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 4866 PAGE 1584); 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 24TH DAY OF OCTOBER A.D., 2025.

Dwight Ashley

DWIGHT E. ASHLEY, PLS L-5263

(G.S. 47-30)(F)(11)(D); THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION AND IS THEREFORE NOT SUBJECT TO SUBDIVISION REGULATION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF OCTOBER A.D. 2025.

Dwight Ashley

DWIGHT E. ASHLEY, PLS L-5263

NORTH CAROLINA PROFESSIONAL SEAL L-5263 LAND SURVEYOR Dwight E. Ashley 10-24-25

Exempt Subdivision
Pender County
BG
Office of Planning
Date 10/30/25

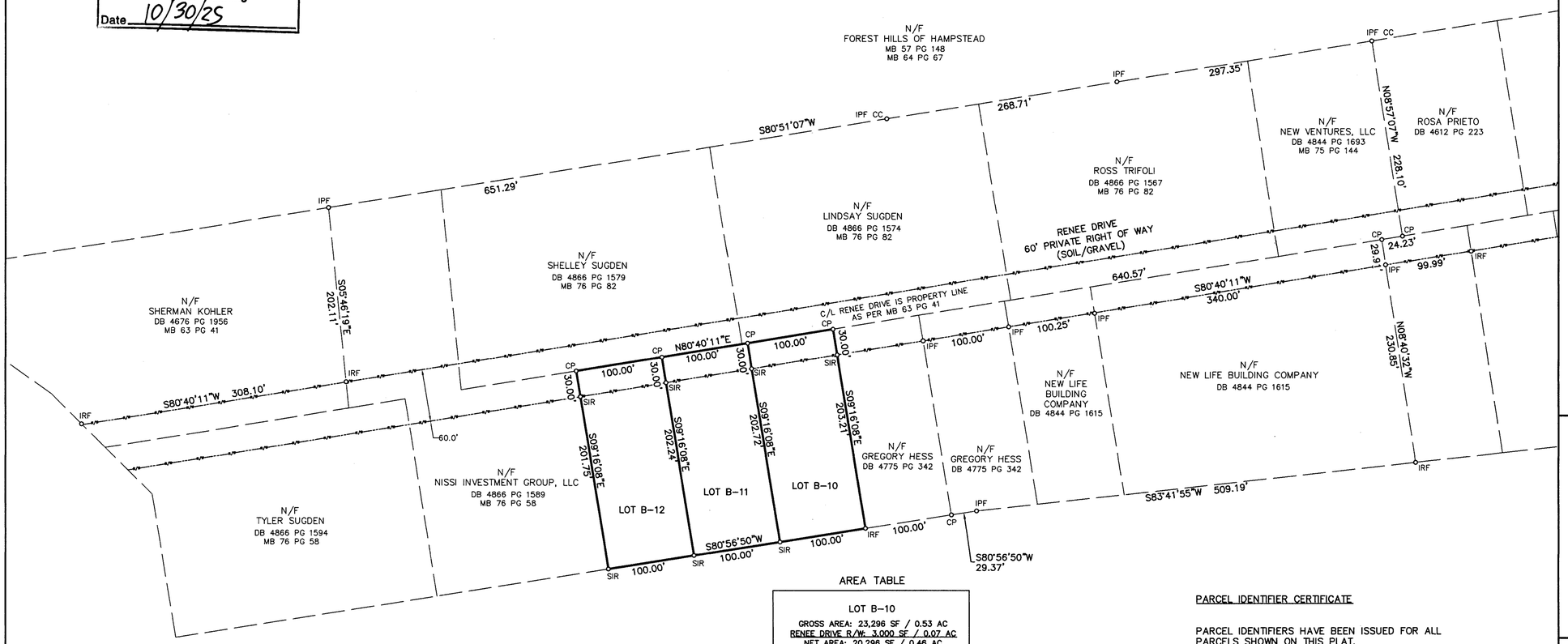
CERTIFICATE OF OWNERSHIP AND DEDICATION AND JURISDICTION:

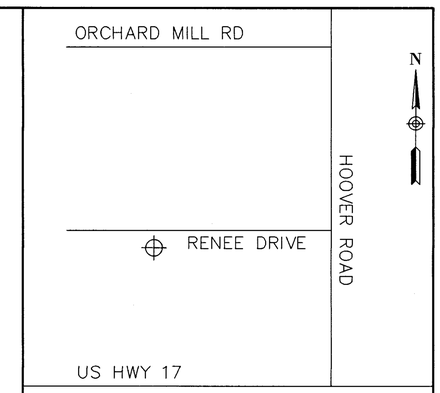
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HERE ON AND THAT I (WE) HEREBY ADOPT THIS PLAN WITH MY (OUR) OWN FREE CONSENT AND FURTHER I (WE) CERTIFY THAT THE LAND AS SHOWN HERE ON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

OWNER 10/28/25 DATE

OWNER DATE

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.





LOCATION MAP
(NOT TO SCALE)

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 DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONE, (ZONE "AO" DEPTH 2') PER FEMA FLOOD INSURANCE RATE MAP 3720328300K, MAP EFFECTIVE 1/17/2025 AND https://fris.nc.gov/fris/.
8. SETBACKS PER PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION.

EXEMPT SUBDIVISION
OF PROPERTY AS RECORDED IN
DEED BOOK 4866 PAGE 1584
AND MAP BOOK 76 PAGE 58
NEW LOT B-1
FOR OWNER(S):

TYLER SUGDEN

RENEE DRIVE
HAMPSTEAD, NC 28443
PIN: 3283-70-6750-0000

AREA TABLE

LOT B-10	GROSS AREA: 23,296 SF / 0.53 AC RENEE DRIVE R/W: 3,000 SF / 0.07 AC NET AREA: 20,296 SF / 0.46 AC
LOT B-11	GROSS AREA: 23,248 SF / 0.53 AC RENEE DRIVE R/W: 3,000 SF / 0.07 AC NET AREA: 20,248 SF / 0.46 AC
LOT B-12	GROSS AREA: 23,200 SF / 0.53 AC RENEE DRIVE R/W: 3,000 SF / 0.07 AC NET AREA: 20,200 SF / 0.46 AC

PARCEL IDENTIFIER CERTIFICATE

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

Laura Batson 10-30-2025

TAX SUPERVISOR DATE

LEGEND

BOUNDARY LINE
EXISTING RIGHT OF WAY LINE
ADJACENT PARCEL LINE

IRON PIPE FOUND (IPF)
IRON REBAR FOUND (IRF)
SET IRON REBAR (SIR)
NON MONUMENTED POINT (NMP)
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
CC - CONTROL CORNER

