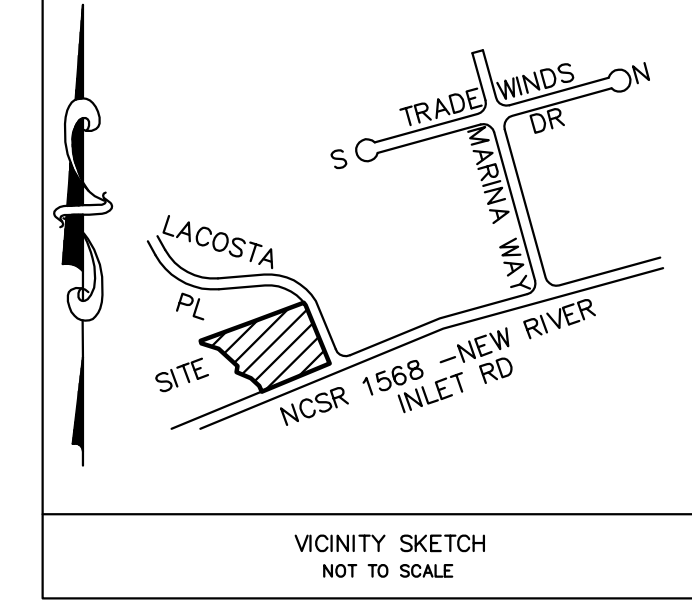


I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000+

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THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" (ELEVATION=12+2') WHICH IS A SPECIAL FLOOD HAZARD AREA AND FLOOD ZONE "VE" (ELEVATION=13+2') WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER: 370466, 370428800K, JUNE 19, 2020

PROPOSED POOL BUILDING = 121 Sq.Ft.
PROPOSED CONCRETE POOL COPING & DECKING = 1130 Sq.Ft.
PROPOSED TOTAL IMPERVIOUS SURFACE = 1251 Sq.Ft.
TOTAL LOT AREA = 47289 Sq.Ft.
PROPOSED IMPERVIOUS AREA = 2.6%

