State of North Carolina County of Pender

I, Kayla Sonthcrland, Review Officer of Pender County, certify that the Map or Plat to which this Certification is affixed meets all Statutory Requirements for recording.

Kayla Sonthcrland
Review Officer

4-11-24
Date

Pender County North Carolina

Filed for Registration on _____AM/PM and d

Slide _____ .

Doc No: 20127178
Recorded: 04/11/2024 11:23:16 AM
Fee Amt: $21.00 Page 1 of 1

Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 74 PG 75 - 75 (1)

Register of Deeds

By: _____

All new access easements shown or designated on this plat include the transfer of an easement to Pender County, its employees and agents for access for emergency personnel (police, fire & rescue) and Pender County and its employees for administration of all Pender County Ordinances.

All new access easements shown or designated on this plat, include the transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines.

I, Vernie E. Cavenaugh, Jr., PLS, do hereby certify that the Lots as shown hereon have natural drainage to a Perennial Stream.

Vernie E. Cavenaugh, Jr., PLS

The subdivision shown on this plat (~~does~~/does not) contain Special Flood Hazard Areas and (~~is~~/is not) located in a Floodway as delineated by the Federal Emergency Management Agency. The subdivision shown on this plat (~~does~~/does not) contain Areas of Environmental Concern as delineated by the North Carolina Coastal Resources Commission. Witness my original signature, license number and seal this 8th day of April, A.D. 2024.

Vernie E. Cavenaugh, Jr., PLS
NC License No: L-4423

Pender County North Carolina
I, Vernie E. Cavenaugh, Jr. certify that this plat is of a survey of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision and is therefore not subject to regulation by a Subdivision Ordinance. Witness my original signature, license number and seal this 8th day of April, A.D. 2024.

Vernie E. Cavenaugh, Jr., PLS
NC License No.: L-4423

Pender County North Carolina
I, Vernie E. Cavenaugh, Jr., PLS, certify that this Plat was drawn by me from an actual Field Survey made under my supervision (Deed description recorded in Deed Book 4786 at Page 158); that the Boundaries not surveyed are clearly indicated by dashed lines and drawn from information shown; that the ratio of precision as calculated is 1:10,000+; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my original Signature, License Number and Seal this 8th day of April, A.D. 2024.

Vernie E. Cavenaugh, Jr, PLS
NC License No.: L-4423

NORTH CAROLINA PROFESSIONAL SEAL L-4423 LAND SURVEYOR VERNIE E. CAVENAUGH, JR.

Land Surveyor
Vernie E. Cavenaugh, Jr., PLS
2709 Castle Hayne Rd., Lot 48
Wilmington, NC 28401
(910) 512-5045
Email: vesurveying@gmail.com
FILE No.: P3247.77.5601

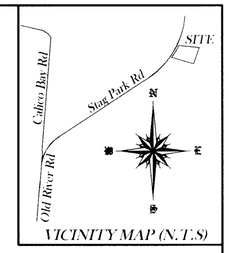
Certificate of Ownership, Dedication and Jurisdiction
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) own free consent and dedicate all streets, alleys, walks, parks and other areas to public or private use as noted. Further, I (we) certify that the land shown hereon is located within the subdivision jurisdiction of Pender County.

