

DRAFT

REVISED 9-24-21

NO.	DATE	DESCRIPTION

DESIGNER	J.W. Jordan
DATE	
DRAWN BY	
CHECKED BY	
SCALE	

**DESIGN NOTE:**  
THE EXISTING DESIGN OF THE BUILDING SHALL BE MAINTAINED UNLESS OTHERWISE NOTED BY THIS SET OF DRAWINGS. ALL DIMENSIONS SHOWN ON THIS SET OF DRAWINGS SHALL BE AS NOTED UNLESS OTHERWISE SPECIFIED. ALL RIGHTS RESERVED.

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SEPTEMBER, 2021  
XXX-XX-XXX

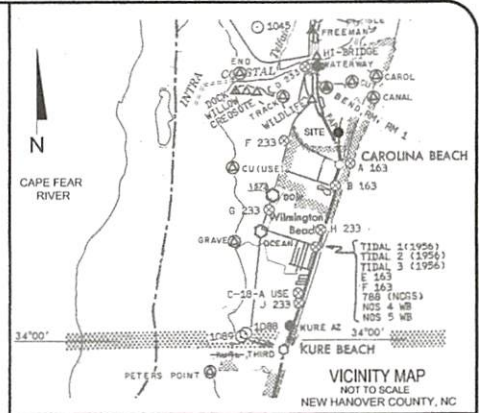
612 LAKE PARK BLV. N  
JSL CB PROPERTIES LLC  
CAROLINA BEACH, N.C.

