

NEW HANOVER COUNTY NORTH CAROLINA  
 I, VERNON DEREK DANFORD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS 22nd DAY OF DECEMBER A.D., 2020.



VERNON DEREK DANFORD  
 N.C. PLS NO. L-4528

NEW HANOVER COUNTY NORTH CAROLINA  
 THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

VERNON DEREK DANFORD  
 N.C. PLS NO. L-4528

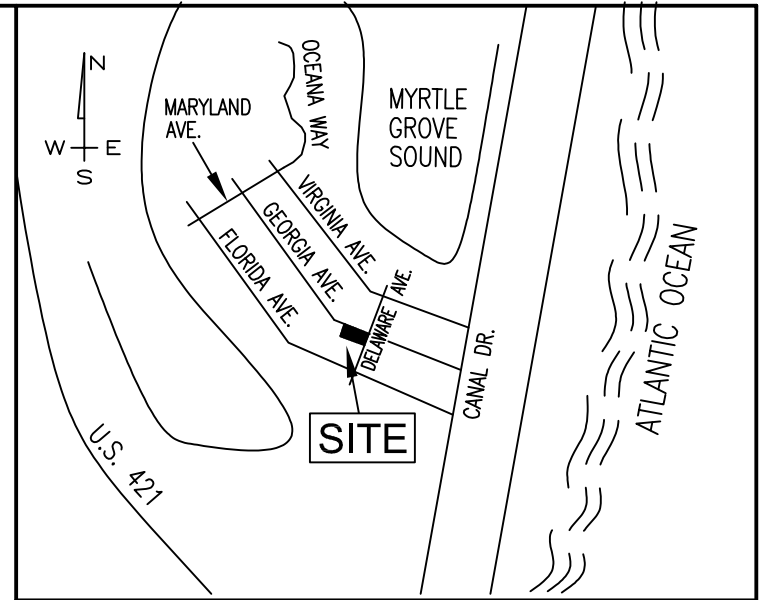
NEW HANOVER COUNTY NORTH CAROLINA  
 FILED FOR REGISTRATION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020,  
 AT \_\_\_\_\_ AM/PM AND DULY RECORDED IN MAP BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_.

TAMMY THEUSCH BEASLEY  
 REGISTER OF DEEDS

INSTRUMENT # \_\_\_\_\_ BY: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION:  
 I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF RECOMBINATION WITH MY (OUR) FREE CONSENT, FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF CAROLINA BEACH.

