

- LEGEND**
- EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON REBAR
  - MB - MAP BOOK
  - PG - PAGE
  - R/W - RIGHT OF WAY
  - N/F - NOW OR FORMERLY
  - ① - DENOTES ORIGINAL LOT NUMBERS

- NOTES:**
1. SURVEY WAS PERFORMED ON MARCH 20-28, 2024.
  2. ALL OF THIS LOT LIES WITHIN AN AREA OF SPECIAL FLOOD HAZARD (ZONE AE 10) AS DETERMINED BY DFIRM MAP 3720313000K, DATED 08-28-2018.
  3. AREAS SHOWN WERE CALCULATED BY COORDINATE METHOD.
  4. SURVEY DONE WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
  5. NO PAIR OF NC GRID MONUMENTS FOUND WITHIN 2,000'.
  6. IT APPEARS TO SURVEYOR THAT THE ORIGINAL INTENTION OF THE NORTHERN LINE OF CAPE FEAR BLVD AND THE NORTHERN LINE OF THE 20' STREET (CAPE FEAR NORTH LINE EXTENDED) WAS TO BE THE "BASE LINE" FOR THE LOTS CREATED TO THE NORTH AND TO THE SOUTH OF IT.

**SURVEYORS REPORT**

THE INTENT OF THIS MAP IS TO DETERMINE, BASED UPON FIELD EVIDENCE AND RECORD INFORMATION, THE SOUTHERN PROPERTY LINE OF BLOCK 1 OF THE REVISED MAP OF THE PAVILLION SECTION OF CAROLINA BEACH AS RECORDED IN MAP BOOK 3 PAGE 23. INITIALLY, SURVEYOR INPUT RECORD PLATS, MB 2 PG 104, MB 3 PG 140, MB 3 PG 23 SINCE THEY SEEMED TO BE THE OLDEST AND CLEARLY DEFINED THE ORIGINAL INTENTION OF THE "LAYOUT" OF THE LOTS IN THIS AREA. TO ESTABLISH THE NORTHERN RIGHT OF WAY OF CAPE FEAR BLVD A FIELD SURVEY WAS PERFORMED BUT ONLY MANAGED TO RECOVER 3 POINTS OF MONUMENTATION ALONG SAID RIGHT OF WAY, AS SHOWN HEREON. THOSE 3 POINTS AND AFOREMENTIONED PLATS WERE THE BASIS OF THE ESTABLISHMENT OF THE SOUTHERN LINE OF BLOCK 1.

DURING ADDITIONAL FIELD SURVEYS ADDITIONAL MONUMENTATION AROUND BLOCK 1 MB 3 PG 23 AND LOTS 1-10 MB 2 PG 104 WERE FOUND AND LOCATED. THE FOUND MONUMENTATION AS LOCATED DO NOT CORRESPOND WITH EACH OTHER OR PLATS. FOR INSTANCE, THE CORNERS FOUND AROUND BLOCK 1 AND THE CORNERS AROUND LOTS 1-10 CREATE AN APPROX. 5"-6" GAP BETWEEN THE RECORD PLATS MB 2 PG 104 AND MB 3 PG 23.

AS OF THE DATE OF THIS MAP, SURVEYOR DOES NOT KNOW HOW THE CORNERS AROUND BLOCK 1 AND LOTS 1-10 WERE SET, BY WHOM THEY WERE SET OR WHAT "CONTROL" WAS USED TO SET THE CORNERS. IT IS CLEAR HOWEVER, THAT THE ORIGINAL INTENTION OF THE PLATS WAS FOR BLOCK 1 MB 3 PG 23 AND LOTS 1, 5-7 MB 2 PG 104 TO BE SEPERATED BY A 20 FOOT STREET WITH THE NORTHERN LINE OF THAT STREET TO BE THE NORTHERN LINE OF CAPE FEAR BLVD IF EXTENDED. ALL DIMENSIONS SHOWN ON SHEETS 2 AND 3 OF THIS MAP REFLECT THE ORIGINAL INTENTION OF NOT HAVING A GAP BETWEEN THE TWO AFOREMENTIONED PLATS.