SCALE  
AS NOTED  
SHEET  
X of X

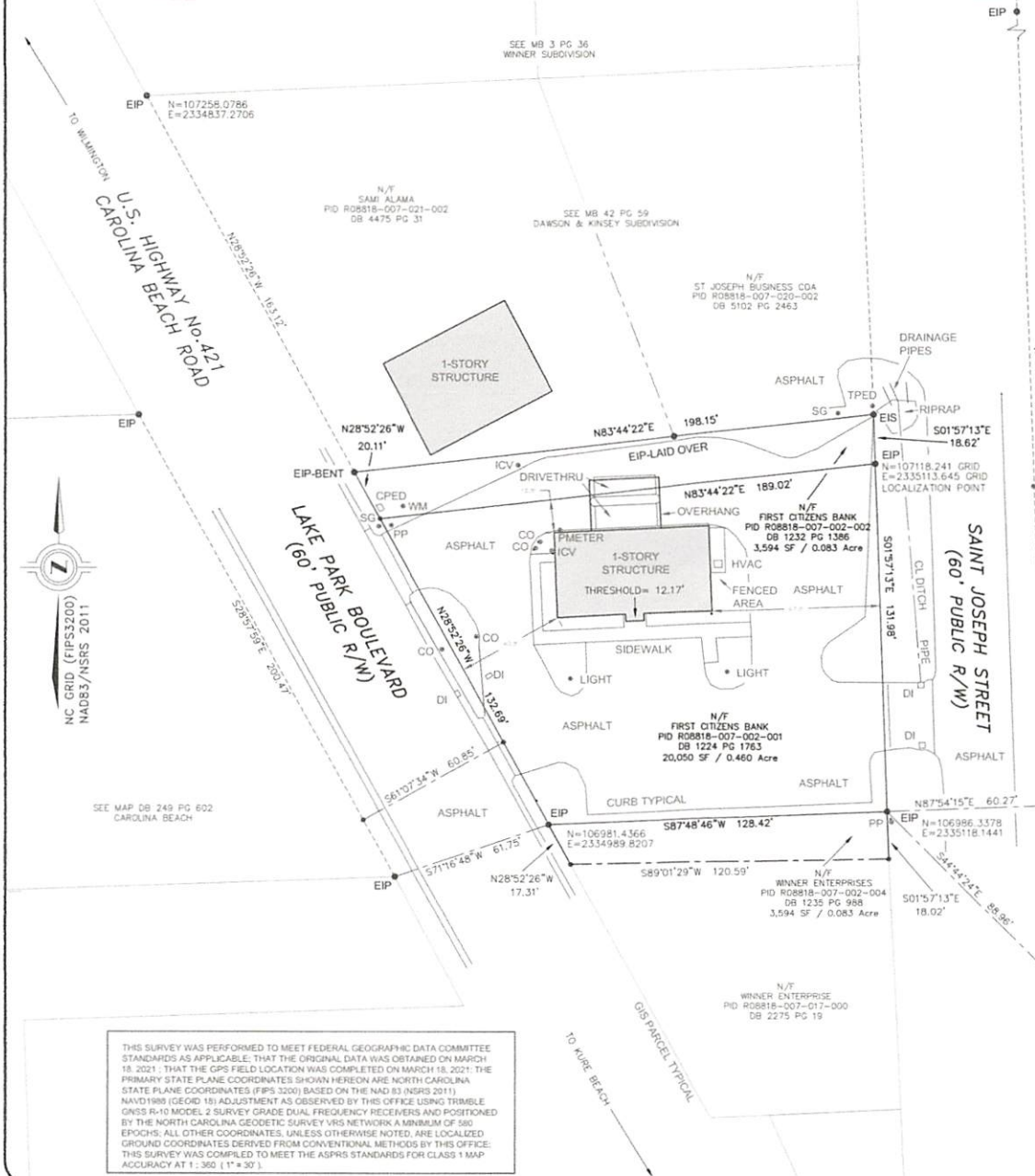
NORTH CAROLINA  
NEW HANOVER COUNTY

I, BENJAMIN F. FARROW, III, PLS, CERTIFY THAT THIS EXISTING CONDITION SURVEY WAS COMPLETED UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT THIS SURVEY SURVEY CONSISTS OF (2) EXISTING PARCELS OF LAND REFERENCED AT THE NEW HANOVER COUNTY REGISTER OF DEEDS WITHIN DEED BOOK 1224 PAGE 1763 & DEED BOOK 1232 PAGE 1386; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FADED OR BROKEN LINES AND DRAWN FROM REFERENCED RECORD INFORMATION AS SHOWN HEREON, THAT THE CONVENTIONAL UNADJUSTED RATIO OF PRECISION AS CALCULATED IS 1 : 21,333; THAT THIS SURVEY IS OF EXISTING PARCEL OF LAND WITHIN THE AREA OF A COUNTY THAT HAS ORDINANCES REGARDING PARCELS OF LAND AND DOES NOT CHANGE OR CREATE A STREET, ROAD OR RIGHT OF WAY; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 18TH DAY OF MARCH, A.D., 2021.

*Ben F. Farrow III*  
PROFESSIONAL LAND SURVEYOR



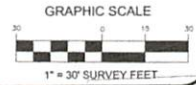
- NOTES:**
- The depicted survey was obtained from an actual field survey made by this office and plotted March 2021.
  - The purpose of this survey is to depict the perimeter boundaries of former First Citizens Bank encompassing (2) parcels within the Town of Carolina Beach referenced in the New Hanover County Registry within DB 1224 PG 1763 & DB 1232 PG 1386.
  - All known visible encroachments are noted on survey.
  - Zoning is HB within the Town of Carolina Beach planning jurisdiction.
  - Parcels lie within a FEMA Flood Hazard Zone "AE11" per FEMA Map No. 3720313000K Effective Date: August 28, 2018.
  - All distances are horizontal ground measurements unless otherwise noted.
  - All areas computed by coordinate computation method.
  - Survey basis of bearing per NC VRS Network.
  - This survey was executed without the benefit of a full title report and is subject to any assessments. Right-of-Ways or encumbrances a full title report may reveal.
  - Localized ground coordinate values are based upon state plane NC grid coordinates in US survey feet.
  - Setbacks are for HB Zoning District, Town of Carolina Beach: Front: 30' / 15' Rear / 10' Side / 12.5' Corner Lot.