SOURCE OF TITLE:
DEED BOOK 4866 PG 1584

SURVEY REFERENCES:
DEED BOOK 4608 PAGE 904
DEED BOOK 4695 PG 1807
MAP BOOK 19 PAGE 98
MAP BOOK 53 PAGE 38
MAP BOOK 57 PAGE 148
MAP BOOK 63 PAGE 41
MAP BOOK 75 PAGE 144
MAP BOOK 76 PAGE 58
MAP BOOK 76 PAGE 82

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

REGISTER OF DEEDS

Doc No: 20148200
Recorded: 10/30/2025 01:16:27 PM
Fee Amt: $147.00 Page 1 of 7

Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 78 PG 1 - 7 (7)

CERTIFICATE OF REVIEW OFFICER

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

Laura Batson 10-30-2025

REVIEW OFFICER DATE

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

SCALE 50 0 50 100 150 FEET

TOPSAIL TOWNSHIP	SCALE: 1"=100'
PENDER COUNTY	DATE: 10/24/2025
NORTH CAROLINA	JOB: 508-010

MB. 78 Pg. 1

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 4866 PAGE 1589); 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 24TH DAY OF OCTOBER A.D., 2025.

Dwight Ashley

DWIGHT E. ASHLEY, PLS L-5263

(G.S. 47-30)(F)(11)(D); THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION AND IS THEREFORE NOT SUBJECT TO SUBDIVISION REGULATION.

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Dwight Ashley

DWIGHT E. ASHLEY, PLS L-5263

NORTH CAROLINA PROFESSIONAL SEAL L-5263 LAND SURVEYOR Dwight E. Ashley 10-24-25

CERTIFICATE OF OWNERSHIP AND DEDICATION AND JURISDICTION:

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OWNER 10/28/25 DATE

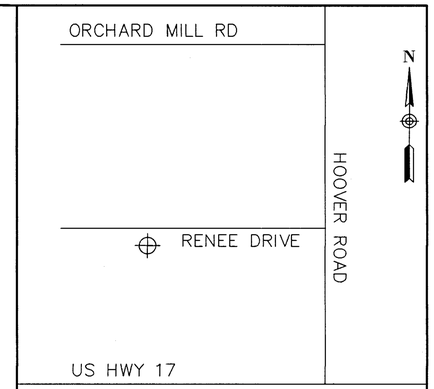
OWNER DATE

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.

Bk 78
Pg 2

N

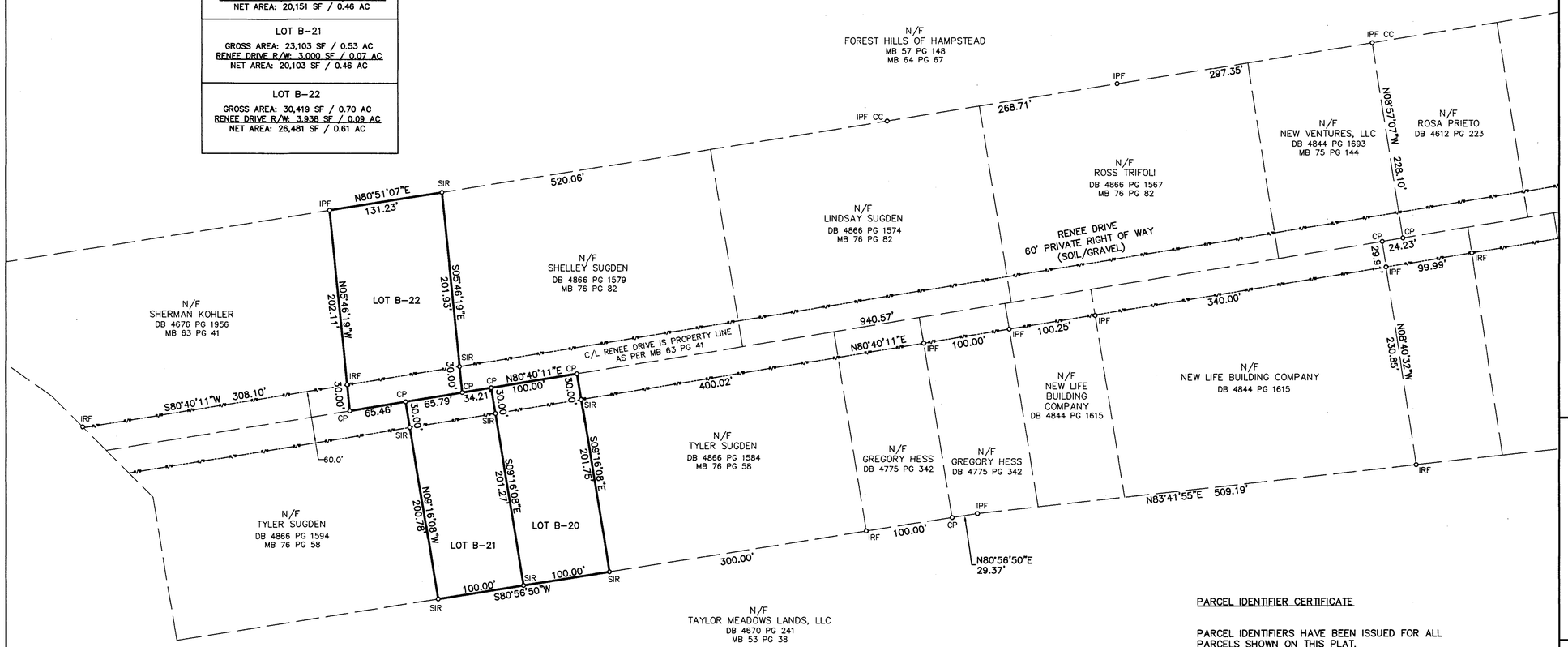
MAP BOOK 76 PAGE 58



LOCATION MAP
(NOT TO SCALE)

AREA TABLE

LOT B-20	GROSS AREA: 23,151 SF / 0.53 AC RENEE DRIVE R/W: 3,000 SF / 0.07 AC NET AREA: 20,151 SF / 0.46 AC
LOT B-21	GROSS AREA: 23,103 SF / 0.53 AC RENEE DRIVE R/W: 3,000 SF / 0.07 AC NET AREA: 20,103 SF / 0.46 AC
LOT B-22	GROSS AREA: 30,419 SF / 0.70 AC RENEE DRIVE R/W: 3,938 SF / 0.09 AC NET AREA: 26,481 SF / 0.61 AC



NOTES

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8. SETBACKS PER PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION.