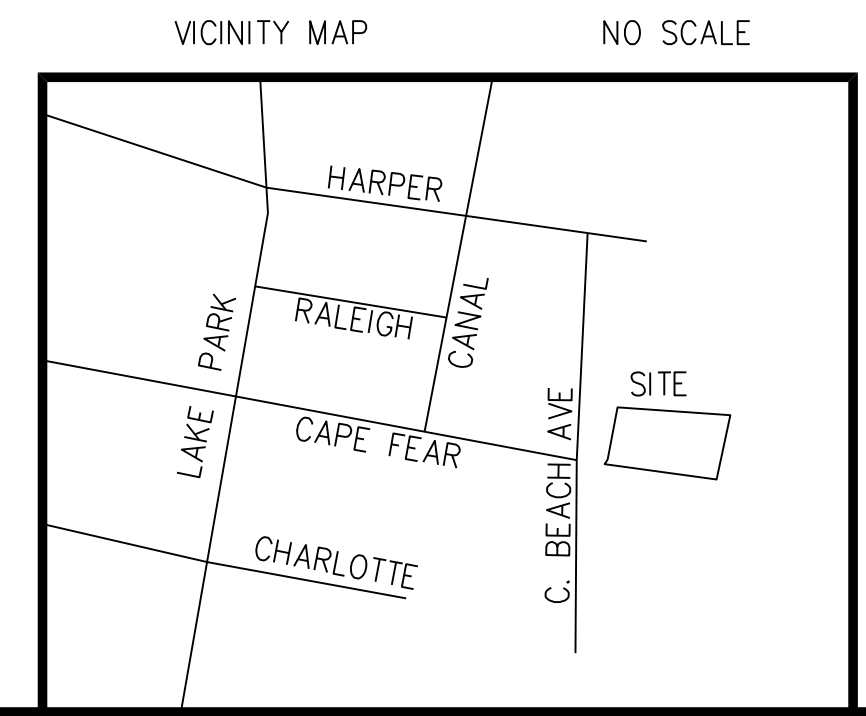
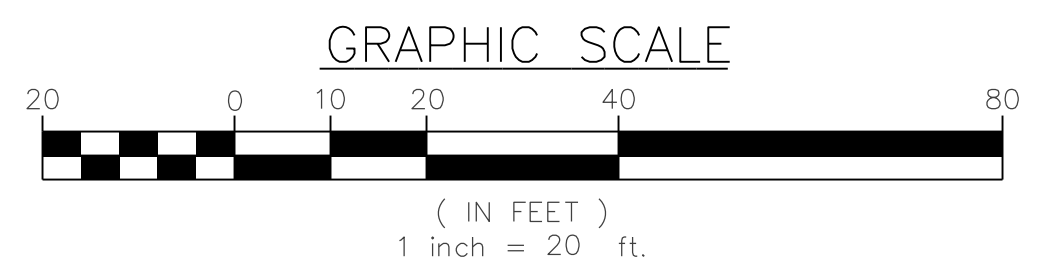
- REFERENCES**
- MB 3 PG 23
  - MB 2 PG 104
  - MB 2 PG 140
  - MB 18 PG 49
  - MB 65 PG 235
  - MB 55 PG 354
  - MB 39 PG 301

**SURVEYORS CERTIFICATE**

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, BEING THE SAME PROPERTY DESCRIBED ON THE FACE OF THIS PLAT, AND THAT THE UNADJUSTED RATIO OF PRECISION AS CALCULATED BY COMPUTER IS 1/12,150+, AND THAT THE BOUNDARIES NOT SURVEYED THAT ARE SHOWN WERE PLOTTED FROM THE REFERENCED RECORD INFORMATION; AND THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; AND THAT THIS MAP MEETS REQUIREMENTS OF THE "THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)" WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 19TH DAY OF APRIL A.D., 2024.



*Robert G. Sessoms*  
 ROBERT G. SESSOMS  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER 4659



**MAP OF SURVEY OF  
 3 CAPE FEAR BOULEVARD  
 BEING LOTS 3 & 4, BLOCK 1  
 PAVILLION SECTION  
 AS SHOWN IN MB 3, PG 23**

TOWN OF CAROLINA BEACH  
 NEW HANOVER COUNTY NORTH CAROLINA

SCALE 1"=20'		DATE 04/17/2024	
DRAWN BY RGS		NC LICENSE L-4659	
RSA PROJECT #24.110		E 200 SPENGER FARLOW DRIVE, UNIT 1 CAROLINA BEACH, NC 28428 PHONE (910) 352-8846 EMAIL - RSSESSOMS@RSSSURVEYING.COM	

SHEET 1 OF 3

**SHEET INDEX**

- SHEET 1 - OVERALL AREA
- SHEET 2 - MB 2 PG 104 DETAIL AREA
- SHEET 3 - BUILDING DETAIL AREAS

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  - ① - DENOTES ORIGINAL LOT NUMBERS
  - - KEY DIMENSION FROM OLD LAKE PARK R/W

- REFERENCES**
- MB 3 PG 23
  - MB 2 PG 104
  - MB 2 PG 140
  - MB 18 PG 49
  - MB 65 PG 235
  - MB 55 PG 354
  - MB 39 PG 301

**\*\* NOTE**

-AS OF THE DATE OF THIS MAP, SURVEYOR DOES NOT KNOW HOW THE CORNERS AROUND BLOCK 1 AND LOTS 1-10 WERE SET, BY WHOM THEY WERE SET OR WHAT "CONTROL" WAS USED TO SET THE CORNERS. IT APPEARS THAT ALL OF THE EXISTING MONUMENTATION IN THIS AREA IS APPROX. 1.6' ENE FROM RECORD PLATTED CORNERS, BASED UPON THIS SURVEY.

-THE 20.0' AND 80.5' DIMENSION RUNNING PARALLEL WITH 20 FOOT STREET ARE SHOWN AND DIMENSIONED ON MB 2 PG 104. IN ADDITION TO THOSE DIMENSIONS, IN EARLY RECORDED DEEDS ASSOCIATED WITH LOTS 5, 6, 8, 9 & 10 CALL FOR THE "POB" SHOWN AND SPECIFICALLY REFER TO IT BEING 20.0' SOUTH OF THE NORTH LINE OF 20 FOOT STREET AND THAT POINT BEING 100.5' (20'+80.5') EASTERLY ALONG THE NORTH LINE OF THE 20 FOOT STREET FROM THE "PLUMMER REFRESHMENT STAND" CORNER.