Owner: Iris Reyes Date: 4/11/24

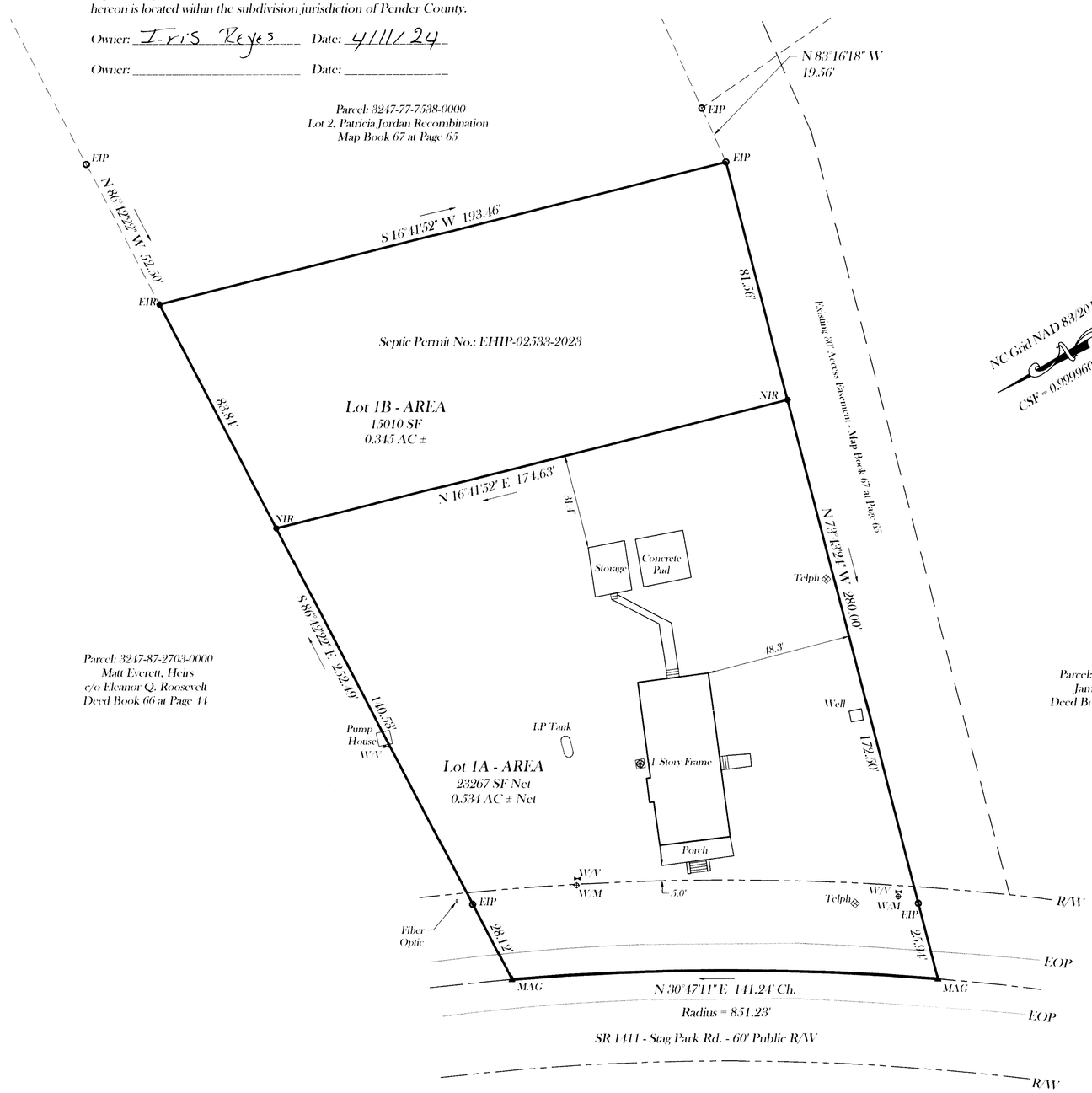
Owner: _____ Date: _____

Parcel identifiers have been (will be) issued for all parcels shown on this plat.

Tax ~~Supervisor~~ Kayla Sonthcrland Date 4-11-24



VICINITY MAP (N.T.S)



Parcel: 3247-77-7538-0000
Lot 2, Patricia Jordan Recombination
Map Book 67 at Page 65

Parcel: 3247-87-2703-0000
Matt Everett, Heirs
c/o Eleanor Q. Roosevelt
Deed Book 66 at Page 44

Parcel: 3247-77-4460-0000
James Jordan, Heirs
Deed Book 2050 at Page 169

Exempt Subdivision
Pender County
Taylor Rei
Office of Planning
Date 4/11/24

Map of Exempt Subdivision
For

Iris Reyes

7135 Stag Park Rd., Burgaw, NC 28425
Burgaw Township - Pender County - North Carolina
Scale: 1" = 30' April 5, 2024

0 30 60 90

SURVEY REFERENCE:
Deed Book 4786 at Page 158
Lot 1, Patricia Jordan Recombination and Survey
Map Book 67 at Page 65
Tax Pin: 3247-77-5601-0000
Pender County Registry

NOTES:
1. *This Property does not lie within a 1% Annual Flood Hazard Area per FEMA Firm Panel: 3720324700 J, Flood Zone X, Dated February 16, 2007.*
2. *Corners marked as noted on map.*
3. *All bearings relative to NC Grid NAD 83/2011.*
4. *All distances are horizontal field measurements.*
5. *Area computed by the coordinate method.*
6. *Horizontal Control per Carlson BRx 7 in VRS Mode, 3 Min. Observ.*
7. *Known Easements or Rights of Way over property as shown.*
8. *This Survey performed without the benefit of a Title Opinion.*
9. *This Property is Zoned RP by Pender County. Building Setbacks: Front - 30', Side - 10' and Rear - 25'. County Water service is available.*

LEGEND

- × *No point found or set*
- ○ *EIP/NIP - Existing/New Iron Pipe*
- ● *EIR/NIR - Existing/New Iron Rod*
- ▲ *PK - Existing PK or MAG Nail*
- *Property Line*
- *Non-Surveyed Line*
- *Road Right of Way*
- *Road Centerline*
- *Easement as shown*

MB. 74 Pg. 75