

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREIN IN ACCORDANCE WITH THE SURVEYING PRACTICES FOR LAND SURVEYING IN NORTH CAROLINA THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPENDS UPON IS 1:100,000.

CHARLES FRANCIS RIGGS
 2980
 SURVEYOR
 STATE OF NORTH CAROLINA

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" (E1: 12+2) WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370466 3720428800K JUNE 19, 2020

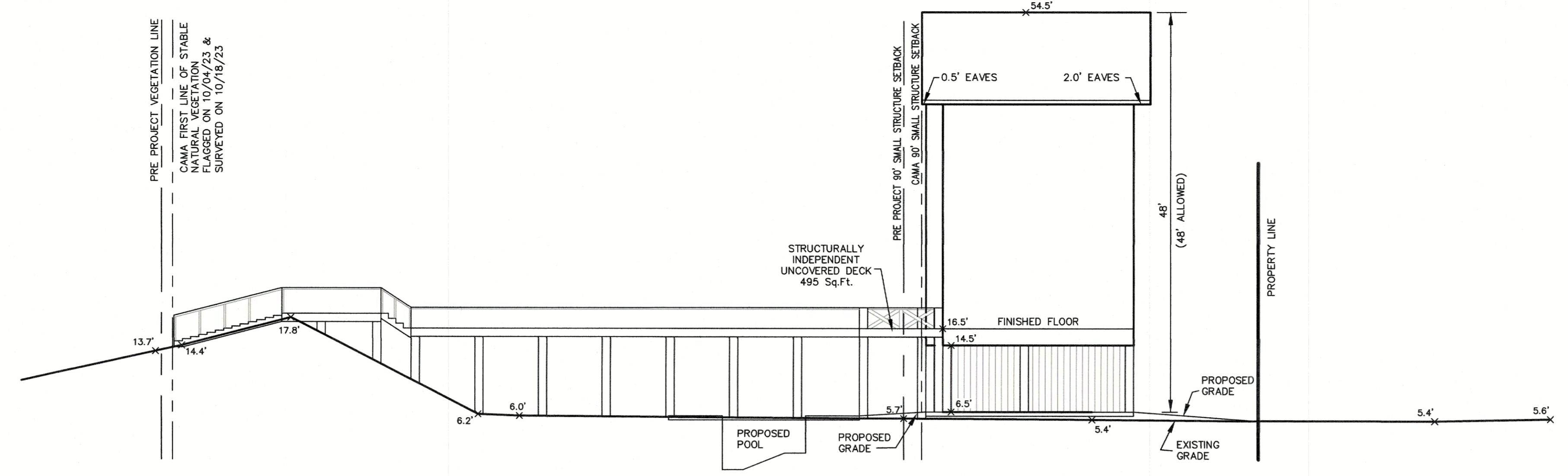
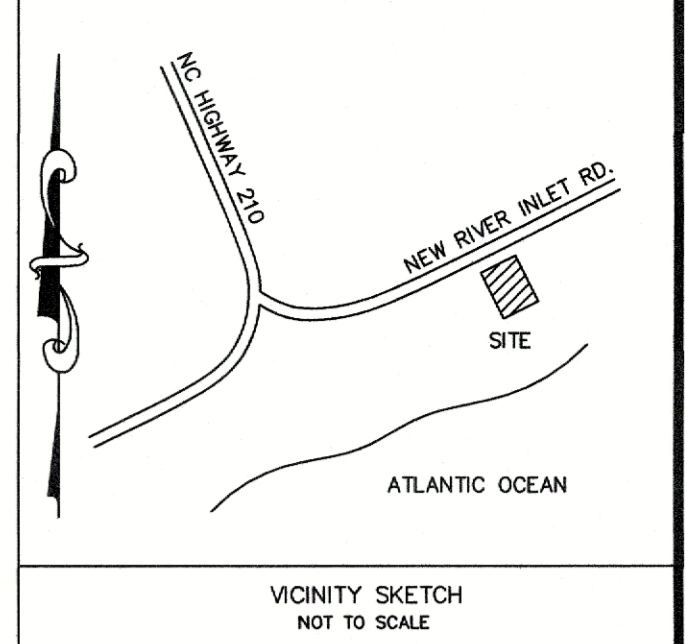
THIS PROPERTY IS LOCATED WITHIN THE COASTAL BARRIER RESOURCE SYSTEM L06, EFFECTIVE 10/01/1983. THIS AREA IS NOT COVERED BY FEDERAL FLOOD INSURANCE FOR BUILDINGS CONSTRUCTED, PERMITTED, SUBSTANTIALLY IMPROVED OR DAMAGED AFTER 10/01/1983.

