

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2858, PAGE 72) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND DRAWN FROM INFORMATION FOUND IN DEED BOOK 2858, PAGE 72 THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL PROFESSIONAL LICENSE NUMBER AND SEAL THIS 17th DAY OF OCTOBER 2007.

CHARLES FRANCIS RIGGS, P.L.S.  
 SEAL  
 L-2981

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "VE" WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMBER 370186-3720424500K, FEBRUARY 16, 2007.

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS:

- \_\_\_ A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- \_\_\_ B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- \_\_\_ C. ANY ONE OF THE FOLLOWING:
  - 1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  - 2) THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE;
  - 3) THAT THE SURVEY IS A CONTROL SURVEY.
- ✓ D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION
- \_\_\_ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981  
 SEAL  
 L-2981

THIS PROPERTY IS NOT SUBJECT TO THE SURF CITY SUBDIVISION REGULATIONS, AND IS AN EXEMPTION PER ARTICLE V, 1(c), SURF CITY SUBDIVISION ORDINANCE, 4-5-77.

DATE: 10-12-2007  
 SURF CITY SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA, COUNTY OF PENDER  
 I, JANE WILSON, REVIEW OFFICER OF PENDER COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 10-12-07  
 REVIEW OFFICER

PIN: 4245-55-3894-0000 & OTHERS

TAX ID#

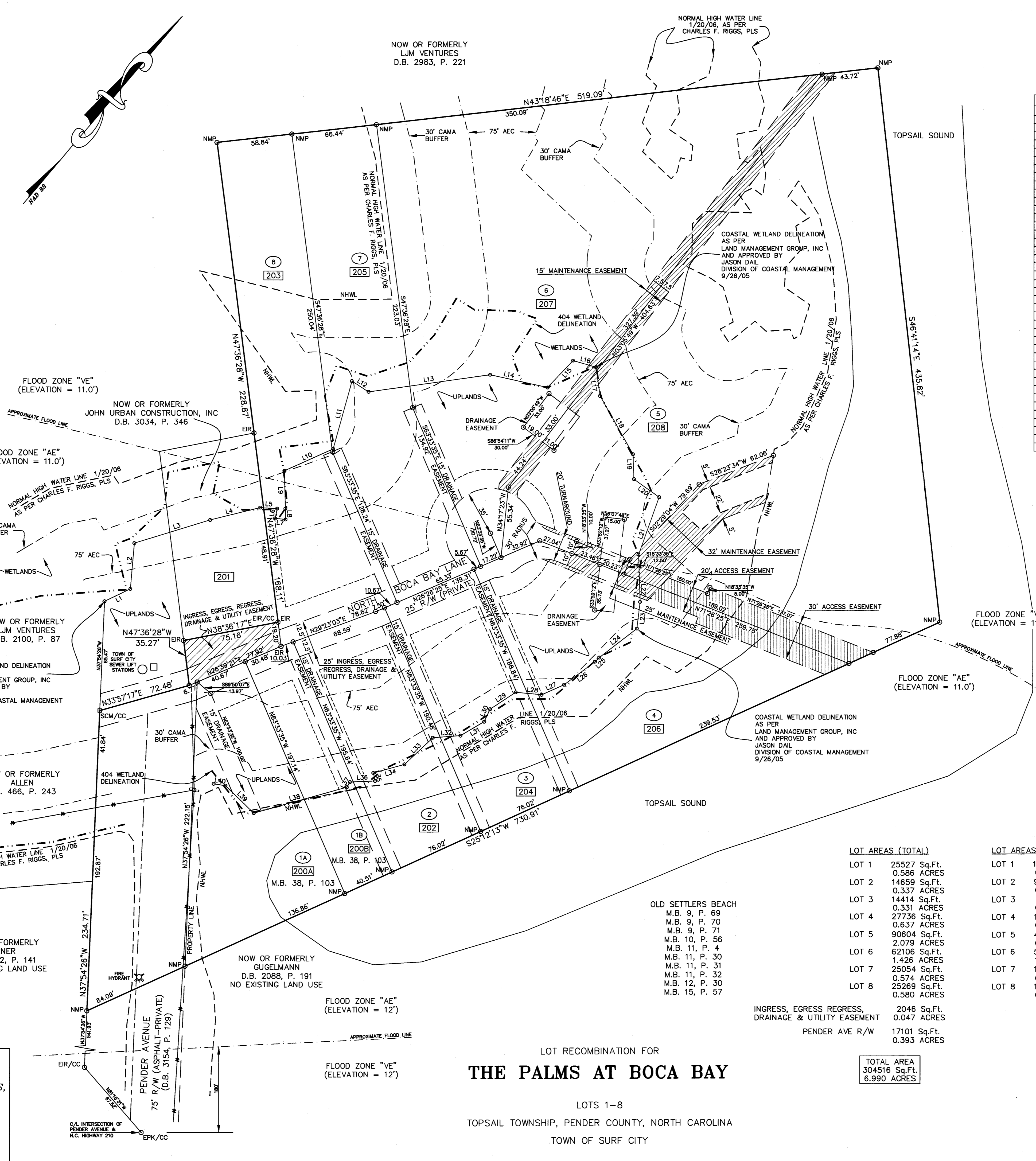
PENDER COUNTY