**NOTES:**

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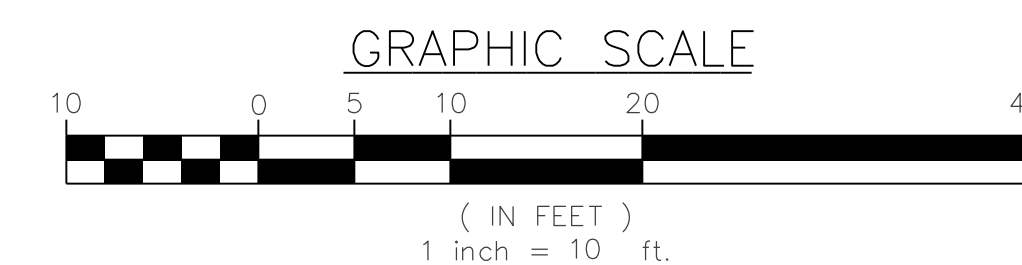
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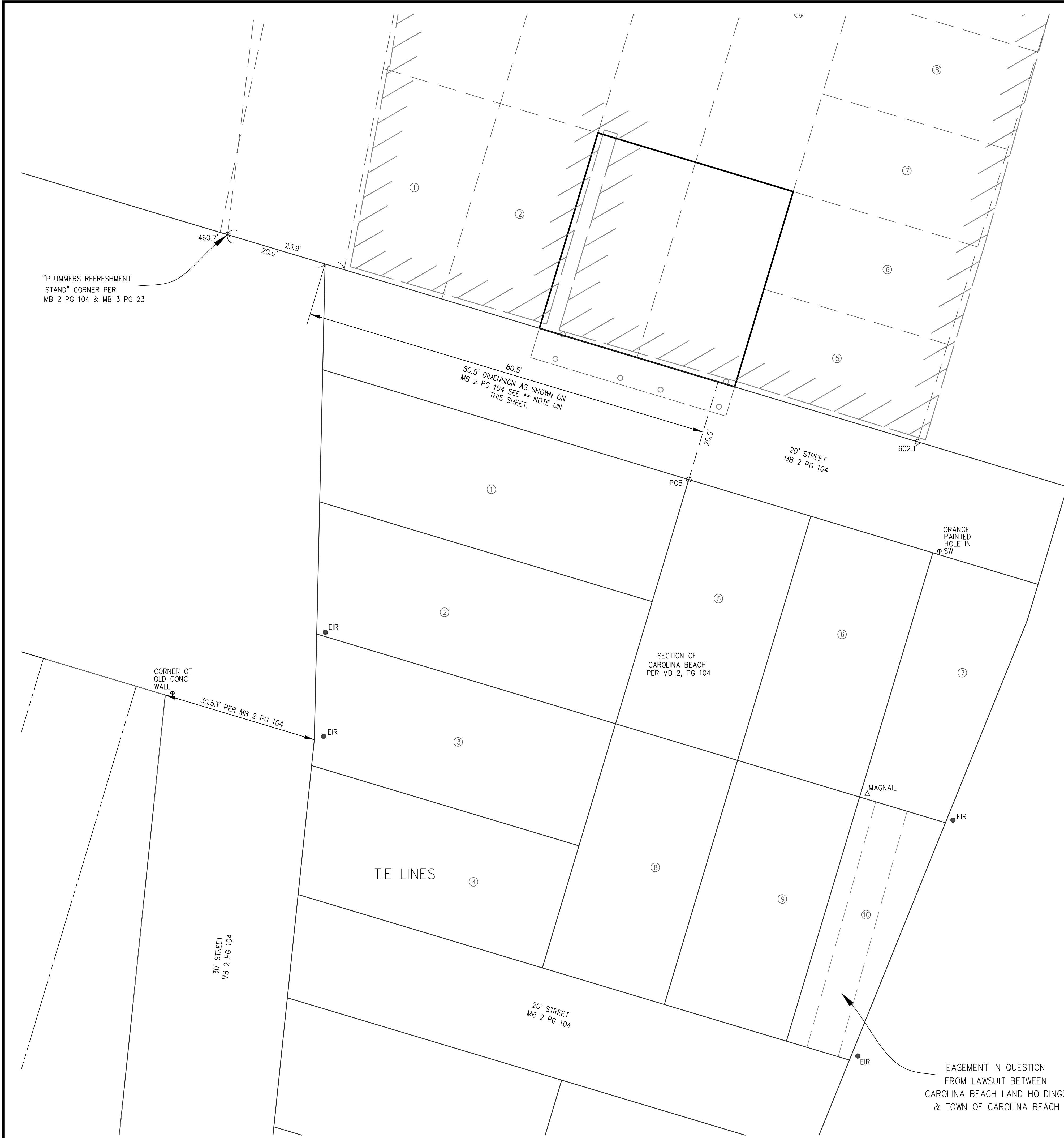
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 PAVILLION SECTION  
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 TOWN OF CAROLINA BEACH**