EXEMPT SUBDIVISION
OF PROPERTY AS RECORDED IN
DEED BOOK 4866 PAGE 1589
AND MAP BOOK 76 PAGE 58
NEW LOT B-2
FOR OWNER(S):

NISSI INVESTMENT GROUP, LLC

RENEE DRIVE
HAMPSTEAD, NC 28443
PIN: 3283-70-3655-0000

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

Exempt Subdivision
Pender County
Office of Planning
Date 10/30/25

PARCEL IDENTIFIER CERTIFICATE

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

Laura Batson 10-30-2025
TAX ~~SUPERVISOR~~ DATE

LEGEND

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

IRON PIPE FOUND (IPF)
IRON REBAR FOUND (IRF)
SET IRON REBAR (SIR)
NON MONUMENTED POINT (NMP)
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
CC - CONTROL CORNER

SOURCE OF TITLE:
DEED BOOK 4866 PG 1589

SURVEY REFERENCES:
DEED BOOK 4608 PAGE 904
DEED BOOK 4695 PG 1807
MAP BOOK 19 PAGE 98
MAP BOOK 53 PAGE 38
MAP BOOK 57 PAGE 148
MAP BOOK 63 PAGE 41
MAP BOOK 75 PAGE 144
MAP BOOK 76 PAGE 58
MAP BOOK 76 PAGE 82

REGISTER OF DEEDS

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

CERTIFICATE OF REVIEW OFFICER

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

Laura Batson 10-30-2025
REVIEW OFFICER DATE

SCALE 50 0 50 100 150 FEET

TOPSAIL TOWNSHIP	SCALE: 1"=100'
PENDER COUNTY	DATE: 10/24/2025
NORTH CAROLINA	JOB: 508-011

MB. 78 Pg2

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 4866 PAGE 1594); 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 24TH DAY OF OCTOBER A.D., 2025.

Dwight Ashley

DWIGHT E. ASHLEY, PLS L-5263

NORTH CAROLINA PROFESSIONAL SEAL L-5263 10-24-25 LAND SURVEYOR Dwight E. Ashley

(G.S. 47-30)(F)(11)(D); THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION AND IS THEREFORE NOT SUBJECT TO SUBDIVISION REGULATION.

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DWIGHT E. ASHLEY, PLS L-5263

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OWNER 10/28/25 DATE

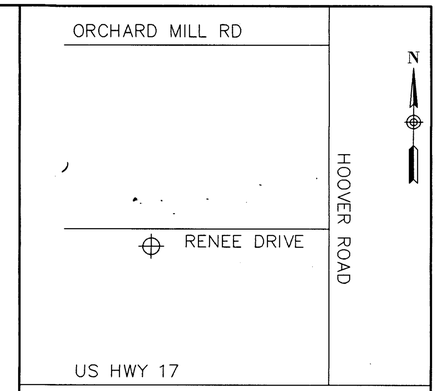
OWNER DATE

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.

Bk 78
Pg 3

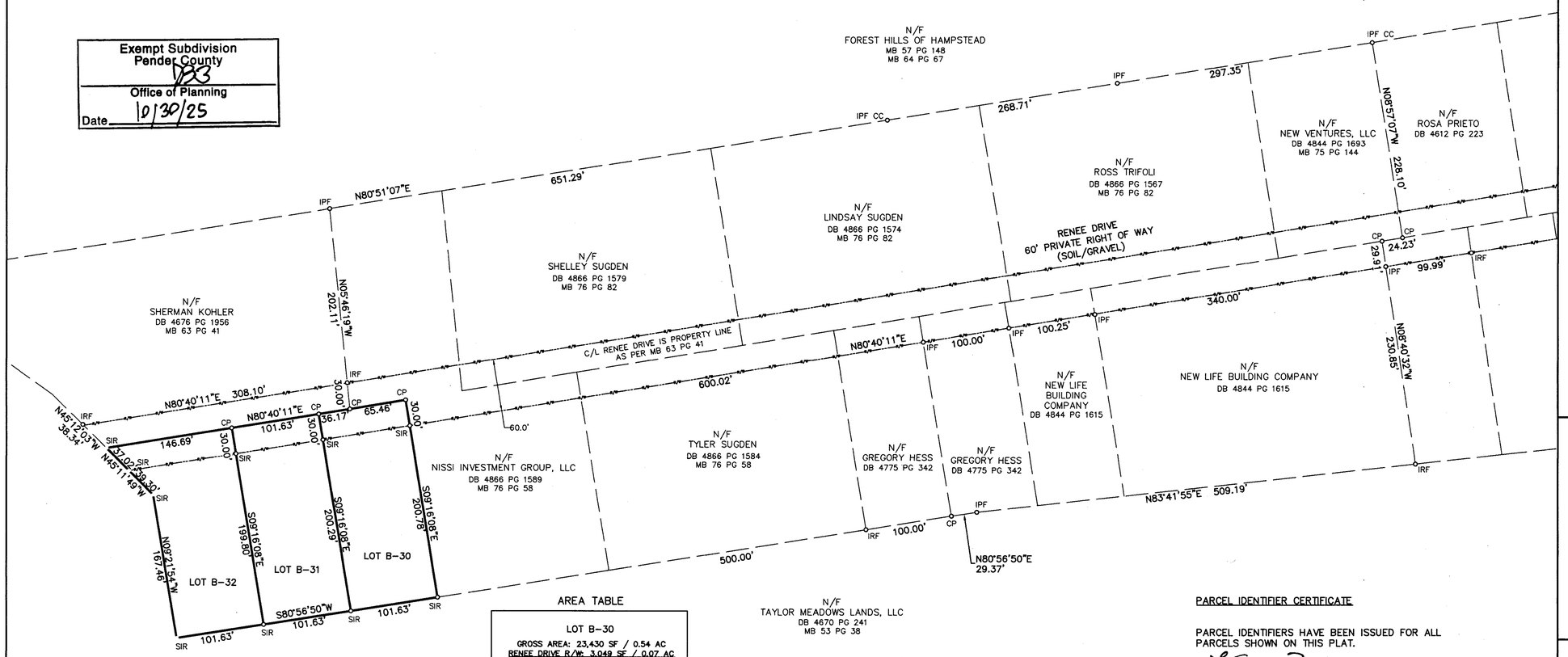
N

MAP BOOK 76 PAGE 58



LOCATION MAP
(NOT TO SCALE)

Exempt Subdivision
Pender County
DRS
Office of Planning
Date 10/30/25



NOTES

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8. SETBACKS PER PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION.

