

VICINITY MAP
NOT TO SCALE

NOTES:

1. THE PURPOSE OF THE DEPICTED SURVEY IS TO SHOW THE EXISTING CONDITIONS ON TRACTS 1 AND 2.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. NEW HANOVER COUNTY PIN NO: R08815-011-003-000 & R08815-011-021-000.
4. FEMA ZONE "AE" BFE=10' AND 11' PER FEMA. MAP NO. 3720313000K EFFECTIVE DATE: AUGUST 28, 2018.
5. THIS OFFICE HAS NOT PERFORMED A FULL TITLE REPORT. SURVEY IS SUBJECT TO ANY EASEMENTS / RIGHT OF WAYS / ENCUMBRANCES A FULL TITLE REPORT MAY REVEAL.

NEW HANOVER COUNTY
NORTH CAROLINA

I, BENJAMIN F. FARROW III, CERTIFY THAT THIS EXISTING CONDITIONS SURVEY WAS FIELD LOCATED AND DRAWN UNDER MY DIRECT SUPERVISION; THE SUBJECT PARCEL IS REFERENCED IN THE NEW HANOVER COUNTY REGISTER OF DEEDS IN DEED BOOK 6591 PAGE 1845; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM REFERENCED RECORD INFORMATION; THAT THIS SURVEY DOES NOT MEET NCGS 47-30 STANDARDS AND IS NOT FOR RECORDATION, CONVEYANCE OR SALES.

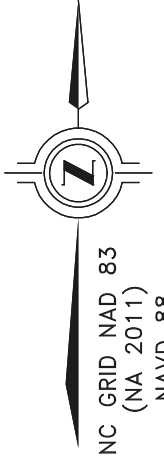
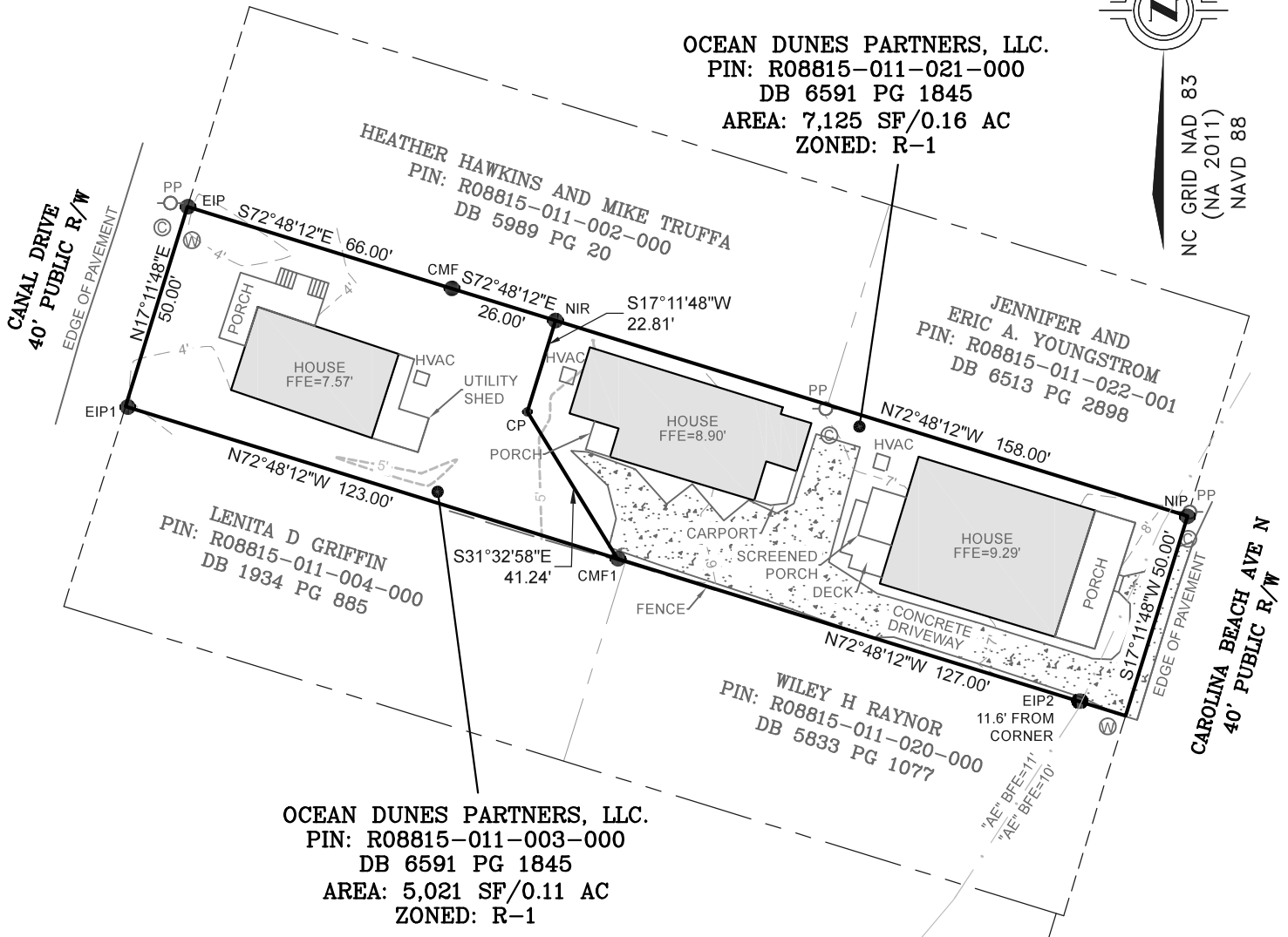
Ben F. Farrow III
N.C. PROFESSIONAL SURVEYOR L-5104



LOCALIZED GROUND COORDINATES

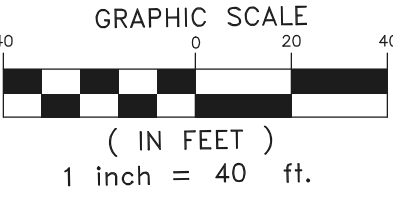
EIP1	108558.82	2336478.60
EIP2	109732.36	2336595.65
CMF	108488.56	2336705.97

*LOCALIZED ABOUT EIR1



LEGEND

	EXISTING IRON PIPE
	NEW IRON REBAR
	CONCRETE MONUMENT FOUND
	COMPUTED POINT
	CLEANOUT
	WATER METER
	POWER POLE
	LINE NOT SURVEYED
	BOUNDARY LINE
	RIGHT OF WAY
	FENCE LINE



SETBACK TABLE
PER CAROLINA BEACH
ORDINANCE FOR R-1

FRONT SETBACK	- 20 FEET
REAR SETBACK	- 10 FEET
SIDE SETBACK	- 7.5 FEET

DATE 05/08/23	SCALE 1" = 40'
DRAWN BY B.F.F	CHECKED BY B.F.F
EXISTING CONDITIONS	
SHEET 1 OF 1	

EXISTING CONDITIONS SURVEY
FOR:
OCEAN DUNES PARTNERS, LLC.
714 CANAL DRIVE
& 715 CAROLINA BEACH AVENUE
TRACT 1 & 2 SURVEY FOR S & H DEHARDE
Carolina Beach, North Carolina
New Hanover County

BENJAMIN F FARROW III, PLS
3223 KELLERTON PL
WILMINGTON NC, 28409
910-524-9595
LICENSE: L-5104