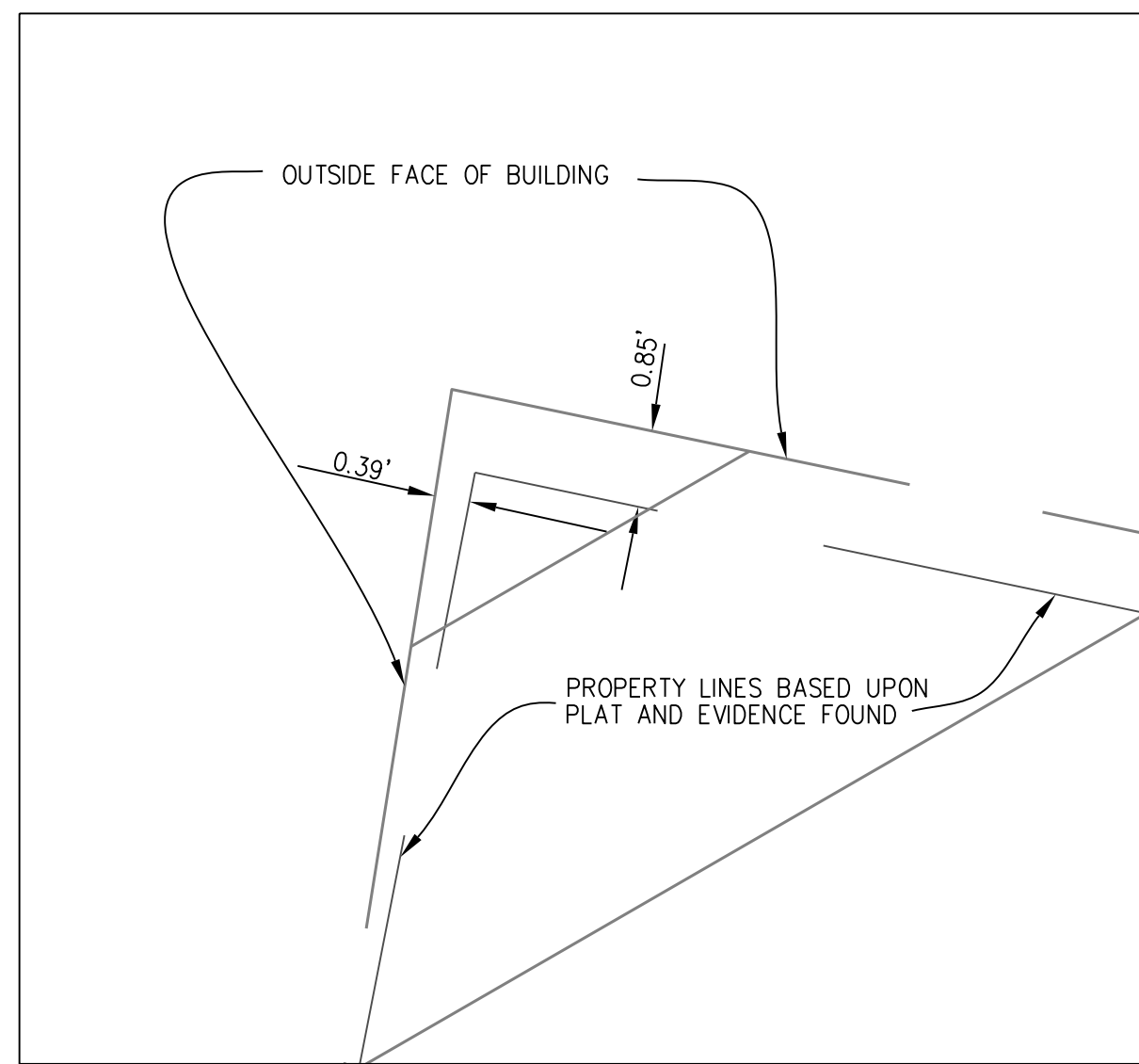
NEW HANOVER COUNTY NORTH CAROLINA



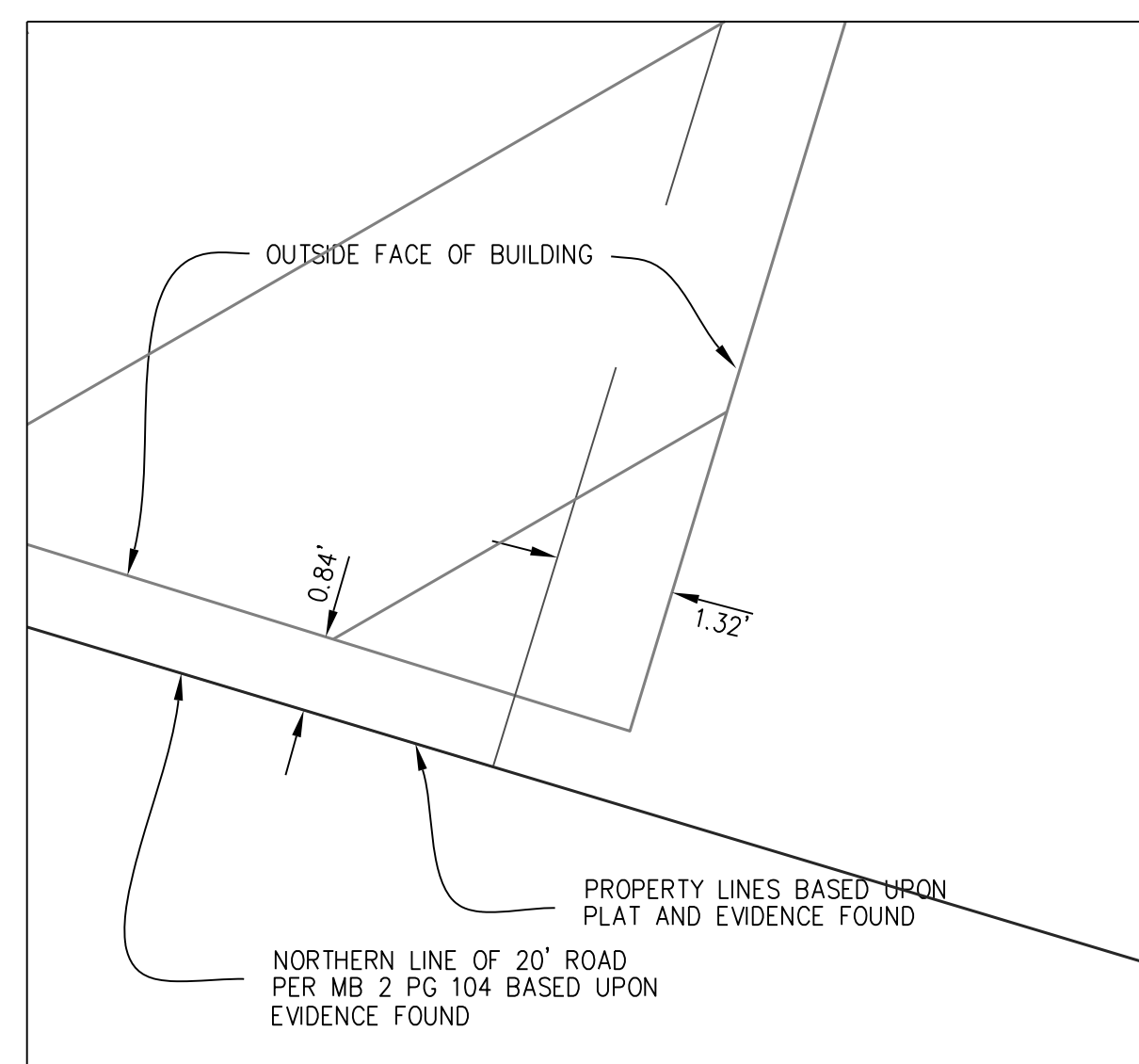
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DATE	04/19/2024
DRAWN BY	RGS