PROPOSED DWELLING WITHOUT EAVES	= 1518 Sq.Ft.
PROPOSED CONCRETE POOL DECK & COPING	= 559 Sq.Ft.
PROPOSED PERVIOUS DRIVE	= 0 Sq.Ft.
PROPOSED TOTAL IMPERVIOUS SURFACE	= 2077 Sq.Ft.
TOTAL LOT AREA	= 9856 Sq.Ft.
PROPOSED IMPERVIOUS AREA	= 21.0%

NOTE
 PROPOSED DWELLING IS THREE STORY ON PILING, PARTIALLY ENCLOSED BELOW.
 PEAK OF PROPOSED DWELLING IS ALLOWED, AT MAXIMUM, 48'.
 ENTIRE PROPERTY RESTS WITHIN 270' OCEAN HAZARD SETBACK

NOTES
 ENTIRE PROPERTY IS LOCATED WITHIN 575' OF THE NORMAL MEAN HIGH WATER LINE CONTIGUOUS WITH STUMP SOUND WHICH IS CLASSIFIED BY THE STATE OF NC AS OUTSTANDING RESOURCE WATERS (ORW)
 ENTIRE PROPERTY RESTS WITHIN 270' OCEAN HAZARD SETBACK

NOTE
 GROUND: 360 Sq.Ft.
 FIRST FLOOR: 1518 Sq.Ft.
 SECOND FLOOR: 1518 Sq.Ft.
 THIRD FLOOR: 1518 Sq.Ft.
 TOTAL FLOOR AREA: 4914 Sq.Ft.



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	12.93'	S52°23'30"W
L2	1.73'	S52°23'30"W
L3	29.73'	S67°34'45"W
L4	20.23'	S68°06'03"W
L5	16.00'	S68°56'00"W

LOT 9	= 1408 Sq.Ft.	0.0323 ACRES
LOT 10	= 1408 Sq.Ft.	0.0323 ACRES
LOT 12	= 1408 Sq.Ft.	0.0323 ACRES
LOT 45	= 1408 Sq.Ft.	0.0323 ACRES
LOT 46	= 1408 Sq.Ft.	0.0323 ACRES
LOT 47	= 1408 Sq.Ft.	0.0323 ACRES
LOT 48	= 1408 Sq.Ft.	0.0323 ACRES
TOTAL AREA	= 9856 Sq.Ft.	0.2261 ACRES

PROPERTY ZONED: R-5
 HOWEVER PLAT SETBACKS APPLY
PLAT SETBACKS
 FRONT = 15'
 REAR = 25'
 SIDE = 0'

OWNERS
 JEFFREY M. MANNING
 ANAND GANDHI
 AVNISH PATEL

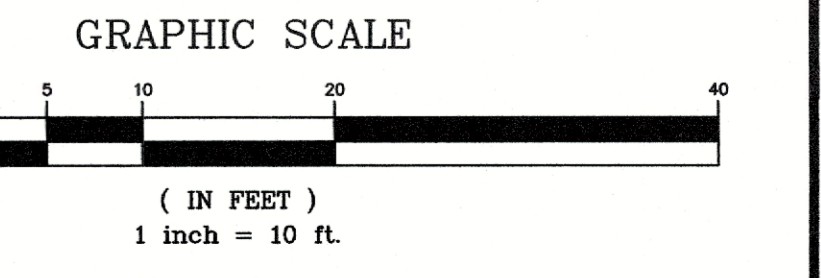
TITLE SOURCE
 D.B. 5760, P. 210

TAX ID	PARCEL ID
779C-26 (LOT 9)	043205
779C-27 (LOT 10)	043206
779C-29 (LOT 12)	043208
779C-66 (LOT 45)	036411
779C-67 (LOT 46)	036412
779C-68 (LOT 47)	036413
779C-69 (LOT 48)	036414