EXEMPT SUBDIVISION
OF PROPERTY AS RECORDED IN
DEED BOOK 4866 PAGE 1594
AND MAP BOOK 76 PAGE 58
NEW LOT B-3
FOR OWNER(S):

TYLER SUGDEN

RENEE DRIVE
HAMPSTEAD, NC 28443
PIN: 3283-70-1642-0000

LEGEND

BOUNDARY LINE
EXISTING RIGHT OF WAY LINE
ADJACENT PARCEL LINE

IRON PIPE FOUND (IPF)
IRON REBAR FOUND (IRF)
SET IRON REBAR (SIR)
NON MONUMENTED POINT (NMP)
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
CC - CONTROL CORNER

AREA TABLE

LOT B-30	GROSS AREA: 23,430 SF / 0.54 AC RENEE DRIVE R/W: 3,049 SF / 0.07 AC NET AREA: 20,381 SF / 0.47 AC
LOT B-31	GROSS AREA: 23,380 SF / 0.54 AC RENEE DRIVE R/W: 3,049 SF / 0.07 AC NET AREA: 20,331 SF / 0.47 AC
LOT B-32	GROSS AREA: 24,755 SF / 0.56 AC RENEE DRIVE R/W: 4,075 SF / 0.09 AC NET AREA: 20,680 SF / 0.47 AC

SOURCE OF TITLE:
DEED BOOK 4866 PG 1594

SURVEY REFERENCES:
DEED BOOK 4608 PAGE 904
DEED BOOK 4695 PG 1807
MAP BOOK 19 PAGE 98
MAP BOOK 53 PAGE 38
MAP BOOK 57 PAGE 148
MAP BOOK 63 PAGE 41
MAP BOOK 75 PAGE 144
MAP BOOK 76 PAGE 58
MAP BOOK 76 PAGE 82

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

REGISTER OF DEEDS

PARCEL IDENTIFIER CERTIFICATE

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

Laura Baton 10-30-2025
TAX ~~SUPERVISOR~~ DATE

CERTIFICATE OF REVIEW OFFICER

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

Laura Baton 10-30-2025
REVIEW OFFICER DATE

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

SCALE 50 0 50 100 150 FEET

TOPSAIL TOWNSHIP	SCALE: 1"=100'
PENDER COUNTY	DATE: 10/24/2025
NORTH CAROLINA	JOB: 508-012

MB. 78 Pg. 3 3 of 7 pgs

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 4866 PAGE 1579); 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 24TH DAY OF OCTOBER A.D., 2025.

Dwight Ashley

DWIGHT E. ASHLEY, PLS L-5263

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NORTH CAROLINA PROFESSIONAL SEAL L-5263 LAND SURVEYOR Dwight E. Ashley 10-24-25

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10/28/25

OWNER DATE

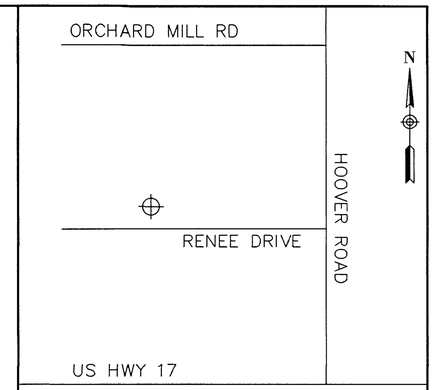
OWNER DATE

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.

N

MAP BOOK 76 PAGE 82

Bk 78
Pg 4

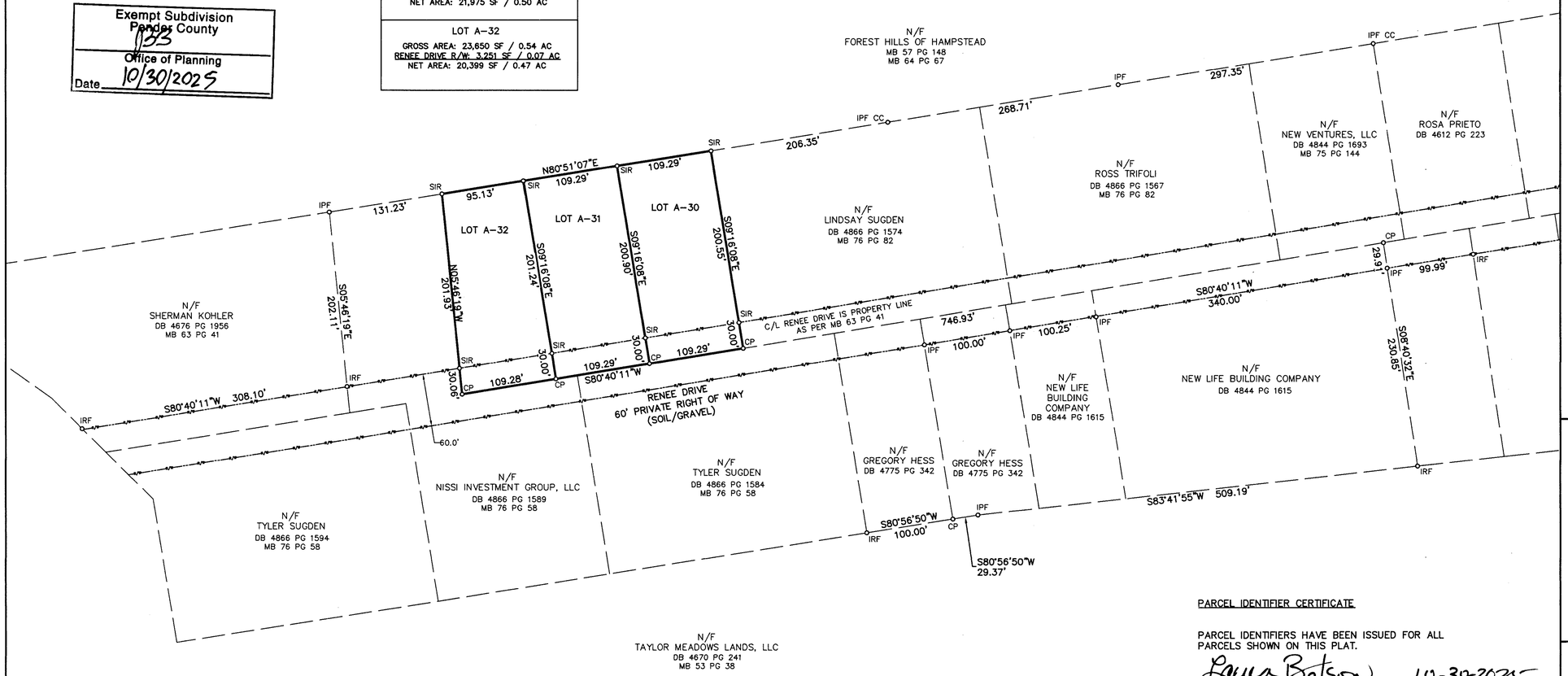


LOCATION MAP
(NOT TO SCALE)