RSA PROJECT	#24.110

**ROBERT G. SESSOMS PLS**  
 NC LICENSE L-4659  
 200 SPENCER FARLOW DRIVE, UNIT 1  
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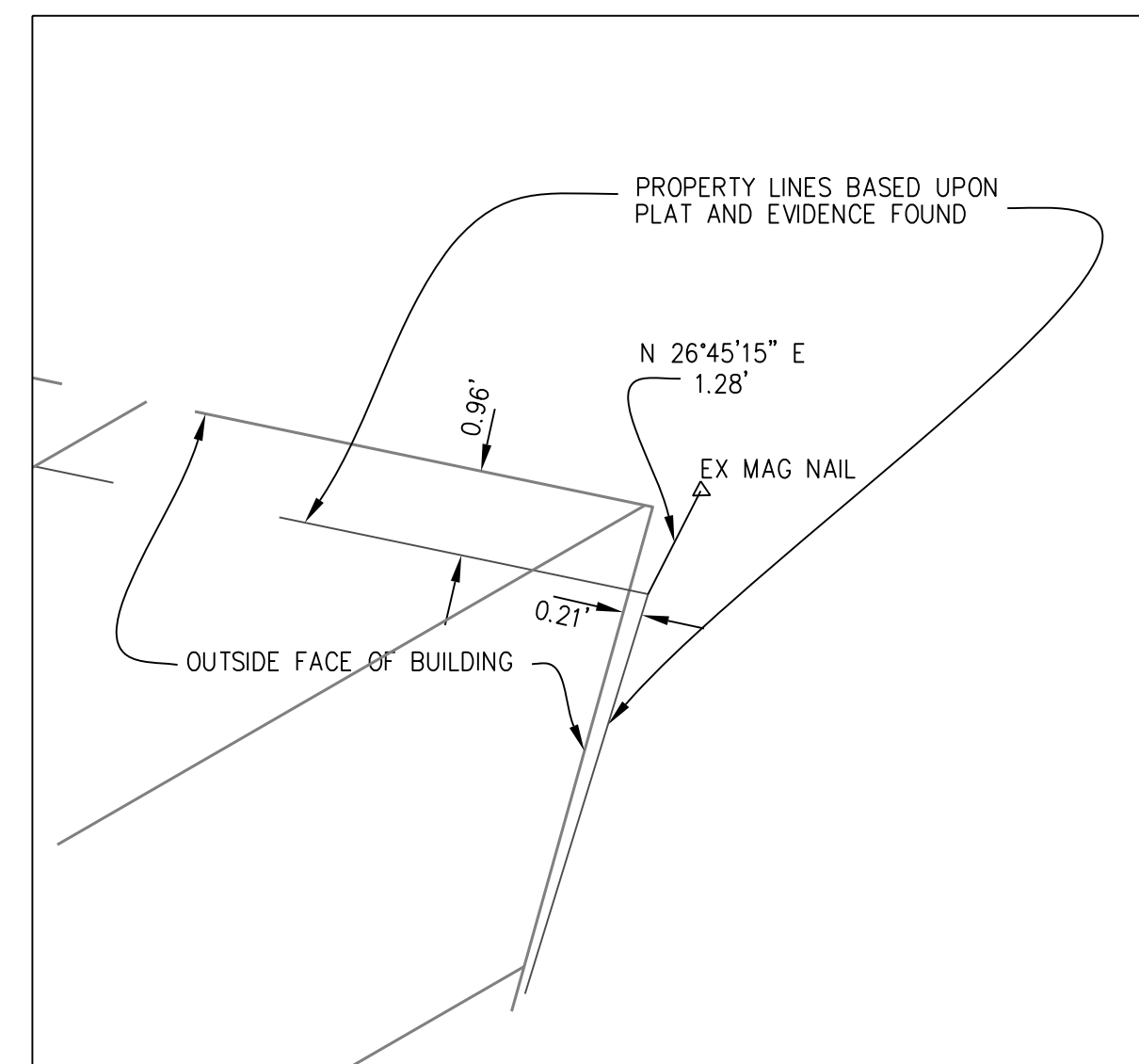