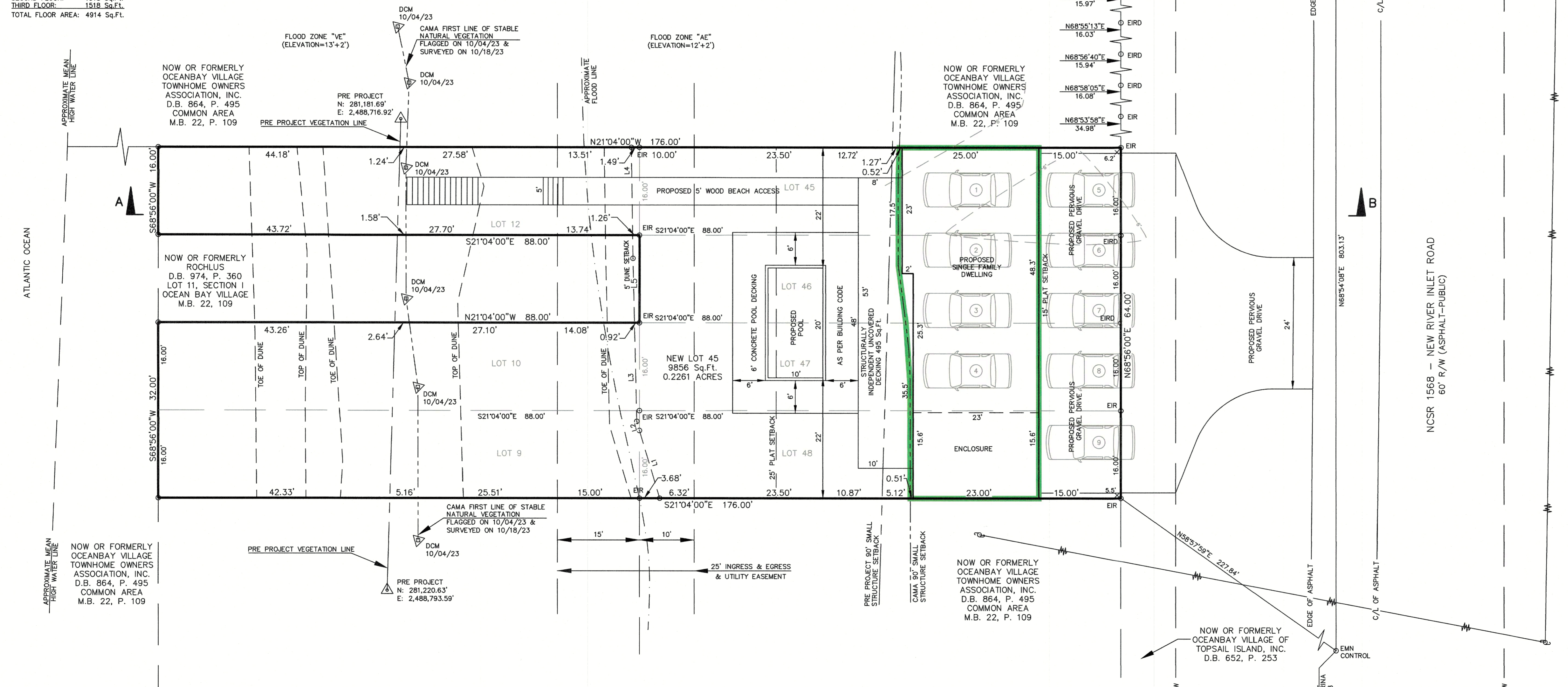
REFERENCES
 D.B. 864, P. 495
 D.B. 974, P. 360
 D.B. 1598, P. 981
 D.B. 5760, P. 210
 M.B. 22, P. 109
 M.B. 47, P. 183
 ONSLOW COUNTY COURT JUDGEMENT
 No: 85 CVS 1473
 NCDOT MAP PROJECT No: 4.6030011,
 SHEET 5

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CORNER)
 - EIP = EXISTING IRON PIPE (FOUND)
 - ER = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CONTROL CORNER)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CONTROL CORNER)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CONTROL CORNER)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CONTROL CORNER)
 - SPK = SET PARKER-KALON NAIL (CONTROL CORNER)
 - C = CENTERLINE
 - W = WATER METER
 - X = FIRE HYDRANT
 - V = WATER VALVE
 - MS = SANITARY SEWER MANHOLE
 - CO = CLEAN OUT
 - TP = TELEPHONE PEDESTAL
 - TV = TELEVISION PEDESTAL
 - CROSS = CROSS AT YOUR OWN RISK SIGN
 - LP = LIGHT POLE
 - PP = POWER POLE
 - PL = POWER LINE
 - ET = ELECTRIC TRANSFORMER
 - X1.5 = EXISTING SPOT ELEVATION



ACTUAL FIELD SURVEY DATE: OCTOBER 18, 2023
 MAPPING DATE: SEPTEMBER 27, 2024
 FIELD BOOK: 1227 PAGE: 15
 PROJECT NUMBER: 23-08-29 JTC



BOUNDARY SURVEY & PRELIMINARY PLOT PLAN
 FOR
JEFFREY M. MANNING

NEW LOT 45 (UNRECORDED)
 FORMERLY LOTS 9, 10, 12, 45, 46, 47 & 48, OCEAN BAY VILLAGE, M.B. 22, P. 109
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 JEFFREY M. MANNING, ANAND GANDHI & AVNISH PATEL, OWNERS; D.B. 5760, P. 210
 1404, 1406, 1408, 1412, 1414, 1416 & 1418 NEW RIVER INLET ROAD

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

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R:\2023\23-08-29 Manning\CAD\Drawings\23-08-29 COMP\SET-C.dwg Thursday, September 26, 2024 8:24:22 AM