AREA TABLE

LOT A–30	GROSS AREA: 25,216 SF / 0.58 AC RENEE DRIVE R/W: 3,279 SF / 0.08 AC NET AREA: 21,937 SF / 0.50 AC
LOT A–31	GROSS AREA: 25,254 SF / 0.58 AC RENEE DRIVE R/W: 3,279 SF / 0.08 AC NET AREA: 21,975 SF / 0.50 AC
LOT A–32	GROSS AREA: 23,650 SF / 0.54 AC RENEE DRIVE R/W: 3,251 SF / 0.07 AC NET AREA: 20,399 SF / 0.47 AC

Exempt Subdivision
Pender County
Office of Planning
Date 10/30/2025



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EXEMPT SUBDIVISION
OF PROPERTY AS RECORDED IN
DEED BOOK 4866 PAGE 1579
AND MAP BOOK 76 PAGE 82
NEW LOT A–3
FOR OWNER(S):

SHELLEY SUGDEN

RENEE DRIVE
HAMPSTEAD, NC 28443
PIN: 3283–70–4990–0000

LEGEND

BOUNDARY LINE
EXISTING RIGHT OF WAY LINE
ADJACENT PARCEL LINE

IRON PIPE FOUND (IPF)
IRON REBAR FOUND (IRF)
SET IRON REBAR (SIR)
NON MONUMENTED POINT (NMP)
COMPUTED POINT (CP)
R/W - RIGHT OF WAY
DB - DEED BOOK
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AC - ACRES
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N/F - NOW OR FORMERLY
CC - CONTROL CORNER

SOURCE OF TITLE:
DEED BOOK 4866 PG 1579

SURVEY REFERENCES:
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DEED BOOK 4695 PG 1807
MAP BOOK 19 PAGE 98
MAP BOOK 53 PAGE 38
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MAP BOOK 63 PAGE 41
MAP BOOK 75 PAGE 144
MAP BOOK 76 PAGE 58
MAP BOOK 76 PAGE 82

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

REGISTER OF DEEDS

PARCEL IDENTIFIER CERTIFICATE

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

Laura Batson 10-30-2025

TAX SUPERVISOR DATE

CERTIFICATE OF REVIEW OFFICER

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

Laura Batson 10-30-2025

REVIEW OFFICER DATE

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

SCALE 50 0 50 100 150 FEET

TOPSAIL TOWNSHIP	SCALE: 1"=100'
PENDER COUNTY	DATE: 10/24/2025
NORTH CAROLINA	JOB: 508–009

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 4866 PAGE 1567); 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 24TH DAY OF OCTOBER A.D., 2025.

Dwight Ashley

DWIGHT E. ASHLEY, PLS L-5263

NORTH CAROLINA PROFESSIONAL SEAL L-5263 LAND SURVEYOR Dwight E. Ashley 10-24-25

(G.S. 47-30)(F)(11)(D); THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION AND IS THEREFORE NOT SUBJECT TO SUBDIVISION REGULATION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF OCTOBER A.D. 2025.

Dwight Ashley

DWIGHT E. ASHLEY, PLS L-5263

CERTIFICATE OF OWNERSHIP AND DEDICATION AND JURISDICTION:

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 WITH MY (OUR) OWN FREE CONSENT AND FURTHER I (WE) CERTIFY THAT THE LAND AS SHOWN HERE ON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

10/28/25

OWNER DATE

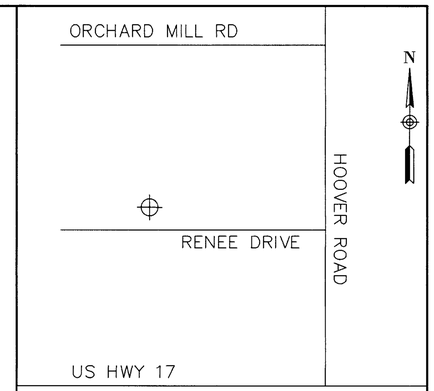
OWNER DATE

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.

