

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 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; 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 1:480.

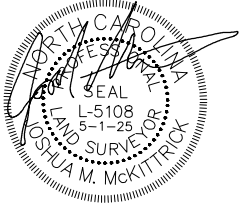
NC GRID
NAD83/NSRS 2011

- = SUBJECT PROPERTY
- - - = NEIGHBORING PROPERTY
— = SETBACKS
- - - - - = 3' METAL FENCE (TEMPORARY)
- △ = EXISTING ELEVATIONS
⊗ = EXISTING PILING
◆ = UTILITY PEDESTAL
① = 2ND LEVEL DECK/CONC. UNDERNEATH
② = 3RD LEVEL BALCONY
③ = 2ND LEVEL PORCH
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 boundaries not surveyed are indicated as drawn from 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 for Land Surveying in North Carolina (21 NCAC 56.1600). This 1st day of May, 2025.

Joshua M. McKittrick, PLS



NOTES:

1. AREAS SHOWN WERE CALCULATED BY COORDINATE METHOD.
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'
SIDE=3'
REAR=EXISTING BULKHEAD
- *VERIFICATION FROM CAROLINA BEACH PLANNING DEPARTMENT IS ADVISED BEFORE THE START OF ANY 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)

IMPERVIOUS SURFACE AREA FOR THIS LOT = 1,219± SQ. FT.

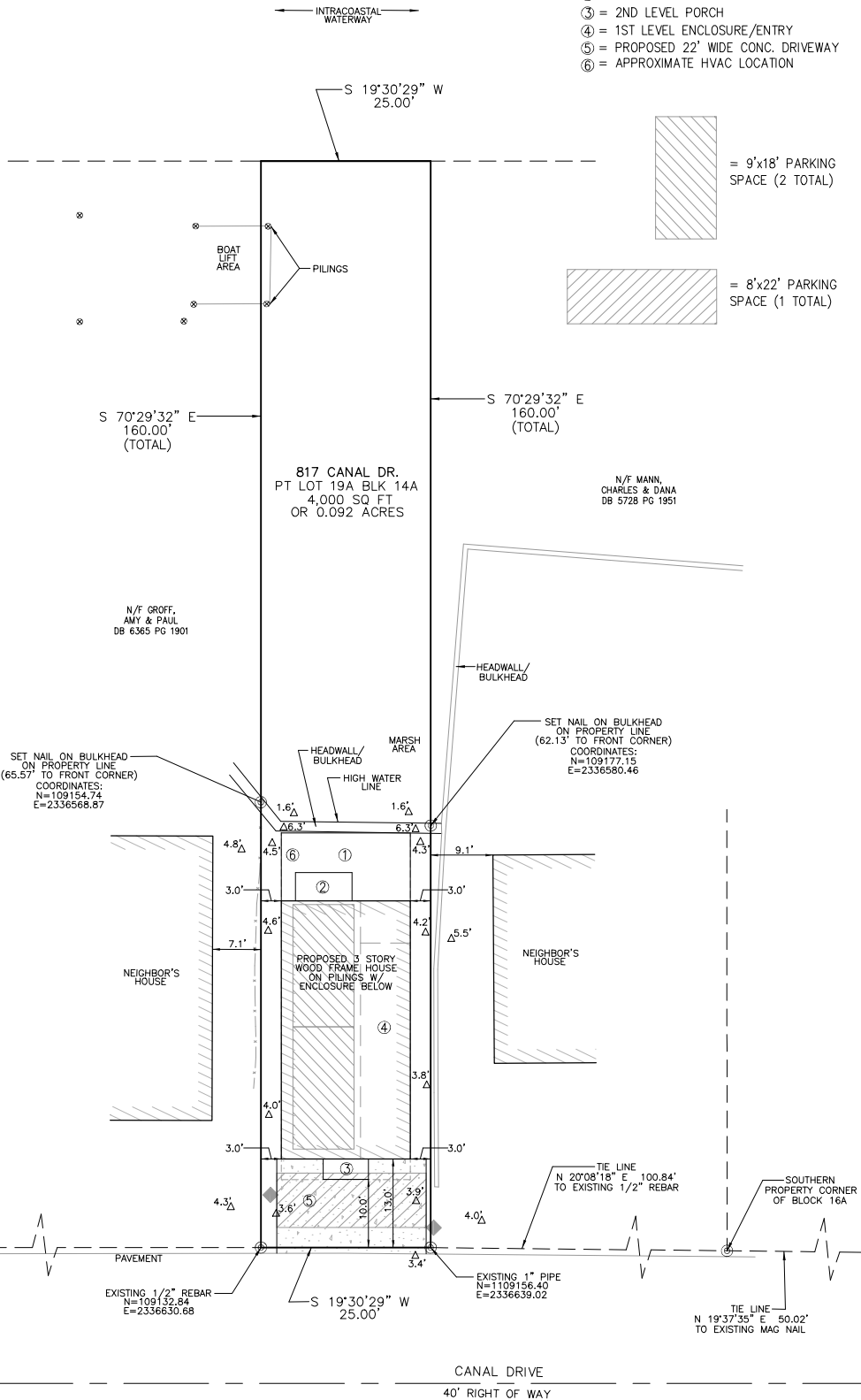
HOUSE = 722± SQ. FT.
CONCRETE DRIVE = 287± SQ. FT.
PORCHES/DECKS = 210± SQ. FT.

*TOTAL ACRES DISTURBED =
0.028 ACRES OR 77.6% OF BUILDABLE AREA

ENTIRE LOT TOTAL = 4,000 SQ FT OR 0.092 ACRES

LOT SQUARE FOOTAGE BETWEEN FRONT PROPERTY LINE AND REAR HIGH WATER LINE OR WEST SIDE OF BULKHEAD = 1571 SQ FT OR 0.036 ACRES

BUILDING HEIGHT (ROOF PEAK) WILL BE 42.00' ABOVE 1ST LEVEL SLAB ELEVATION.



INITIAL TOPOGRAPHIC LOT SURVEY/PROPOSED PLOT PLAN VERSION 3

Joshua M. McKittrick
Land Surveying, PLLC

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809 Windgate Drive
Wilmington, North Carolina
28412

Date : 5/01/25
Scale: 1"=25'
Drawn : JMM
Chk: JMM
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