**LEGEND**

PP	POWER POLE
FH	FIRE HYDRANT
RW	RIGHT OF WAY
CP	COMPUTED POINT
PL	PROPERTY LINE
CL	CENTER LINE
DB	DEED BOOK
PG	PAGE REFERENCE
NF	NOW OR FORMERLY
LV	LOCALIZED GROUND VALUE
NM	NO MONUMENTATION FOUND
TL	500 GPS TRAVERSE NAIL
ECM	EXISTING CONCRETE MONUMENT
NI	NEW IRON PIN SET
EP	EXISTING IRON PIN
EIS	EXISTING IRON STAKE
EIPD	EXISTING IRON PIPE DISTURBED
CC	CONTROL CORNER
LF/SF	LINEAR FEET / SQUARE FEET

THIS SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE, THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 18, 2021. THAT THE GPS FIELD LOCATION WAS COMPLETED ON MARCH 18, 2021. THE PRIMARY STATE PLANE COORDINATES SHOWN HEREON ARE NORTH CAROLINA STATE PLANE COORDINATES (FIPS 3200) BASED ON THE NAD 83 (NSRS 2011) NAVD1989 (GEOID 18) ADJUSTMENT AS OBSERVED BY THIS OFFICE USING TRIMBLE GNSS R-10 MODEL 2 SURVEY GRADE DUAL FREQUENCY RECEIVERS AND POSITIONED BY THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK A MINIMUM OF 580 EPOCHS. ALL OTHER COORDINATES, UNLESS OTHERWISE NOTED, ARE LOCALIZED GROUND COORDINATES DERIVED FROM CONVENTIONAL METHODS BY THIS OFFICE. THIS SURVEY WAS COMPILED TO MEET THE ASPRS STANDARDS FOR CLASS 1 MAP ACCURACY AT 1 : 360 (1" = 30').



1 OF 1	DATE	03/18/2021
	SCALE	1" = 40'
	CHECKED BY	J.B.
	REVISIONS	R.P.

EXISTING CONDITION SURVEY FOR  
**FIRST CITIZENS BANK**  
612 LAKE PARK BOULEVARD  
TOWN OF CAROLINA BEACH, NORTH CAROLINA  
FEDERAL POINT TOWNSHIP / NEW HANOVER COUNTY

EXISTING CONDITION SURVEY FOR  
**FIRST CITIZENS BANK**  
612 LAKE PARK BOULEVARD  
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BENJAMIN F FARROW III, PLS  
3223 KELLERTON PL  
WILMINGTON NC, 28409  
910-524-9595  
LICENSE: L-5104