FILED FOR REGISTRATION AT 11:15 AM O'CLOCK ON THE 12 DAY OF OCT 20 07 RECORDED IN MAP BOOK 45 PAGE 146 SLIDE 616

JOYCE M. SWICEGOOD  
 REGISTER OF DEEDS

**CHARLES F. RIGGS & ASSOCIATES, INC.**  
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,  
 LAND PLANNING & COMPUTER MAPPING  
 202 WARLICK STREET  
 P.O. BOX 1570  
 JACKSONVILLE, N.C. 28541-1570  
 TELEPHONE: (910) 455-0877  
 FACSIMILE: (910) 455-9033  
 E-MAIL: riggsland@izccr.com

NOW OR FORMERLY  
 LUM VENTURES  
 D.B. 2983, P. 221



COASTAL WETLANDS		
LINE	LENGTH	BEARING
L1	22.37	N23°57'52"E
L2	35.94	N35°22'38"W
L3	61.77	N32°41'54"E
L4	40.28	N35°48'33"E
L5	13.30	N53°08'33"E
L6	7.88	S28°20'06"E
L7	8.25	N55°02'07"E
L8	8.46	N41°38'46"W
L9	29.54	N41°38'46"W
L10	41.69	N25°21'22"E
L11	54.99	N24°57'04"W
L12	15.55	N82°36'11"E
L13	95.72	N41°46'39"E
L14	45.93	N62°22'08"E
L15	28.95	N03°17'16"E
L16	18.43	N65°52'33"E
L17	22.90	S48°38'38"E
L18	52.36	S89°44'00"E
L19	19.46	S42°31'32"E
L20	24.27	N85°18'35"E
L21	47.70	S20°32'14"E
L22	36.92	S42°13'49"E
L23	21.06	S33°33'29"E
L24	37.08	S12°13'30"W
L25	4.53	S05°04'27"W
L26	30.05	S12°57'35"W
L27	19.19	S25°33'58"W
L28	20.26	S55°09'45"W
L29	23.90	S16°30'58"W
L30	10.76	S15°14'13"E
L31	21.48	S19°10'44"W
L32	21.62	S45°40'09"W
L33	30.40	S06°28'35"W
L34	25.12	S34°20'21"W
L35	6.46	S52°08'26"E
L36	19.62	S47°18'48"W
L37	4.69	S09°36'53"E
L38	75.39	S34°07'16"W
L39	30.89	N86°18'28"W
L40	9.24	S58°47'49"W

NOTE  
 ALL POINTS WITHIN NORTH BOCA BAY LANE ARE SMN'S  
 ALL OTHER POINTS ARE SIR'S UNLESS OTHERWISE NOTED

ZONED R-5  
 ZONING SETBACKS  
 FRONT = 15'  
 REAR = 20'  
 SIDE = 7.5'