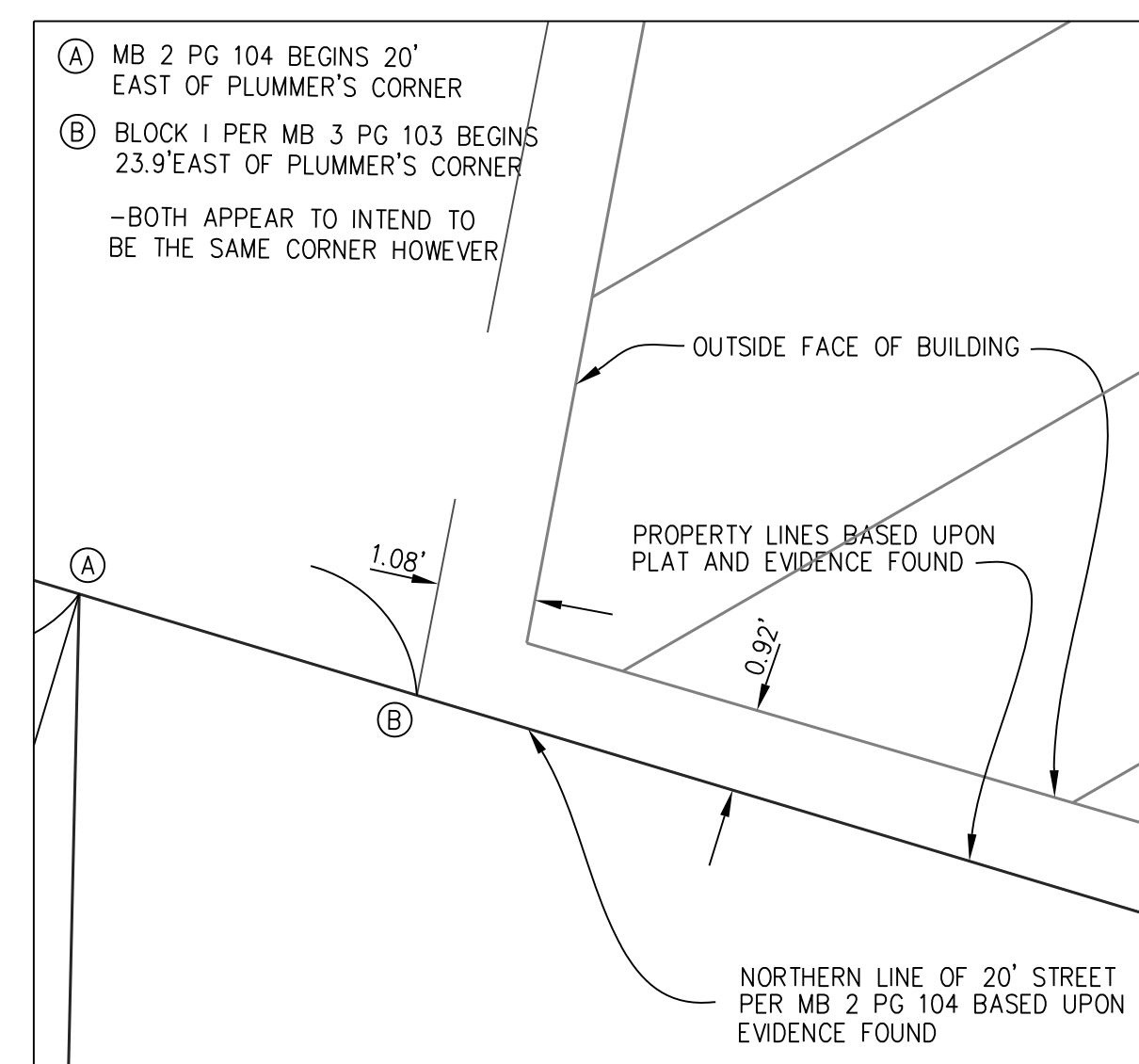
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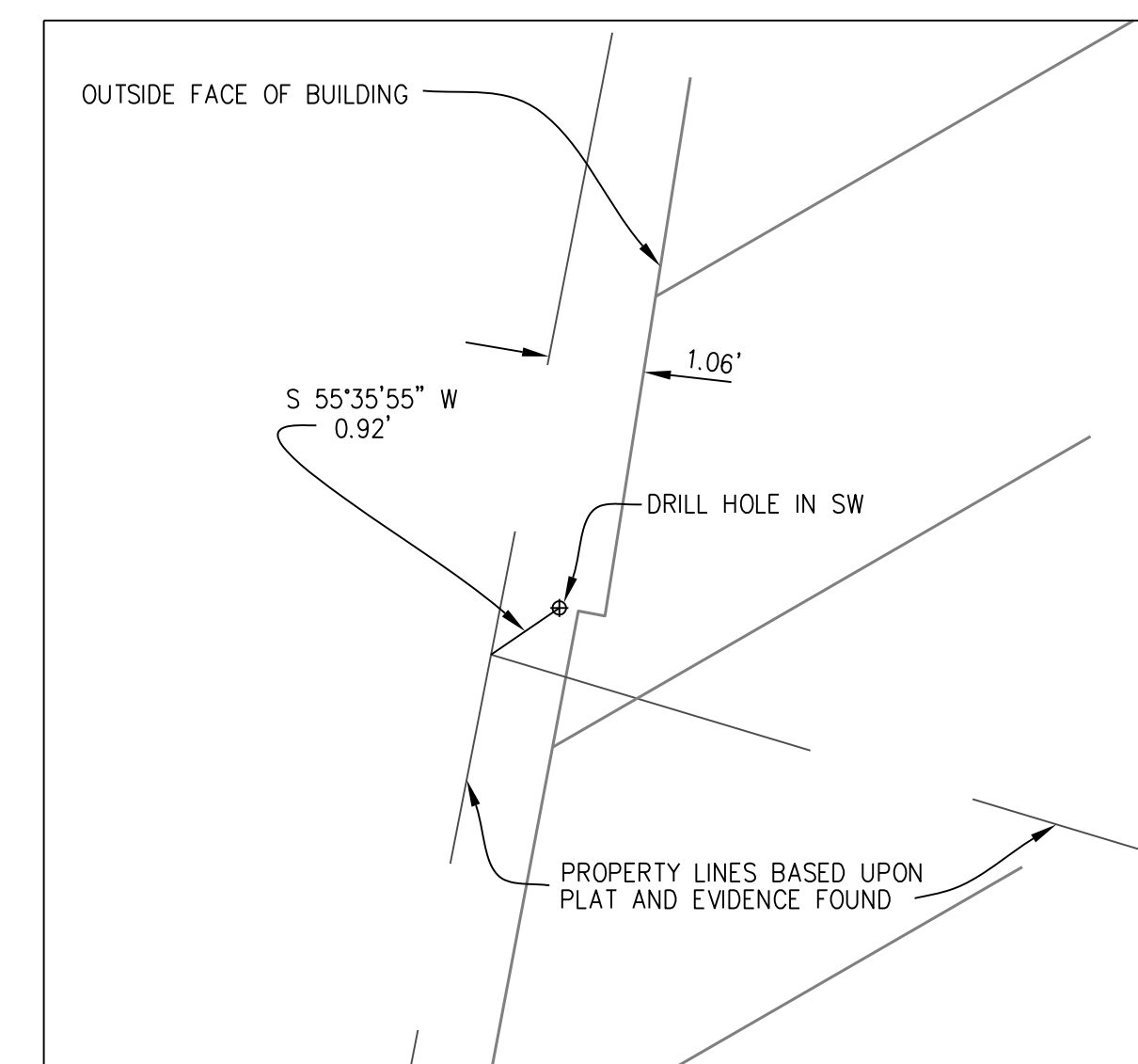
DETAIL AREA 3 SCALE 1"=2'



