

- LEGEND**
- AC=AIR CONDITIONING UNIT
 - AG=ABOVE GROUND
 - BG=BELOW GROUND
 - BOC=BACK OF CURB
 - CATV=CABLE TV
 - CB=CATCH BASIN
 - CVRD=COVERED
 - DW=CONC DRIVEWAY
 - EB=ELECTRIC BOX
 - EM=ELECTRIC METER
 - EOP=EDGE OF PAVEMENT
 - EP=ELECTRIC PEDESTAL
 - FH=FIREF HYDRANT
 - ICV=IRRIGATION CONTROL VALVE
 - LP=LIGHT POLE
 - MTR=METER
 - N/F=NOW OR FORMERLY
 - PO=PORCH
 - PP=POWER POLE
 - RCP=REINFORCED CONC PIPE
 - R/W=RIGHT OF WAY
 - SCO=CLEANOUT
 - SW=SIDEWALK
 - TF=TRANSFORMER
 - TP=TELEPHONE PEDESTAL
 - WM=WATER METER
 - WV=WATER VALVE
 - EIP=EXISTING IRON PIPE
 - NIR=NEW IRON ROD SET
 - EIR=EXISTING IRON ROD

THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURED IN U.S. SURVEY FOOT UNITS UNLESS OTHERWISE NOTED.

2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY. NO FIELD SURVEYS WERE PERFORMED AT THIS TIME.

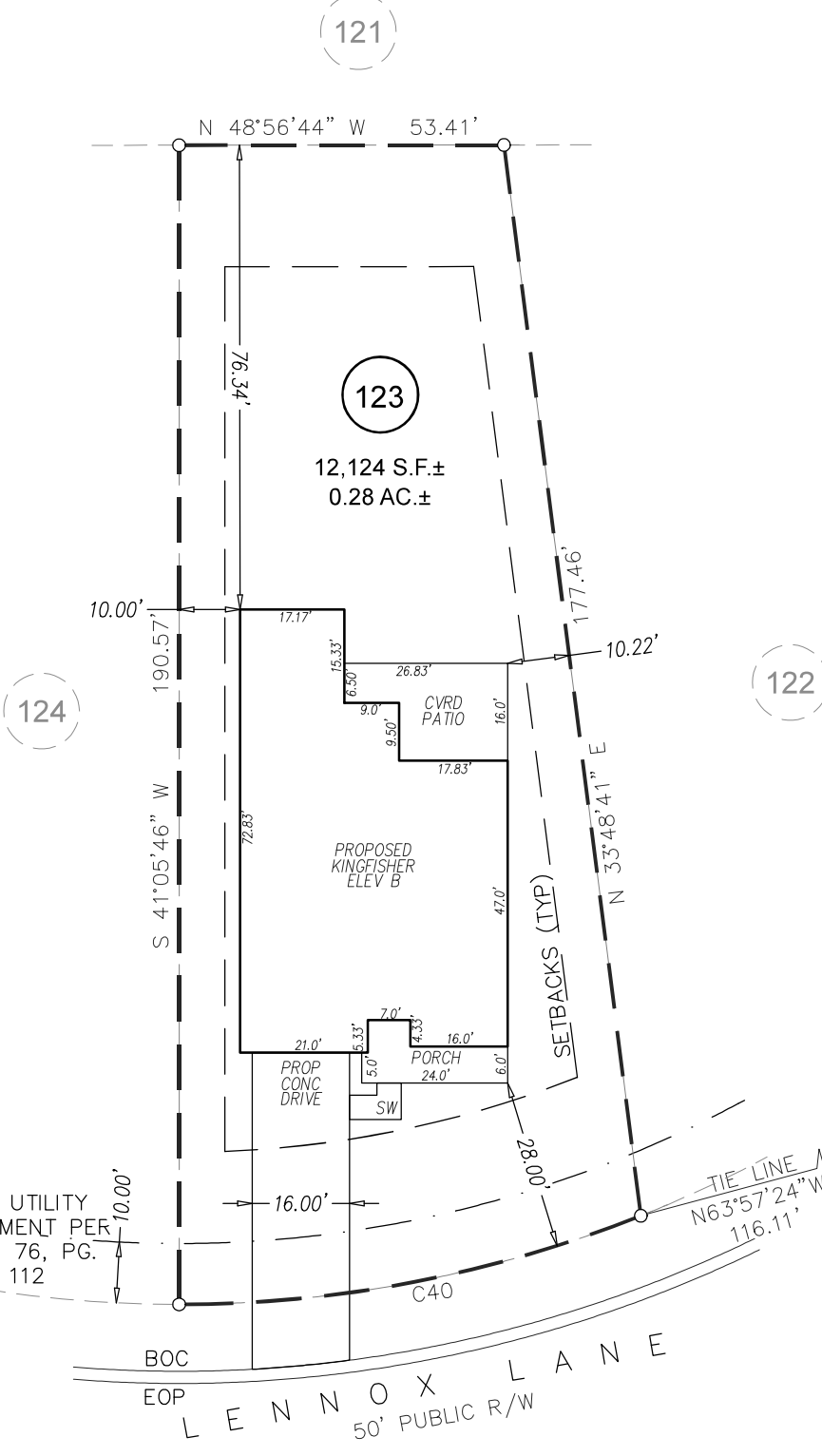
4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.

5. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370186 PANEL 4225, SUFFIX J PENDER COUNTY WITH AN EFFECTIVE DATE OF 02/16/2007.

6. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.

- VICINITY MAP (NTS)**
- — — — — PROPERTY LINE
 - — — — — ADJACENT LINE (NOT SURVEYED)
 - - - - - EASEMENT LINE
 - — — — — SETBACK LINE
 - — — — — EOP

REVISION: 04/25/25 CHANGED PROPOSED BUILDING PER REQUEST. LJS



SETBACKS PER:

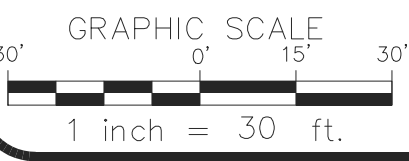
ZONE R-10

SURF CITY PLANNING

FRONT	25'
SIDE	7.5'
REAR	20'
CORNER	15'

IMPERVIOUS AREA

HOUSE	3,088 SQ.FT.
DRIVE TO R/W	646 SQ.FT.
WALK	42 SQ.FT.
TOTAL	3,776 SQ.FT.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	DELTA
C40	205.00'	77.77'	N 59°46'16" W	77.30'	21°44'05"

PRELIMINARY PLOT PLAN

PROJECT:	MB-134
DRAWN BY:	LJS
SURVEYED BY:	N/A
SCALE:	1"=30'
FIELD WORK:	N/A
DWG DATE:	04-22-2025

FOR
AMERICAN HOMESMITH
 LENNOX LANE
 LOT 123 MAGNOLIA RESERVE SUBDIVISION PH 7A
 SURF CITY TWP., PENDER CO., NC
 P.B. 76, PG. 112

ECLS
 GLOBAL, INC.
 U.S. VETERAN-OWNED
 350 HILTON ROAD
 MYRTLE BEACH, SC
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 NC LICENSE NUMBER: C-4175