N

MAP BOOK 76 PAGE 82

Bk 78
Pg 5

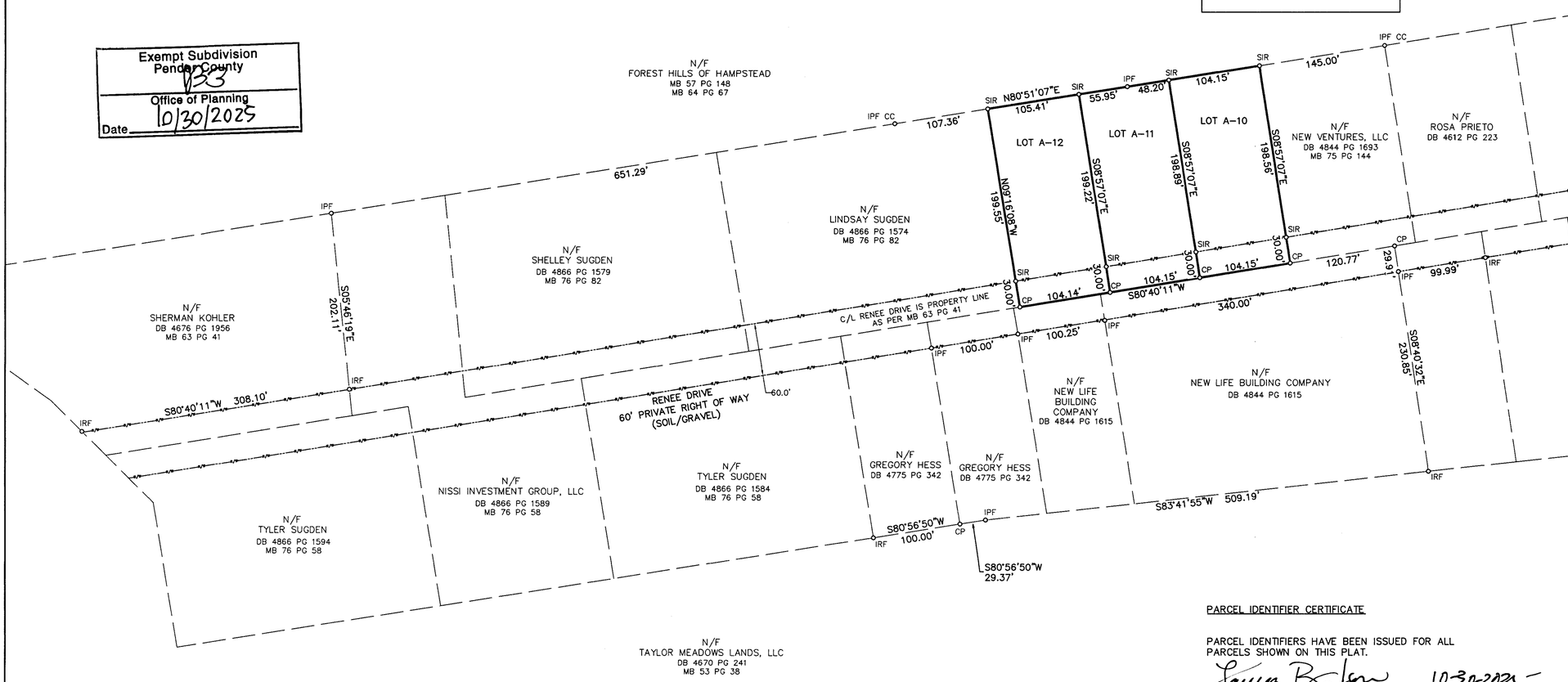


LOCATION MAP
(NOT TO SCALE)

AREA TABLE

LOT A–10 GROSS AREA: 23,822 SF / 0.55 AC RENEE DRIVE R/W: 3,125 SF / 0.07 AC NET AREA: 20,697 SF / 0.48 AC	
LOT A–11 GROSS AREA: 23,856 SF / 0.55 AC RENEE DRIVE R/W: 3,125 SF / 0.07 AC NET AREA: 20,731 SF / 0.48 AC	
LOT A–12 GROSS AREA: 24,034 SF / 0.55 AC RENEE DRIVE R/W: 3,127 SF / 0.07 AC NET AREA: 20,907 SF / 0.48 AC	

Exempt Subdivision
Pender County
Office of Planning
Date 10/30/2025



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 DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONE, (ZONE "AO" DEPTH 2') PER FEMA FLOOD INSURANCE RATE MAP 3720328300K, MAP EFFECTIVE 1/17/2025 AND https://fris.nc.gov/fris/.
8. SETBACKS PER PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION.

EXEMPT SUBDIVISION
OF PROPERTY AS RECORDED IN
DEED BOOK 4866 PAGE 1567
AND MAP BOOK 76 PAGE 82
NEW LOT A–1
FOR OWNER(S):

ROSS J. TRIFOLI

RENEE DRIVE
HAMPSTEAD, NC 28443
PIN: 3283–81–1011–0000

PARCEL IDENTIFIER CERTIFICATE

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

Laura Batson 10-30-2025

TAX SUPERVISOR DATE

LEGEND

BOUNDARY LINE
EXISTING RIGHT OF WAY LINE
ADJACENT PARCEL LINE

IRON PIPE FOUND (IPF)
IRON REBAR FOUND (IRF)
SET IRON REBAR (SIR)
NON MONUMENTED POINT (NMP)
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
CC - CONTROL CORNER

SOURCE OF TITLE:
DEED BOOK 4866 PG 1567

SURVEY REFERENCES:
DEED BOOK 4608 PAGE 904
DEED BOOK 4695 PG 1807
MAP BOOK 19 PAGE 98
MAP BOOK 53 PAGE 38
MAP BOOK 57 PAGE 148
MAP BOOK 63 PAGE 41
MAP BOOK 75 PAGE 144
MAP BOOK 76 PAGE 58
MAP BOOK 76 PAGE 82

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

REGISTER OF DEEDS

CERTIFICATE OF REVIEW OFFICER

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

Laura Batson 10-30-2025

REVIEW OFFICER DATE

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

SCALE 50 0 50 100 150 FEET

TOPSAIL TOWNSHIP	SCALE: 1"=100'
PENDER COUNTY	DATE: 10/24/2025
NORTH CAROLINA	JOB: 508–007

MB. 78 Pg. 5 5 of 7 pgs

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 4844 PAGE 1615); 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 24TH DAY OF OCTOBER A.D., 2025.

Dwight Ashley

DWIGHT E. ASHLEY, PLS L-5263

NORTH CAROLINA PROFESSIONAL SEAL L-5263 LAND SURVEYOR DWIGHT E. ASHLEY 10-24-25

(G.S. 47-30)(F)(11)(D); THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION AND IS THEREFORE NOT SUBJECT TO SUBDIVISION REGULATION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF OCTOBER A.D. 2025.

Dwight Ashley

DWIGHT E. ASHLEY, PLS L-5263

Exempt Subdivision
Pender County
Office of Planning
Date 10/30/25

CERTIFICATE OF OWNERSHIP AND DEDICATION AND JURISDICTION:

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 WITH MY (OUR) OWN FREE CONSENT AND FURTHER I (WE) CERTIFY THAT THE LAND AS SHOWN HERE ON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

OWNER 10/28/25 DATE

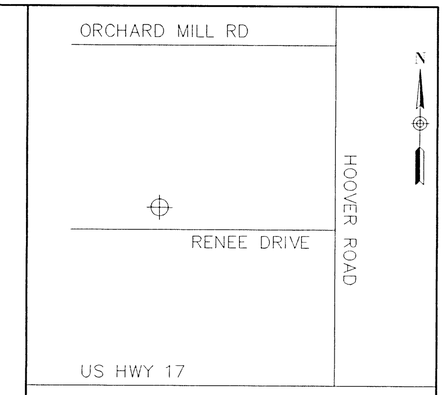
OWNER DATE

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.