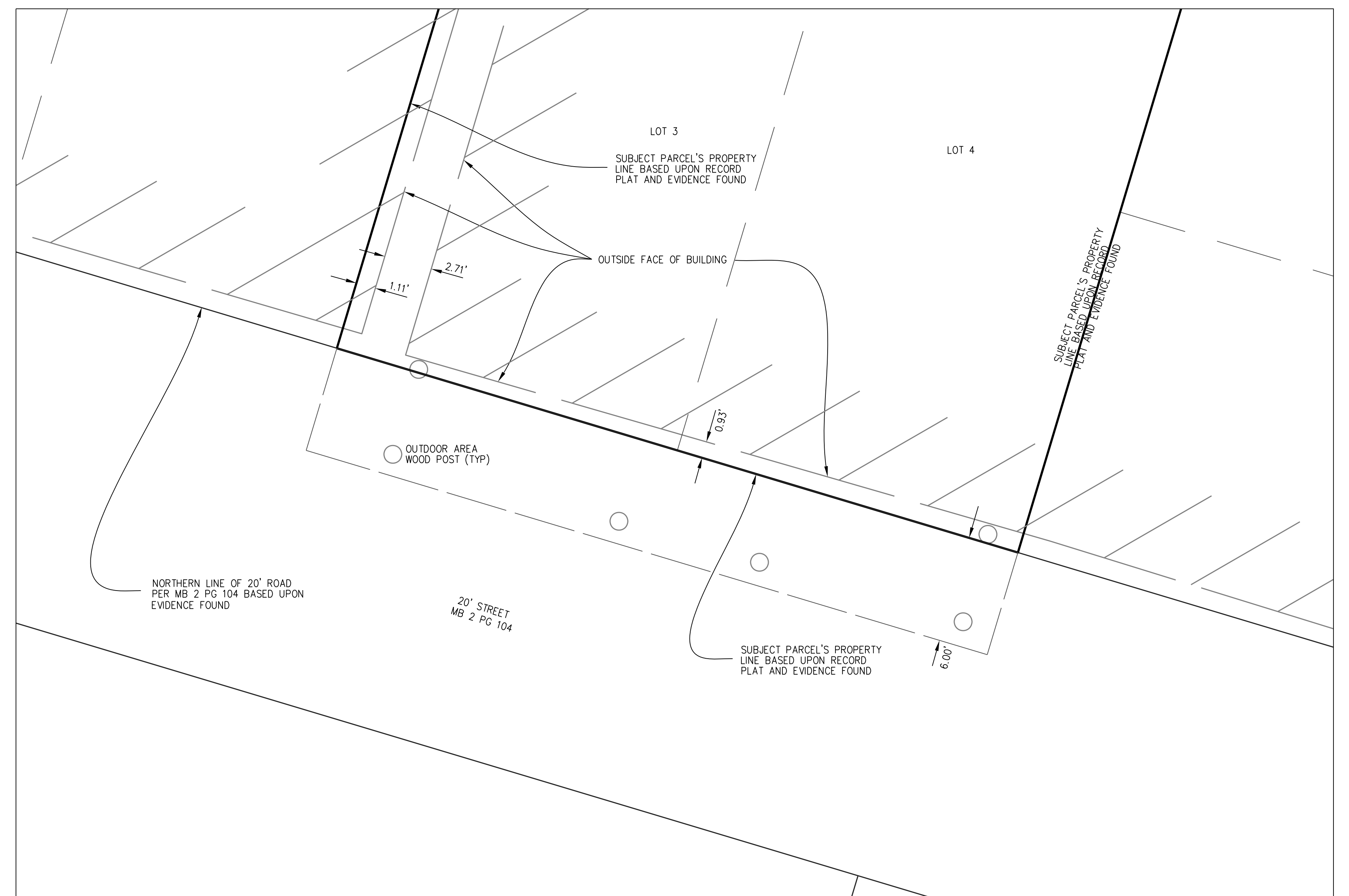
DETAIL AREA 2 SCALE 1"=2'