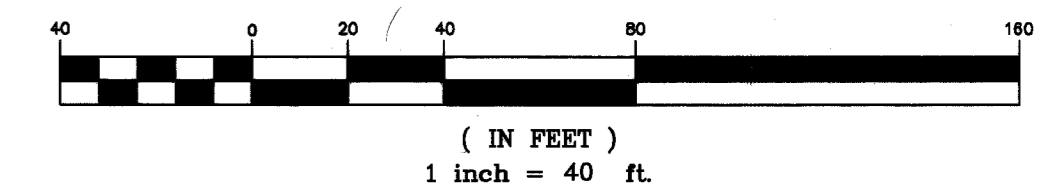
OWNERS  
 PALMS AT BOCA BAY LLC  
 1900 EASTWOOD ROAD  
 WILMINGTON, NC 28403

TITLE SOURCE  
 D.B. 2853, P. 43

- REFERENCES
- D.B. 177, P. 433
  - D.B. 210, P. 13
  - D.B. 277, P. 307
  - D.B. 283, P. 351
  - D.B. 307, P. 419
  - D.B. 331 of 336, P. 502
  - D.B. 605, P. 45
  - D.B. 685, P. 17
  - D.B. 732, P. 843
  - D.B. 812, P. 286
  - D.B. 812, P. 303
  - D.B. 812, P. 310
  - D.B. 812, P. 317
  - D.B. 1065, P. 836
  - D.B. 1065, P. 843
  - D.B. 1336, P. 826
  - D.B. 1339, P. 953
  - D.B. 1424, P. 321
  - D.B. 2853, P. 43
  - D.B. 3154, P. 129
  - D.B. 3315, P. 18
  - GRANT #1695
  - GRANT #1731
  - M.B. 4, P. 60
  - M.B. 38, P. 84
  - M.B. 38, P. 103

- LEGEND
- CC = CONTROL CORNER
  - ECM = EXISTING CONCRETE MONUMENT (FOUND)
  - EIR = EXISTING IRON ROD (FOUND)
  - EIP = EXISTING IRON PIPE (FOUND)
  - EMN = EXISTING MAGNETIC NAIL (FOUND)
  - EPK = EXISTING PARKER-KALON NAIL (FOUND)
  - ERRS = EXISTING RAILROAD SPIKE (FOUND)
  - SCM = SET CONCRETE MONUMENT (CONTROL CORNER)
  - SP = SET IRON PIPE
  - SIR = SET IRON ROD
  - SMN = SET MAGNETIC NAIL (CONTROL CORNER)
  - SPK = SET PARKER-KALON NAIL (CONTROL CORNER)
  - MNL = MINIMUM BUILDING LINE
  - NMP = NON-MONUMENTED POINT
  - R/W = RIGHT OF WAY
  - CL = CENTERLINE
  - TEL = TELEPHONE PEDESTAL
  - PO = POWER POLE
  - SMH = SEWER MANHOLE
  - WM = WATER METER
  - BL = BLOW OFF ASSEMBLY
  - PSL = PROPOSED STREET LIGHT
  - PSB = PROPOSED SETBACK LINE
  - 1 = LOT NUMBER
  - 200 = ADDRESS

GRAPHIC SCALE



LOT AREAS (TOTAL)

LOT 1	11550 Sq.Ft.
LOT 2	0.586 ACRES
LOT 3	14659 Sq.Ft.
LOT 4	0.337 ACRES
LOT 5	14414 Sq.Ft.
LOT 6	0.331 ACRES
LOT 7	27736 Sq.Ft.
LOT 8	0.637 ACRES
LOT 9	90604 Sq.Ft.
LOT 10	2.079 ACRES
LOT 11	62106 Sq.Ft.
LOT 12	1.426 ACRES
LOT 13	25054 Sq.Ft.
LOT 14	0.574 ACRES
LOT 15	25269 Sq.Ft.
LOT 16	0.580 ACRES

LOT AREAS ABOVE NORMAL HIGH WATER

LOT 1	11550 Sq.Ft.
LOT 2	0.265 ACRES
LOT 3	9913 Sq.Ft.
LOT 4	0.228 ACRES
LOT 5	9468 Sq.Ft.
LOT 6	0.217 ACRES
LOT 7	15492 Sq.Ft.
LOT 8	0.356 ACRES
LOT 9	40260 Sq.Ft.
LOT 10	0.924 ACRES
LOT 11	58624 Sq.Ft.
LOT 12	1.346 ACRES
LOT 13	16836 Sq.Ft.
LOT 14	0.387 ACRES
LOT 15	16003 Sq.Ft.
LOT 16	0.367 ACRES

INGRESS, EGRESS, REGRESS, DRAINAGE & UTILITY EASEMENT 2046 Sq.Ft.  
 PENDER AVE R/W 17101 Sq.Ft.  
 0.393 ACRES

TOTAL AREA  
 304516 Sq.Ft.  
 6.990 ACRES

LOT RECOMBINATION FOR  
**THE PALMS AT BOCA BAY**  
 LOTS 1-8  
 TOPSAIL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA  
 TOWN OF SURF CITY

DATE: OCTOBER 11, 2007  
 DRAWN BY: J. HELMS  
 FIELD BOOK: IND, PAGE: 14  
 COMPUTER: WS 6/PROJ/03-03-47FP-2.dwg  
 PROJECT NUMBER: 03-03-47

MB 45 Pg 146 SL 616