DATE \_\_\_\_\_ OWNER/AGENT \_\_\_\_\_

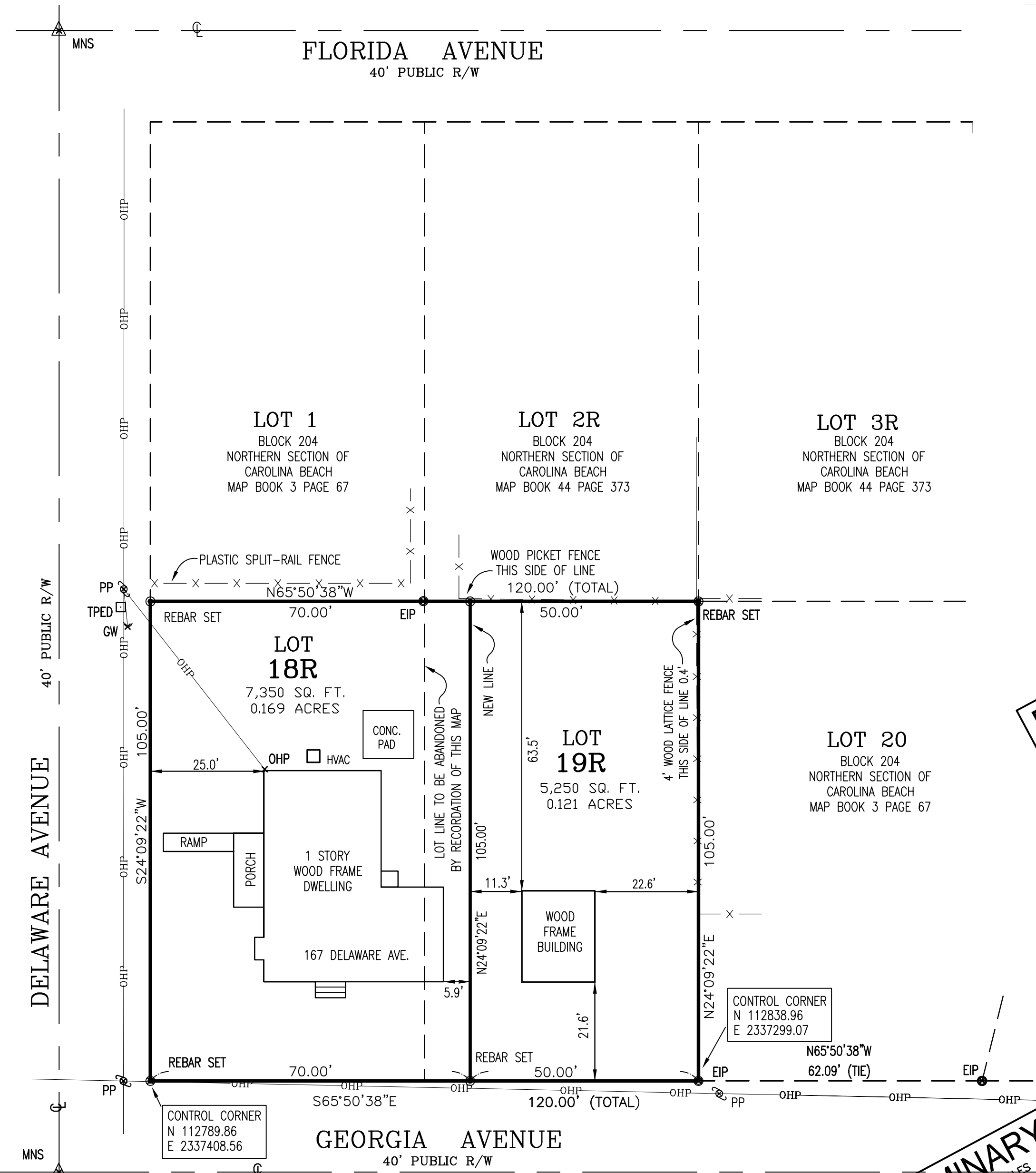


LOCATION MAP  
 NOT TO SCALE

**PRELIMINARY**  
 NOT TO BE USED FOR SALES OR CONVEYANCES.

CERTIFICATE OF APPROVAL TOWN OF CAROLINA BEACH  
 I HEREBY CERTIFY THAT THE RECOMBINATION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH PROVISIONS OF THE TOWN OF CAROLINA BEACH SUBDIVISION REGULATIONS AND THAT THIS MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE NEW HANOVER COUNTY REGISTER OF DEEDS.

DATE \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_



- NOTES
- THIS LOT IS LOCATED IN ZONE AE (EL 11) PER FRIS ON FIRM MAP NUMBER 3720217900 K DATED: 8/28/2018.
  - THIS LOT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHT OF WAYS NOT SHOWN HEREIN.
  - "BEST FIT MODEL" UTILIZED BASED UPON THE PREPONDERANCE OF EVIDENCE FOUND.
  - ZONING: R-1B
  - NO STREETS TO BE CREATED, ALTERED OR DEDICATED BY THIS MAP.
  - ALL DISTANCES ARE GROUND HORIZONTAL. IN US SURVEY FEET.
  - NO NCGS MONUMENTS FOUND WITHIN 2000'.
  - WATER AND SEWER SERVICES BY (TOWN OF CAROLINA BEACH WATER & SEWER)
  - COMBINE FACTOR 1.00009090.
  - NC GRID BEARINGS DERIVED USING TOPCON SR, UTILIZING NORTH CAROLINA VRS SYSTEM.
  - ALL SETBACK LINES WILL NEED TO BE REVIEWED BY TOWN OF CAROLINA BEACH ZONING DEPARTMENT TO DETERMINE THE EXACT LOCATION AT THE TIME OF INQUIRY.

**PRELIMINARY**  
 NOT TO BE USED FOR SALES OR CONVEYANCES.

ZONING R-1B	
MINIMUM SETBACKS	
FRONT = 20 FEET	
SIDE = 7.5 FEET	
CORNER = 12.5 FEET	
REAR = 10 FEET	

LEGEND	
●	IRON PIPE FOUND (EIP)
⊙	POWER POLE
⊕	CENTERLINE
⊗	IRON PIPE SET (IPS)
R/W	RIGHT OF WAY
⊘	NON-MONUMENTED POINT (NMP)
CC	CONTROL CORNER

**PRELIMINARY**  
 NOT TO BE USED FOR SALES OR CONVEYANCES.

OWNER: J & S LAND DEVELOPMENT  
 8620 RIVER ROAD  
 WILMINGTON, NC 28412

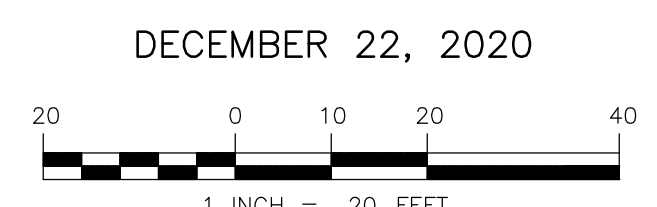
NOTE:  
 THE PURPOSE OF THIS MAP IS TO RECONFIGURE TWO EXISTING LOTS (18 & 19) TO IMPROVE LOCATION OF DIVISION.



4002 1/2 OLEANDER DRIVE  
 SUITE 203  
 WILMINGTON, NC 28403  
 PHONE (910) 799-4916

MAP OF RECOMBINATION  
 LOTS 18 & 19 BLOCK 204  
 NORTHERN SECTION OF CAROLINA BEACH

DEED BOOK 1220 PAGE 945 R08807-007-012-000 LOT 18 MAP BOOK 3 PAGE 67  
 DEED BOOK 766 PAGE 213 R08807-007-012-000 LOT 19 MAP BOOK 3 PAGE 67  
 TOWN OF CAROLINA BEACH NEW HANOVER COUNTY NORTH CAROLINA



© DANFORD & ASSOCIATES LAND SURVEYING, PC