DETAIL AREA 4 SCALE 1"=2'



DETAIL AREA 5 SCALE 1"=2'

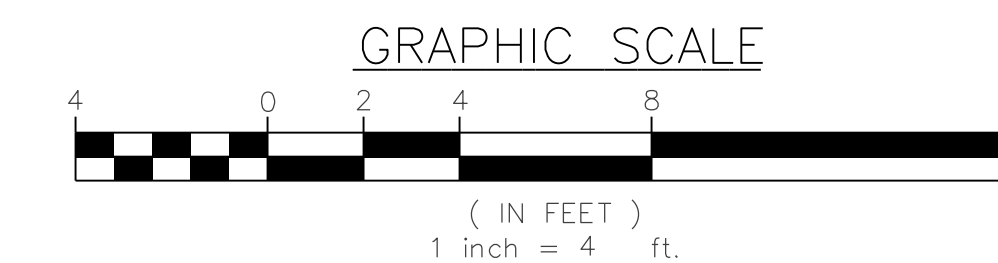
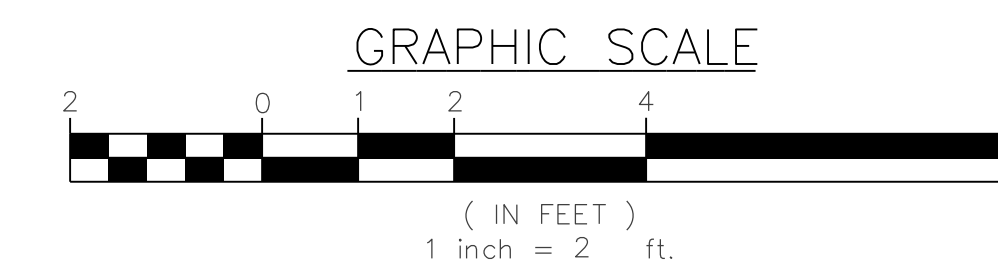


DETAIL AREA 6 SCALE 1"=4'

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SHEET 3 OF 3

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PAVILLION SECTION  
AS SHOWN IN MB 3, PG 23

TOWN OF CAROLINA BEACH  
NEW HANOVER COUNTY NORTH CAROLINA

SCALE VARIES		ROBERT G. SESSOMS PLS
DATE		NC LICENSE L-4659
DRAWN BY		E 200 SPENCER FARLOW DRIVE, UNIT 1 CAROLINA BEACH, NC 28428
RGS		PHONE (910) 352-8846
RSA PROJECT #24.110		EMAIL - RSESSOMS@RSSSURVEYING.COM