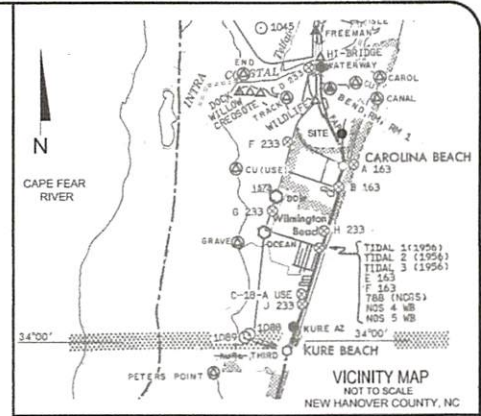
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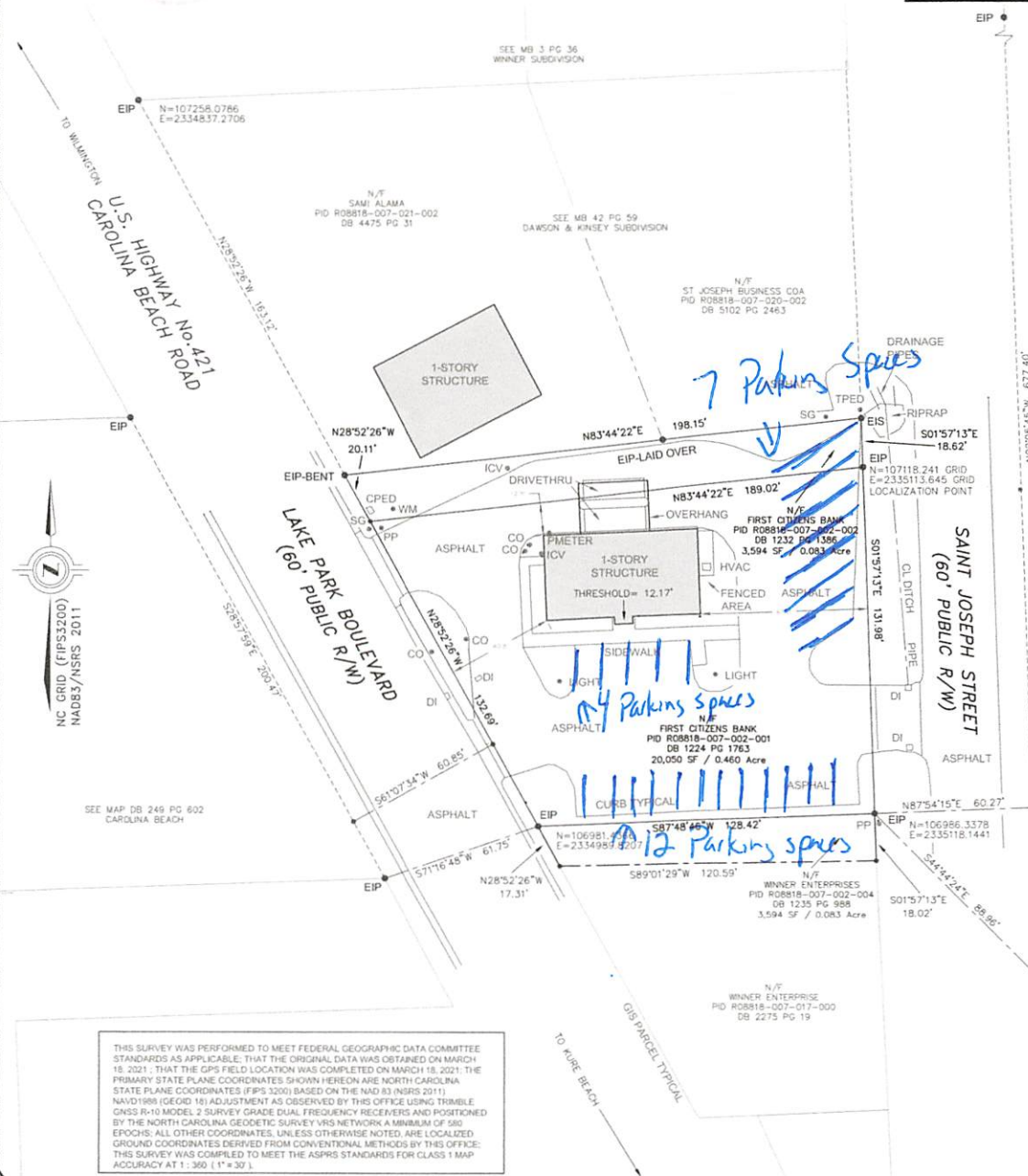
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23 parking spaces total

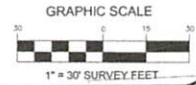


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N/P	NOW OR FORMERLY LOCALIZED GROUND VALUE
NMF	NO MONUMENTATION FOUND
▲	600 GPS TRAVERSE NAIL
■	EXISTING CONCRETE MONUMENT
○	NEW IRON PIN SET
●	EXISTING IRON PIN
⊙	EXISTING IRON STAKE
⊗	EXISTING IRON PIPE DISTURBED
⊕	CONTROL CORNER
LF / SF	LINEAR FEET / SQUARE FEET
---	LINE NOT SURVEYED
- - - -	PARCEL BOUNDARY LINE
- · - · -	RIGHT OF WAY / EASEMENT
- - - -	REFERENCE LINE



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