

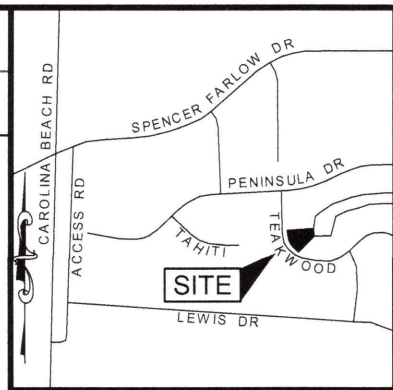
SURVEY REFERENCE

DB 5889 PG 2272
MB 76 PG 69

BUILDING SETBACKS:

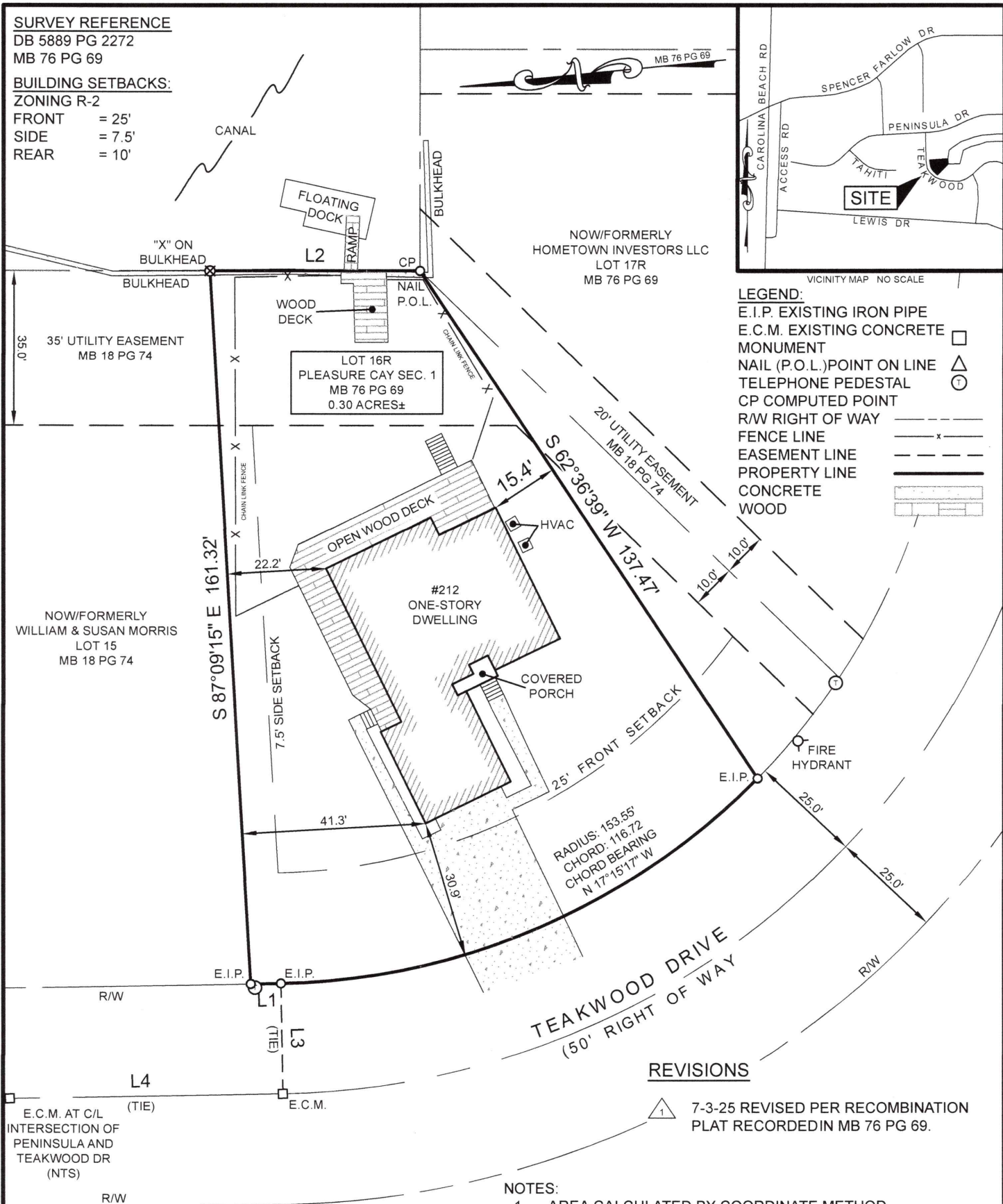
ZONING R-2

FRONT = 25'
SIDE = 7.5'
REAR = 10'



LEGEND:

- E.I.P. EXISTING IRON PIPE
- E.C.M. EXISTING CONCRETE MONUMENT
- NAIL (P.O.L.) POINT ON LINE
- TELEPHONE PEDESTAL
- CP COMPUTED POINT
- R/W RIGHT OF WAY
- FENCE LINE
- EASEMENT LINE
- PROPERTY LINE
- CONCRETE
- WOOD



REVISIONS

- 1 7-3-25 REVISED PER RECOMBINATION PLAT RECORDED IN MB 76 PG 69.

NOTES:

1. AREA CALCULATED BY COORDINATE METHOD.
2. MAP AND SURVEY PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT.
3. THIS LOT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
4. SETBACKS DISPLAYED ARE SUBJECT TO REVIEW BY ALL INTERESTED PARTIES.
5. DISTANCES SHOWN ARE HORIZONTAL GROUND IN US SURVEY FEET UNLESS OTHERWISE NOTED.
6. THIS LOT IS LOCATED IN AN AREA OF 100 YEAR FLOOD PER FIRM NUMBER 3720313100K BEARING AN EFFECTIVE DATE 8/28/2018.

LINE	BEARING	DISTANCE
L1	N 05°05'00" E	6.77'
L2	S 06°07'15" W	47.22'
L3	N 84°56'16" W	25.00'
L4	N 05°05'00" E	236.77'



Plat of Survey For:
DANIEL & CASSANDRA TOLLENS
 LOT 16R
 PLEASURE CAY SECTION 1
 MAP BOOK 76 PAGE 69
 CAROLINA BEACH
 NEW HANOVER COUNTY
 NORTH CAROLINA

Address: 212 Teakwood Drive Carolina Beach, NC 28428

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I, CHRISTOPHER L. CARROLL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 5889 PAGE 2272; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN BY BROKEN LINES DOTTED FROM INFORMATION REFERENCED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN NORTH CAROLINA. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 3RD DAY OF JULY, 2025.

Christopher L. Carroll
 CHRISTOPHER L. CARROLL, P.L.S.
 LICENSE NUMBER L-5411

