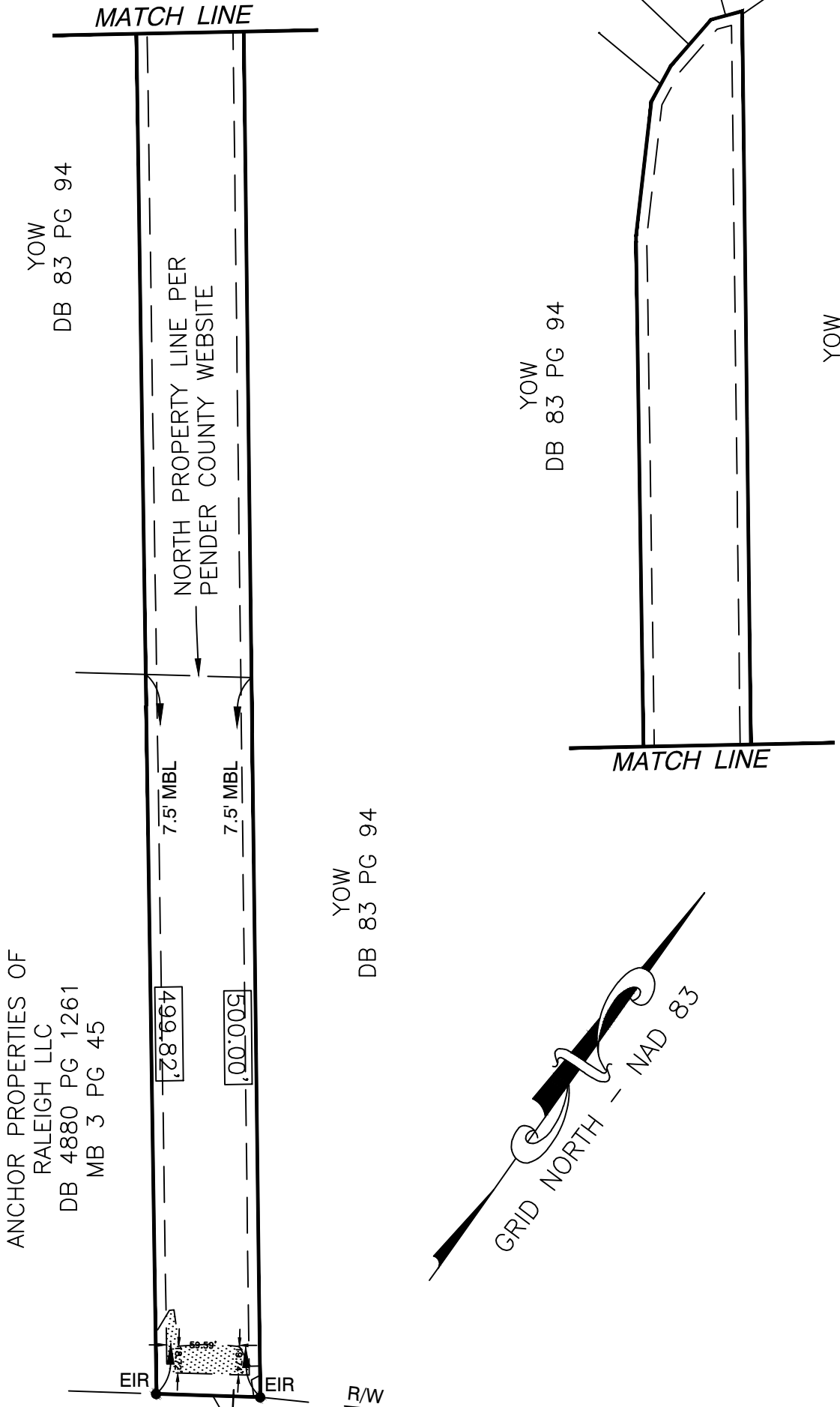


VICINITY MAP: NTS



DETAIL AREA
Scale: 1"=40'



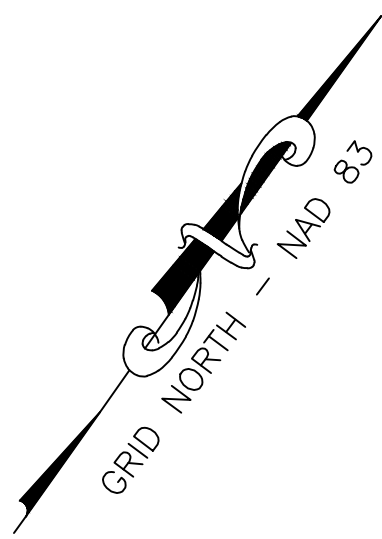
ANCHOR PROPERTIES OF
RALEIGH LLC
DB 4880 PG 1261
MB 3 PG 45

YOW
DB 83 PG 94

YOW
DB 83 PG 94

YOW
DB 83 PG 94

YOW
DB 83 PG 94



PROPERTY DESCRIPTION:

OWNER: BRIAN MATTHEWS
ADDRESS: 509 GROVES POINT DR
HAMPSTEAD, NC 27443
DB 4846, PG 2225
MB 3, PG 45
PIN # 4235-90-4549-0000
TOTAL AREA: 2.39 AC (GROSS)
2,648 SF UPLANDS
1,263 SF (BUILDABLE AREA)

EIR - Existing Iron Rod
EIP - Existing Iron Pipe
R/W - Right-of-Way
MBL - Minimum Building Line

NOTES:

1. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS OF RECORD, ZONING ORDINANCE, AND UNDERGROUND UTILITIES, IF ANY.
2. NO TITLE SEARCH BY SURVEYOR.
3. AREA BY COORDINATE METHOD.
4. THIS SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE11 & AE12. NC FIRM COMMUNITY PANEL #3720-423500-K (EFFECTIVE DATE JANUARY 17, 2025)
5. REFERENCES: DB 4846 PG 2225; MB 3, PG 45
6. ZONE: C1 SURF CITY
SETBACKS PER CITY: FRONT - 15', SIDE - 7.5'
7. ORIGINAL PARCEL ID # 4235-90-4549-0000.
8. FIELD DATA COLLECTED 2-9-26
9. WETLANDS SHOWN MARKED BY OTHERS

NORTH CAROLINA
PENDER COUNTY

I, WESTON LYALL, PROFESSIONAL LAND SURVEYOR NUMBER L-4438, CERTIFY THAT THIS PLOT PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION FROM (DEED BOOK 48356, PAGE 2225); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FROM OTHER SOURCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY 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).

**PRELIMINARY PLAT
NOT FOR SALES,
CONVEYANCE OR
RECORDATION**

WESTON LYALL
REGISTRATION NUMBER L-4438



SURVEY FOR
BRIAN MATTHEWS
309 N NEW RIVER DR
SURF CITY, NC
TOPSAIL TOWNSHIP, PENDER COUNTY

SCALE: 1" = 100' FEB 18, 2026

WESTON LYALL, PE, PLS, PLLC
214 HIGHWAY 17N SUITE 1
HOLLY RIDGE, NC 28445
PHONE: 910-329-9961 FIRM LICENSE #P-0937
STRUCTURAL & CIVIL ENGINEERING & LAND SURVEYING