THIS SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE ORIGINAL DATA WAS OBTAINED ON APRIL 14, 2025; THE PRIMARY STATE PLANE COORDINATES = SUBJECT PROPERTY NC ORID 2011 NC ORID 2011 NAD83/NSRS 2011 = NEIGHBORING PROPERTY SHOWN HEREON ARE NORTH CAROLINA STATE PLANE COORDINATES (FIPS SHOWN HEREON ARE NORTH CAROLINA STATE PLANE COORDINATES (FIPS 3200) BASED ON THE NAD 83 (NSRS 2011) NAVD1988 (GEOID 18) ADJUSTMENT AS OBSERVED BY THIS OFFICE USING CARLSON BRX7 MODEL SURVEY GRADE DUAL FREQUENCY RECEIVER AND POSITIONED BY THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK A MINIMUM OF 580 EPOCHS; ALD 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 ACCUIRACY AT 1: 480 = SETBACKS = 3' METAL FENCE (TEMPORARY)  $\triangle$  = EXISTING ELEVATIONS ⊗ = EXISTING PILING - UTILITY PEDESTAL ① = 2ND LEVEL DECK/CONC. UNDERNEATH ACCURACY AT 1:480. 2 = 3RD LEVEL BALCONY 3 = 2ND LEVEL PORCH INTRACOASTAL WATERWAY (4) = 1ST LEVEL ENCLOSURE/ENTRY (5) = PROPOSED 22' WIDE CONC. DRIVEWAY (6) = APPROXIMATE HVAC LOCATION SURVEYOR CERTIFICATION I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the S 19\*30'29" W 25.00' information in deed book 6681 page 229; that the ratio of precision or positional accuracy is 1:10,000; and that this map meets the requirements of The Standards of Practice = 9'x18' PARKING for Land Surveying in North Carolina (21 NCAC 56.1600). SPACE (2 TOTAL) This 1st day of May, 2025. 60 ( FH Joshug/M. McKittrick, PLS BOAT LIFT AREA = 8'x22' PARKING SPACE (1 TOTAL) SEAL 70°29'32" 160.00' 70°29'32" 160.00' (TOTAL) SURV (TOTAL) <sup>А</sup> М. МсК 817 CANAL DR. PT LOT 19A BLK 14A 4,000 SQ FT OR 0.092 ACRES NOTES: AREAS SHOWN WERE CALCULATED BY COORDINATE METHOD.

2. SURVEY DONE WITHOUT THE BENEFIT OF A CERTIFIED ME. IHOU.

2. SURVEY DONE WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

3. THIS SURVEY IS A PRELIMINARY PLOT PLAN.

4. SUBJECT PROPERTY REFERENCED AT DB 6681 PG 229 AND MB 3 PG 67.

5. THIS SURVEY IS OF AN EXISTING PARCEL OF PROPERTY AND DOES NOT CREATE A SUBDIVISION.

6. REVISED BUILDING SETBACKS PROVIDED BY BUILDER AND ARE AS FOLLOWS: FRONT=10' HEADWALL/ BULKHEAD FRONT=10' SIDE=3' SIDE—3
REAR=EXISTING BULKHEAD
\*VERIFICATION FROM CAROLINA BEACH PLANNING
DEPARTMENT IS ADVISED BEFORE THE START OF ANY
DESIGN OR CONSTRUCTION. SET NAIL ON BULKHEAD
ON PROPERTY LINE
(62.13' TO FRONT CORNER)
COORDINATES:
N=109177.15
E=2336580.46 MARSH AREA HEADWALL/ BULKHEAD SET NAIL ON BULKHEAD — ON PROPERTY LINE (65.57' TO FRONT CORNER) DESIGN OR CONSTRUCTION.
7. ELEVATION SHOWN ARE REFERENCED FROM NAVD-88.
8. THIS PARCEL FALLS IN A AE-11 FLOOD ZONE
ACCORDING TO FEMA FLOOD MAP #3720313100K WITH AN
EFFECTIVE DATE OF 08-28-2018.
9. ZONED R-1-WB (RESIDENTIAL) COORDINATES: N=109154.74 E=2336568.87 1.6 4.8∆ .<u></u> 6 1 (2) IMPERVIOUS SURFACE AREA FOR THIS LOT =  $1,219\pm$  SQ. FT. △5.5′  $\begin{array}{lll} \mbox{HOUSE} &= 722 \pm \mbox{ SQ. FT.} \\ \mbox{CONCRETE DRIVE} &= 287 \pm \mbox{ SQ. FT.} \\ \mbox{PORCHES/DECKS} &= 210 \pm \mbox{ SQ. FT.} \end{array}$ NEIGHBOR'S HOUSE PROPOSED 3 STORY WOOD FRAME HOUSE ON PILINGS W/ ENCLOSURE BELOW NEIGHBOR'S HOUSE \*TOTAL ACRES DISTURBED = 0.028 ACRES OR 77.6% OF BUILDABLE AREA ENTIRE LOT TOTAL = 4,000 SQ FT OR 0.092 ACRES LOT SQURARE FOOTAGE BETWEEN FRONT PROPERTY LINE AND REAR HIGH WATER LINE OR WEST SIDE OF BULKHEAD = 1571 SQ FT OR 0.036 ACRES TIE LINE N 20°08'18" E 100.84' TO EXISTING 1/2" REBAR BUILDING HEIGHT (ROOF PEAK) WILL BE 42.00' ABOVE 1ST LEVEL SLAB ELEVATION. PROPERTY CORN OF BLOCK 16A 4.3′∆ PAVEMENT EXISTING 1" PIPE N=1109156.40 E=2336639.02 19\*30'29" W 25.00' TIE LINE ——/ S 19'30'23" W 150.10' TO EXISTING 1/2" REBAR TIE LINE—— S 19'30'23" W 150.00' TO EXISTING 1/2" REBAR TIE LINE— N 19'37'35" E 50.02' TO EXISTING MAG NAIL CANAL DRIVE 40' RIGHT OF WAY INITIAL TOPOGRAPHIC LOT SURVEY/PROPOSED PLOT PLAN VERSION 3 5/01/25 Date : 817 CANAL DRIVE Joshua M. McKittrick



Land Surveying, PLLC

809 Wind
Firm No.: 1608 Wilmington, Nort

(910)231-5339(CELL)

809 Windgate Drive Wilmington, North Carolina 28412

Scale: 1"=25'
Drawn: JMM

ve Chk: JMM
n12
Proj. No:25133

817 CANAL DRIVE NORTHERN SECTION OF CAROLINA BEACH PART OF LOT 19A — BLOCK 14A — MB 3 PG 67 NEW HANOVER COUNTY FEDERAL POINT TOWNSHIP