Bk 78
Pg 6

N

MAP BOOK 76 PAGE 58

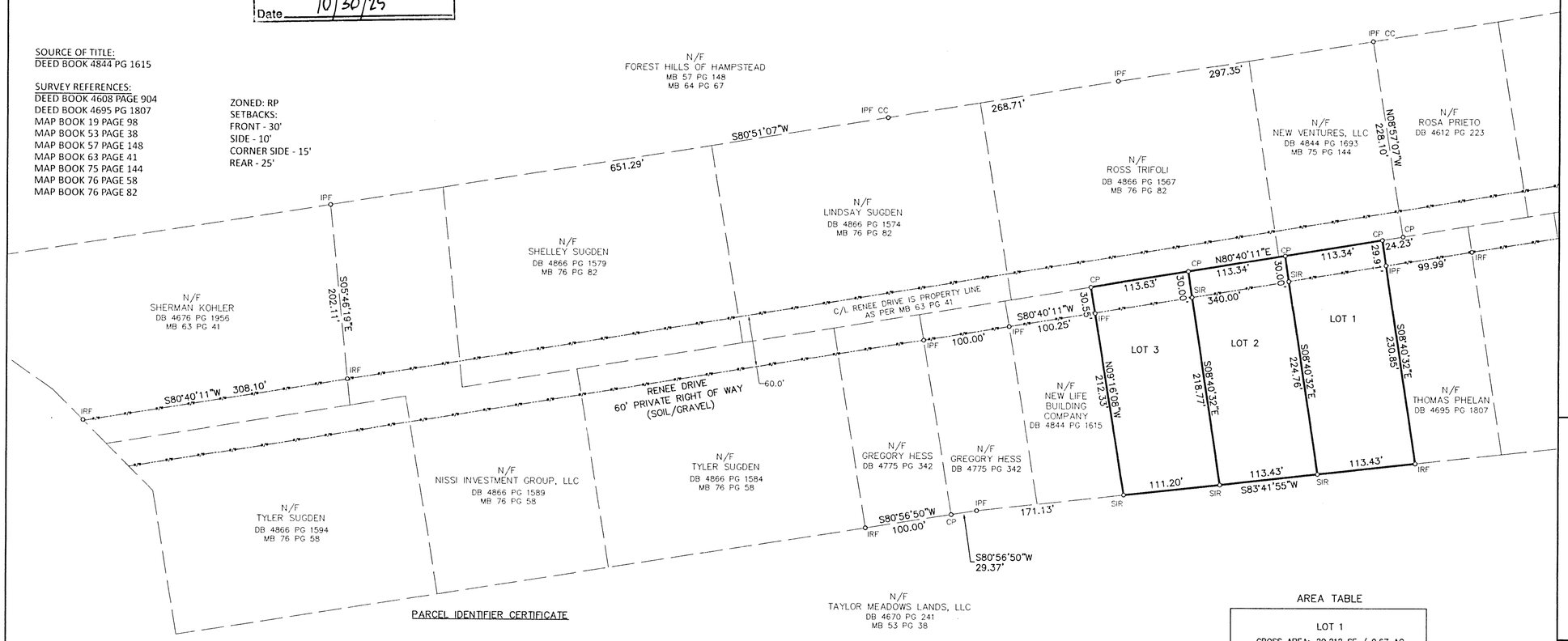


LOCATION MAP
(NOT TO SCALE)

SOURCE OF TITLE:
DEED BOOK 4844 PG 1615

SURVEY REFERENCES:
DEED BOOK 4608 PAGE 904
DEED BOOK 4695 PG 1807
MAP BOOK 19 PAGE 98
MAP BOOK 53 PAGE 38
MAP BOOK 57 PAGE 148
MAP BOOK 63 PAGE 41
MAP BOOK 75 PAGE 144
MAP BOOK 76 PAGE 58
MAP BOOK 76 PAGE 82

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



PARCEL IDENTIFIER CERTIFICATE

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

Laura Batson 10-30-2025

TAX ~~SUPERVISOR~~ DATE

AREA TABLE

LOT 1	GROSS AREA: 29,212 SF / 0.67 AC RENEE DRIVE R/W: 3,400 SF / 0.08 AC NET AREA: 25,812 SF / 0.59 AC
LOT 2	GROSS AREA: 28,532 SF / 0.65 AC RENEE DRIVE R/W: 3,400 SF / 0.08 AC NET AREA: 25,132 SF / 0.57 AC
LOT 3	GROSS AREA: 27,618 SF / 0.63 AC RENEE DRIVE R/W: 3,404 SF / 0.08 AC NET AREA: 24,214 SF / 0.55 AC

NOTES

1. AREA BY COORDINATE COMPUTATION METHOD.
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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.
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7. THE SUBJECT PARCEL DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONE, (ZONE "AO" DEPTH 2') PER FEMA FLOOD INSURANCE RATE MAP 3720328300K, MAP EFFECTIVE 1/17/2025 AND https://fris.nc.gov/fris/.
8. SETBACKS PER PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION.

EXEMPT SUBDIVISION
OF PROPERTY AS RECORDED IN
DEED BOOK 4844 PAGE 1615
FOR OWNER(S):

NEW LIFE BUILDING COMPANY, LLC

RENEE DRIVE
HAMPSTEAD, NC 28443
PIN: 3283-80-2767-0000

LEGEND

BOUNDARY LINE
EXISTING RIGHT OF WAY LINE
ADJACENT PARCEL LINE

IRON PIPE FOUND (IPF)
IRON REBAR FOUND (IRF)
SET IRON REBAR (SIR)
NON MONUMENTED POINT (NMP)
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
CC - CONTROL CORNER

CERTIFICATE OF REVIEW OFFICER

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

Laura Batson 10-30-2025

REVIEW OFFICER DATE

REGISTER OF DEEDS

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

SCALE 50 0 50 100 150 FEET

TOPSAIL TOWNSHIP	SCALE: 1"=100'
PENDER COUNTY	DATE: 10/24/2025
NORTH CAROLINA	JOB: 508-013

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 4866 PAGE 1574); 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 24TH DAY OF OCTOBER A.D., 2025.

DWIGHT E. ASHLEY, PLS L-5263

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DWIGHT E. ASHLEY, PLS L-5263

NORTH CAROLINA PROFESSIONAL SEAL L-5263 LAND SURVEYOR Dwight E. Ashley 10-24-25

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OWNER DATE 10/28/25

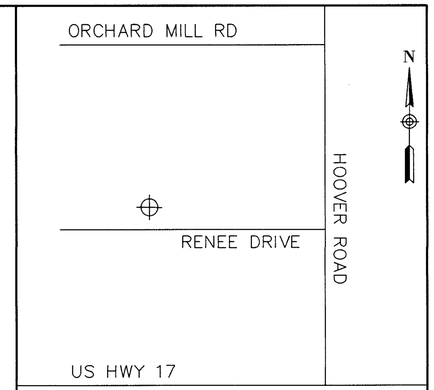
OWNER DATE

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.

