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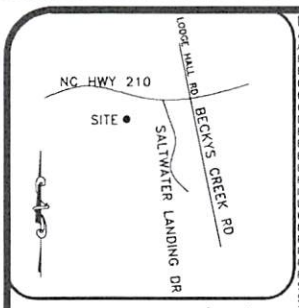


VICINITY MAP (NTS)

SETBACKS PER:
ZONE R-10
SURF CITY PLANNING

FRONT	25'
SIDE	7.5'
REAR	20'
CORNER	15'

IMPERVIOUS AREA

HOUSE	2,457 SQ.FT.
DRIVE TO R/W	439 SQ.FT.
WALK	36 SQ.FT.
TOTAL	2,932 SQ.FT.
MAX ALLOW	3,600 SQ.FT.

LEGEND
AC=AIR CONDITIONING UNIT
AG=ABOVE GROUND
BOC=BACK OF CURB
BG=BELOW GROUND
CATV=CABLE TV
CB=CATCH BASIN
CVRD=COVERED
DW=CONC DRIVEWAY
EB=ELECTRIC BOX
EM=ELECTRIC METER
EOP=EDGE OF PAVEMENT
EP=ELECTRIC PEDESTAL
FH=FIRE HYDRANT
ICV=IRRIGATION CONTROL VALVE
LP=LIGHT POLE
MTR=METER
N/F=NOW OR FORMERLY
PO=PORCH
PP=POWER POLE
RCP=REINFORCED CONC PIPE
R/W=RIGHT OF WAY
SCO=CLEANOUT
SW=SIDEWALK
TP=TELEPHONE PEDESTAL
TF=TRANSFORMER
WM=WATER METER
WV=WATER VALVE
EIP=EXISTING IRON PIPE
IRON PIPE SET
EIR=EXISTING IRON ROD

NORTH CAROLINA PROFESSIONAL SEAL L-5568 LAND SURVEYOR JACK HOBBS

PLAT NORTH
PROPOSED SUBDIVISION PLAT (NOT RECORDED)

THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR LOT OR CHANGE AN EXISTING STREET OR LOT.

DocuSigned by: Jack F Hobbs 12/20/2023
3F9F5A004BC6461...
JACK HOBBS, PLS L-5568 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.

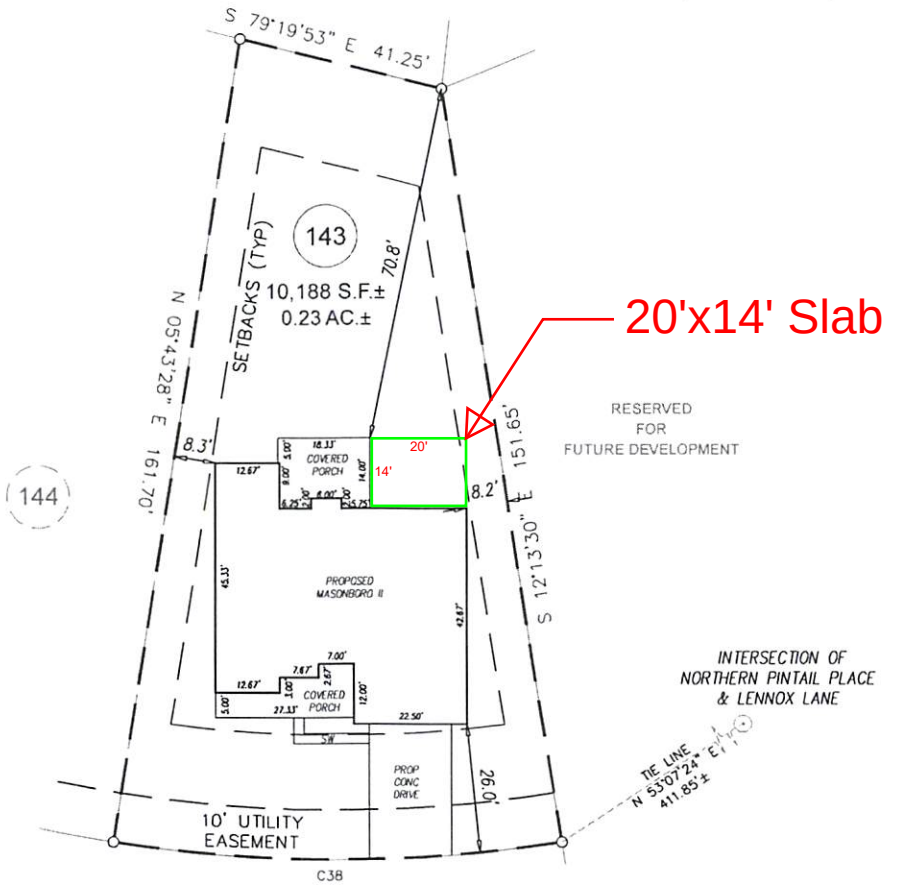
4. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.

5. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370186 PANEL 4225, SUFFIX J PENDER COUNTY WITH AN EFFECTIVE DATE OF 02/16/2007.

OPEN SPACE/COMMON AREA
DRAINAGE EASMENT

RESERVED
FOR
FUTURE DEVELOPMENT

STORMWATER PERMIT#
SW8-200108
ROOFED AREA 2,674 SQ.FT.
FLOOD ZONE ZONE X
(MINIMAL FLOOD RISK)



NORTHERN PINTAIL PLACE
50' PUBLIC R/W

GRAPHIC SCALE
30 0 15
1 inch = 30 ft.

PRELIMINARY
PLOT PLAN

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C38	89.28'	285.00'	N 86°44'59" E	88.92'

PROJECT:	MB-134
DRAWN BY:	JH
SURVEYED BY:	N/A
SCALE:	1"=30'
FIELD WORK: N/A	DWG DATE: 12-15-2023

FOR
AMERICAN HOMESMITH
428 NORTHERN PINTAIL PLACE
LOT 143 MAGNOLIA RESERVE SUBDIVISION PH 5
SURF CITY TWP., PENDER CO., NC
SUBDIVISION PLAT TO BE RECORDED

ECLS GLOBAL, INC.
U.S. VETERAN-OWNED
350 HILTON ROAD
MYRTLE BEACH, SC
843.949.4890 ECLSGLOBALINC.COM
NC LICENSE NUMBER: C-4175