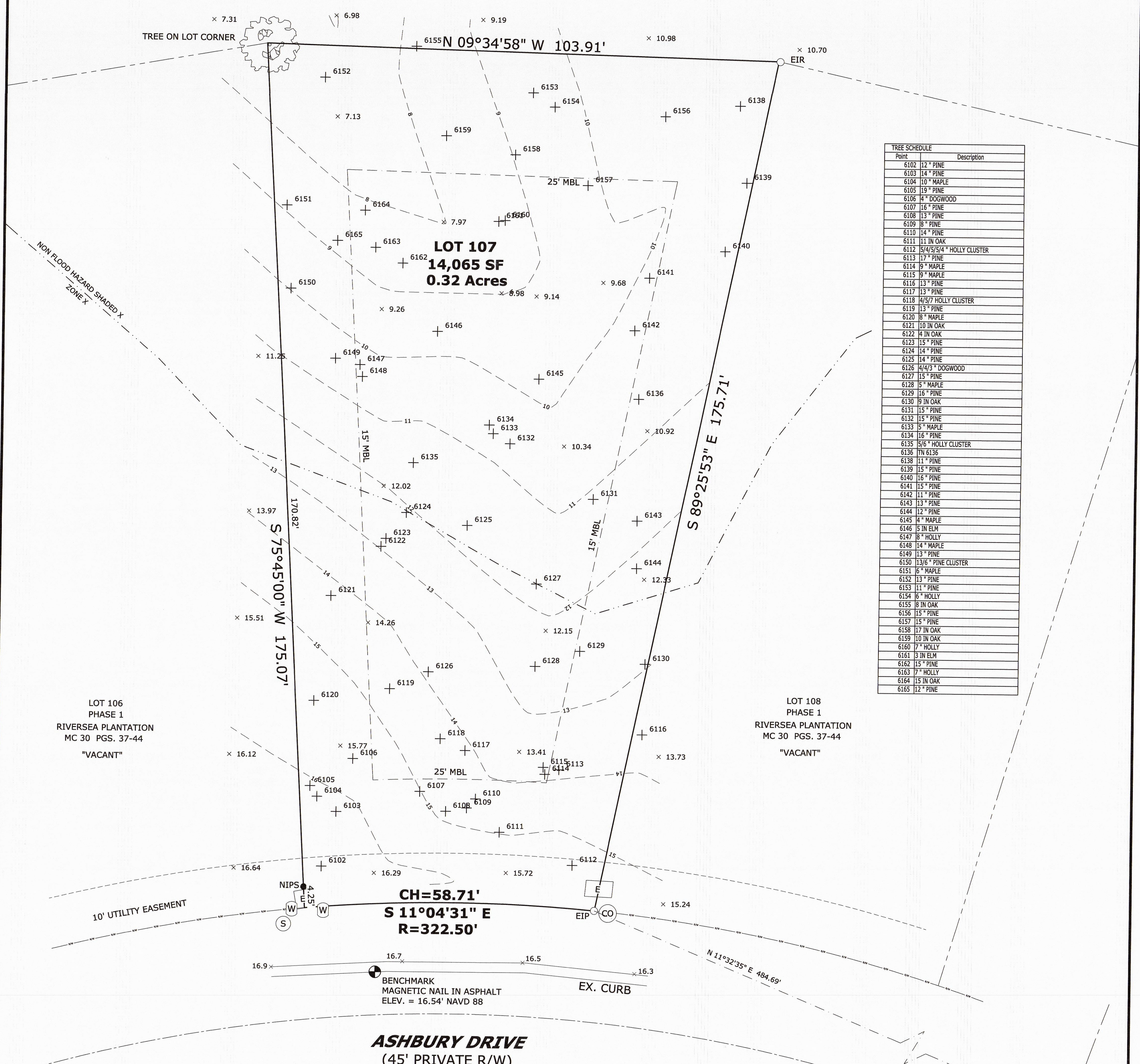


COMMON AREA "D"  
PHASE 1  
RIVERSEA PLANTATION  
MC 30 PGS. 37-44

MC 30 PGS. 37-44



Point	Description
6102	12" PINE
6103	14" PINE
6104	10" MAPLE
6105	19" PINE
6106	4" DOGWOOD
6107	16" PINE
6108	13" PINE
6109	8" PINE
6110	14" PINE
6111	11" IN OAK
6112	5/4/5/4" HOLLY CLUSTER
6113	17" PINE
6114	9" MAPLE
6115	9" MAPLE
6116	13" PINE
6117	13" PINE
6118	4/5/7" HOLLY CLUSTER
6119	13" PINE
6120	8" MAPLE
6121	10" IN OAK
6122	4" IN OAK
6123	15" PINE
6124	14" PINE
6125	14" PINE
6126	4/4/3" DOGWOOD
6127	15" PINE
6128	5" MAPLE
6129	16" PINE
6130	9" IN OAK
6131	15" PINE
6132	15" PINE
6133	5" MAPLE
6134	16" PINE
6135	5/6" PINE CLUSTER
6136	7N 6/36
6138	11" PINE
6139	15" PINE
6140	16" PINE
6141	15" PINE
6142	11" PINE
6143	13" PINE
6144	12" PINE
6145	4" MAPLE
6146	5" IN ELM
6147	8" HOLLY
6148	14" MAPLE
6149	13" PINE
6150	13/6" PINE CLUSTER
6151	6" MAPLE
6152	13" PINE
6153	11" PINE
6154	6" HOLLY
6155	8" IN OAK
6156	15" PINE
6157	15" PINE
6158	17" IN OAK
6159	10" IN OAK
6160	7" HOLLY
6161	13" IN ELM
6162	15" PINE
6163	7" HOLLY
6164	15" IN OAK
6165	12" PINE

