LEGEND:

NC	NORTH CAROLINA
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
IRCS	IRON REBAR & CAP SET
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
EP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
N	NORTH
E	EAST
S	SOUTH
W	WEST
EBOX	ELECTRIC BOX
LP	LIGHT POLE
WM	WATER METER
------	PROPERTY BOUNDARY LINE SURVEYED
------	PROPERTY LINE NOT SURVEYED
------	EASEMENT LINE

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF BRUNSWICK COUNTY, NC AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER DATE

CAROLINA SURVEYING PLLC

N W E S

NAD '83 (2011 ADJUSTMENT) COORDINATES
NAVD '88 ELEVATIONS
IN US SURVEY FEET

SURVEY CERTIFICATE

I, OWEN D. GIDLOW, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION COMPLETED ON 13 AUGUST 2025 USING THE REFERENCES SHOWN HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED LINES, DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1 : 10,000 +; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE & SEAL THIS 13TH DAY OF AUGUST, A.D. 2025.

TYPE OF PLAT

I, OWEN D. GIDLOW, PROFESSIONAL LAND SURVEYOR No. L-4356, CERTIFY TO THE FOLLOWING:

§G.S.47-30(f)(11)c

THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

OWEN D. GIDLOW, PROFESSIONAL LAND SURVEYOR No. L-4356

HORIZONTAL & VERTICAL DATUM STATEMENT

THIS SURVEY WAS PERFORMED USING GEOMETRIC COORDINATES BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD '83) (2011 ADJUSTMENT) NORTH CAROLINA ZONE 3200 (LAMBERT PROJECTION) COORDINATE SYSTEM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) WITH CORRECTED COORDINATES AND ELEVATIONS, IN US SURVEY FEET, RECEIVED THROUGH THE NORTH CAROLINA "CORS" GPS DATA NETWORK USING SURVEY GRADE GPS RECEIVERS. ALL POINTS HAVE GRID COORDINATES AND ARE NOT ADJUSTED TO GROUND DUE TO THE USE OF ORTHOGRAPHIC PHOTOGRAPHY PROVIDED BY THE NC ONE MAP WEBSITE.

NOTES:

1. THE SUBJECT PROPERTIES ARE ZONED BRUNSWICK COUNTY C-LD, COMMERCIAL – LOW DENSITY. MINIMUM BUILDING SETBACKS ARE; FRONT YARD 25 FEET, REAR YARD 6 FEET, SIDE YARD TOTAL 25 FEET, ONE SIDE YARD MINIMUM 10 FEET.
2. PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN FLOOD HAZARD ZONE; AE ELEVATION 11, SHADED ZONE X & ZONE X, AS INDICATED, ACCORDING TO DFIRM 3720208700K, EFFECTIVE DATE 8-28-2018.
3. THE TOTAL AREA OF ALL PARCELS FOR THE SUBJECT PROPERTY IS ±827,794 SQUARE FEET OR ±14.412 ACRES.
4. THE AREA OF PARCEL 1 IS ±31,571 SQUARE FEET OR ±0.725 ACRES.
   THE AREA OF PARCEL 2 IS ±298,128 SQUARE FEET OR ±6.844 ACRES.
5. THE AREA OF PARCEL 3 IS ±298,095 SQUARE FEET OR ±8.843 ACRES.
   THE AREA OF THE 50' ACCESS EASEMENT / RIGHT OF WAY WITHIN PARCEL 2 IS ±27,988 SQUARE FEET OR ±0.643 ACRES.
6. AREAS COMPUTED BY COORDINATE GEOMETRY.
7. ALL DISTANCES ARE HORIZONTAL GRID DISTANCES.
8. NO NCGS MONUMENTS FOUND WITHIN 2,000 FEET.

REFERENCES:

DEED BOOK 4318 PAGE 0672
MAP CABINET Y PAGE 283
MAP CABINET 25 PAGE 285
MAP CABINET 6 PAGE 82
MAP CABINET 35 PAGE 229
MAP CABINET 38 PAGE 91
MAP CABINET 150 PAGE 65
NCDOT TIP R-3324, PLAN SHEET 4, ALIGNMENT & R/W
BRUNSWICK COUNTY REGISTER OF DEEDS
BRUNSWICK COUNTY GIS
EXISTING PHYSICAL EVIDENCE

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, _____, REVIEW OFFICER OF BRUNSWICK COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A FULL AND ACCURATE ABSTRACT OF TITLE. ANY INFORMATION THAT MAY BE REVEALED BY A TITLE SEARCH MAY NOT BE SHOWN ON THIS SURVEY.

THE UTILITY INFORMATION SHOWN DEPICTS GROUND SURFACE LOCATIONS OF APPARENT UTILITIES AND MAY OR MAY NOT INDICATE THE EXISTENCE OF THE UTILITY, AS LOCATED.

UNLESS SIGNED AND SEALED THIS PLAT IS A
PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

CAROLINA SURVEYING PLLC (P-2997)
OWEN GIDLOW, PLS L-4356
15 TOPSAIL COURT
CAROLINA SHORES, NORTH CAROLINA 28467
DIRECT: 910-393-8528

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SURVEY FOR SOUTHPORT RE INVESTMENTS LLC
PID#22100044 & PID#2210004201
4810 LONG BEACH ROAD, NC 133, SOUTHPORT NC
SMITHVILLE TOWNSHIP BRUNSWICK COUNTY, NC
MINOR SUBDIVISION SURVEY

NO.	DATE	BY

DATE: 13 AUG 2025	SCALE: 1" = 100'
FIELD: OOG	DRAFT/CHECKED: OOG
SHEET: 1 OF 1	
CAD FILE: 24020	
PROJECT NO: 24020 FRANK MARCHETTI	