Bk 78
Pg 7

N

MAP BOOK 76 PAGE 82

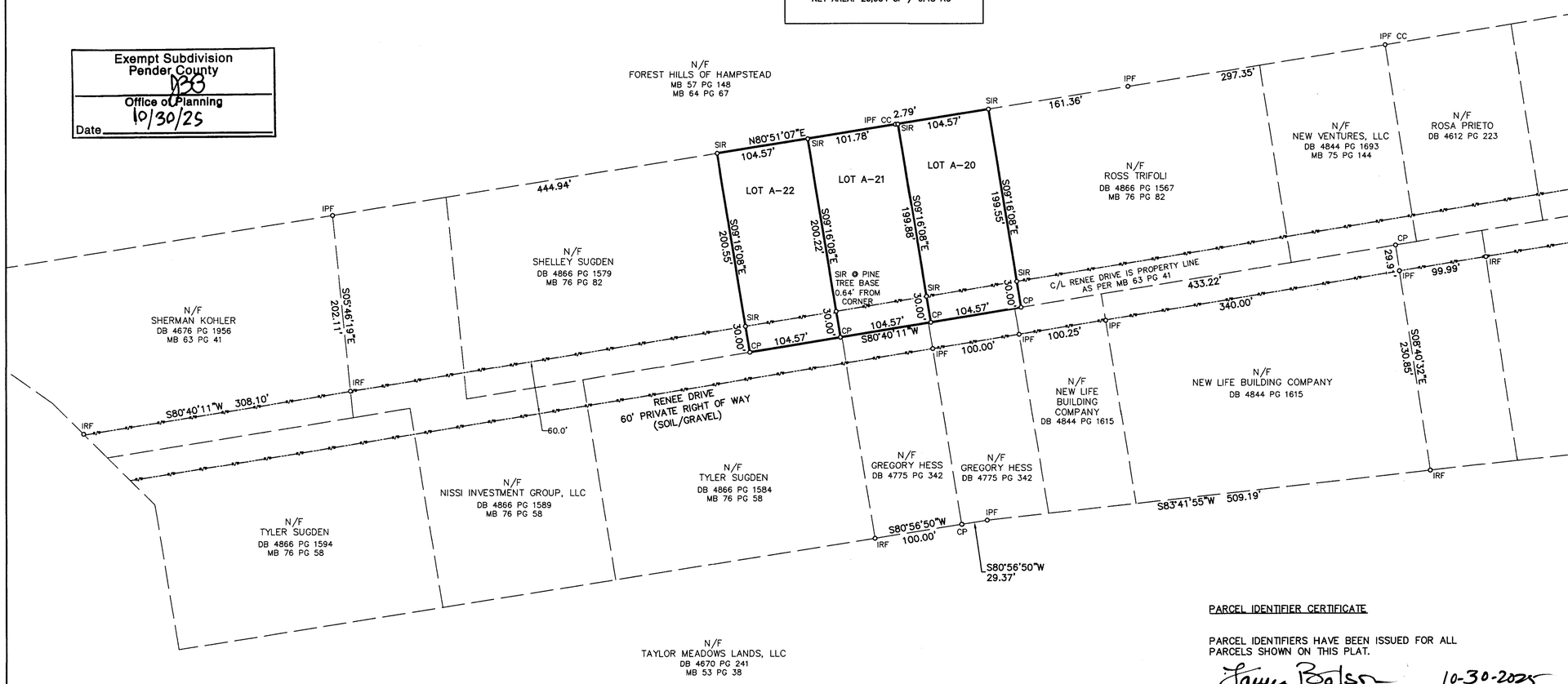


LOCATION MAP
(NOT TO SCALE)

AREA TABLE

LOT A–20	GROSS AREA: 24,021 SF / 0.55 AC RENEE DRIVE R/W: 3,125 SF / 0.07 AC NET AREA: 20,884 SF / 0.48 AC
LOT A–21	GROSS AREA: 24,056 SF / 0.55 AC RENEE DRIVE R/W: 3,137 SF / 0.07 AC NET AREA: 20,919 SF / 0.48 AC
LOT A–22	GROSS AREA: 24,091 SF / 0.55 AC RENEE DRIVE R/W: 3,127 SF / 0.07 AC NET AREA: 20,954 SF / 0.48 AC

Exempt Subdivision
Pender County
DSB
Office of Planning
Date 10/30/25



LEGEND

BOUNDARY LINE
EXISTING RIGHT OF WAY LINE
ADJACENT PARCEL LINE

IRON PIPE FOUND (IPF)
IRON REBAR FOUND (IRF)
SET IRON REBAR (SIR)
NON MONUMENTED POINT (NMP)
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
CC - CONTROL CORNER

SOURCE OF TITLE:
DEED BOOK 4866 PG 1574

SURVEY REFERENCES:
DEED BOOK 4608 PAGE 904
DEED BOOK 4695 PG 1807
MAP BOOK 19 PAGE 98
MAP BOOK 53 PAGE 38
MAP BOOK 57 PAGE 148
MAP BOOK 63 PAGE 41
MAP BOOK 75 PAGE 144
MAP BOOK 76 PAGE 58
MAP BOOK 76 PAGE 82

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

REGISTER OF DEEDS

PARCEL IDENTIFIER CERTIFICATE

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

TAX SUPERVISOR DATE 10-30-2025

CERTIFICATE OF REVIEW OFFICER

I, Laura Batson 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 10-30-2025

NOTES

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8. SETBACKS PER PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION.

EXEMPT SUBDIVISION
OF PROPERTY AS RECORDED IN
DEED BOOK 4866 PAGE 1574
AND MAP BOOK 76 PAGE 82
NEW LOT A–2
FOR OWNER(S):

LINDSAY SUGDEN

RENEE DRIVE
HAMPSTEAD, NC 28443
PIN: 3283–70–8906–0000

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

SCALE 50 0 50 100 150 FEET

TOPSAIL TOWNSHIP	SCALE: 1"=100'
PENDER COUNTY	DATE: 10/24/2025
NORTH CAROLINA	JOB: 508–008