LOT 106  
PHASE 1  
RIVERSEA PLANTATION  
MC 30 PGS. 37-44  
"VACANT"

LOT 108  
PHASE 1  
RIVERSEA PLANTATION  
MC 30 PGS. 37-44  
"VACANT"

CH=58.71'  
S 11°04'31" E  
R=322.50'

**ASHBURY DRIVE**  
(45' PRIVATE R/W)

**ASHBURY DRIVE**  
(45' PRIVATE R/W)  
**WESTON LANE**  
(45' PRIVATE R/W)

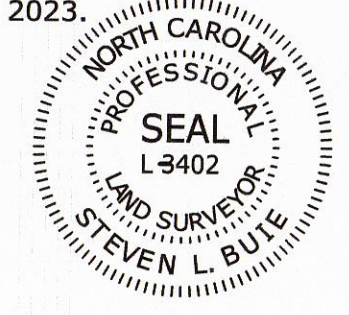
**LEGEND**

- PROPERTY LINE
- CENTER LINE
- - - R/W — R/W — R/W — RIGHT OF WAY
- - - EASEMENT
- - - 25' MBL — BUILDING SETBACK
- - - FEMA FLOOD HAZARD LINE PER NC FLOOD RISK INFORMATION SYSTEM
- EIP — EXISTING IRON PIPE
- EIR — EXISTING IRON ROD
- - - 25' — EXISTING CONTOUR
- × 23.4 — EXISTING SPOT ELEVATION
- NAVD — NORTH AMERICAN VERTICAL DATUM
- ⊗ — WATER METER
- ⊠ — ELECTRIC TRANSFORMER
- ⊙ — SEWER CLEANOUT
- ⊕ — WATER METER
- ⊙ — SEWER MANHOLE
- +6102 — EXISTING TREE WITH CORRESPONDING TREE SCHEDULE NUMBER

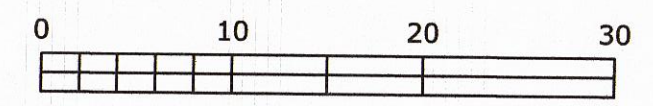
NOTES:  
PARCEL ID No. 184DA033  
PARCEL ADDRESS: 605 ASHBURY DRIVE SE, BOLIVA, NC  
LEGAL DESCRIPTION:  
LOT 107, PHASE 1, RIVERSEA PLANTATION  
(M.C. 30 PG. 37-44) (D.B. 3507 PG. 3)  
BUILDING SETBACKS (FROM HOA):  
FRONT: 25'  
SIDE: 15'  
REAR: 25'  
ALLOWED IMPERVIOUS COVERAGE: 5,000 SF  
ALL DISTANCES ARE HORIZONTAL  
AREA COMPUTED BY COORDINATES  
ELEVATIONS ARE BASED ON NAVD '88  
THE LOT IS WITHIN A NON FLOOD HAZARD AREA ACCORDING  
TO THE FLOOD INSURANCE RATE MAP FOR BRUNSWICK  
COUNTY, NORTH CAROLINA (COMMUNITY PANEL No.  
370295-2029-K, EFFECTIVE 08/28/2018).  
NO TREES OVER 20' FOUND 5-13-22

I, STEVEN L. BUIE, CERTIFY THAT THIS MAP WAS DRAWN  
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE  
UNDER MY SUPERVISION (DEED DESCRIPTION - SEE TITLE  
REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE  
SHOWN AS BROKEN LINES; AND THAT THIS MAP MEETS THE  
REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR  
LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).  
THIS 28th DAY OF SEPTEMBER, 2023.

*Steven L. Buié*  
PROFESSIONAL LAND SURVEYOR L - 3402.



**TOPOGRAPHIC SURVEY**  
FOR  
**NEW LEAF BUILDERS**  
605 ASHBURY DRIVE, BOLIVA, NC  
LOT 107 PHASE 1 RIVERSEA PLANTATION  
LOCKWOOD FOLLY TOWNSHIP,  
BRUNSWICK COUNTY, NORTH CAROLINA  
SCALE: 1" = 10' DATE: MAY 18, 2022  
REVISED: 09/28/2023 - ADD TREES



**PORT CITY**  
LAND SURVEYING, PLLC  
FIRM LICENSE No. P-1493  
1144 SHIPYARD BLVD.  
WILMINGTON, NC 28412  
910-791-0080

OWNER OF RECORD:  
DARREN M BOULEY  
633 EASTWOOD PARK RD  
SUNSET BEACH, NC 28468