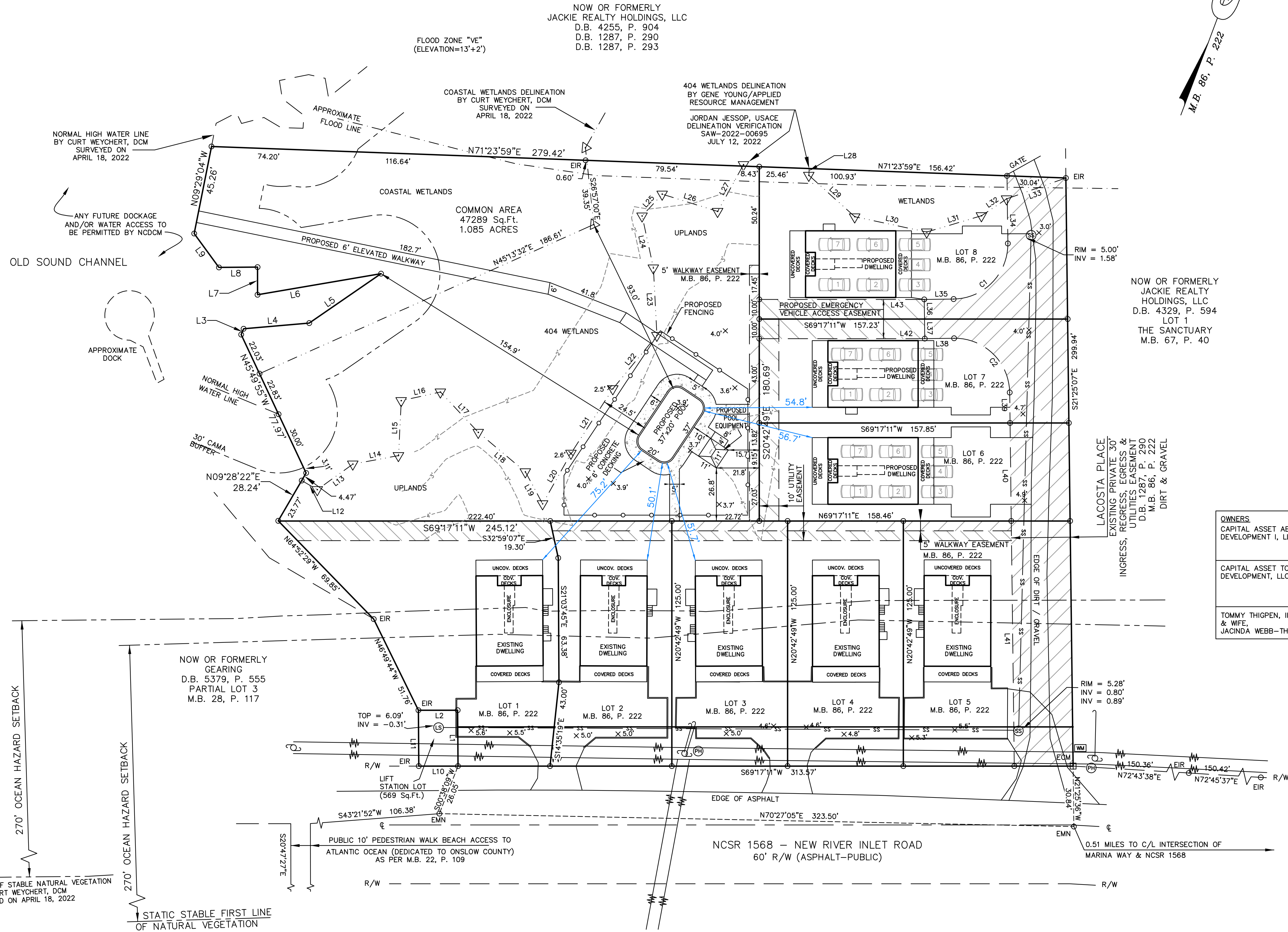


LACOSTA PLACE
EXISTING PRIVATE 30' INGRESS, REGRESS, EGRESS & UTILITIES EASEMENT

LINE TABLE			CURVE TABLE				
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	CHORD	BEARING
L34	34.51'	S21°25'07"E	C1	43.98'	28.00'	39.60'	N23°34'53"E
L35	14.96'	N68°34'53"E	C2	43.98'	28.00'	39.60'	N66°25'07"W
L36	10.00'	N21°25'07"W					
L37	10.00'	N21°25'07"W					
L38	14.96'	S68°34'53"W					
L39	15.53'	S21°25'07"E					
L40	50.00'	S21°25'07"E					
L41	125.01'	S21°25'07"E					

LINE #	LENGTH	DIRECTION
L1	28.49'	N21°04'17"W
L2	20.00'	N69°17'11"E
L3	3.19'	N01°36'56"E
L4	33.61'	N64°19'20"E
L5	44.44'	N34°44'15"E
L6	63.88'	S59°35'53"W
L7	14.07'	N20°44'18"W
L8	19.68'	S68°51'09"W
L9	21.40'	N56°49'14"W
L10	20.00'	S69°17'11"W
L11	28.49'	S21°04'17"E
L12	9.22'	S80°31'58"E
L13	22.30'	N33°35'12"E
L14	23.67'	N58°42'49"E
L15	28.06'	N17°52'35"W
L16	20.47'	N56°53'31"E
L17	28.22'	S63°51'49"E
L18	31.30'	S70°44'37"E
L19	18.52'	S49°02'16"E
L20	29.54'	N08°38'27"E
L21	39.20'	N12°14'06"E
L22	35.31'	N18°47'31"E
L23	34.45'	N23°42'54"W
L24	27.11'	N32°55'14"W
L25	15.13'	N21°57'56"E
L26	29.60'	N86°34'17"E
L27	27.24'	N08°11'17"E
L28	3.49'	N18°36'01"W
L29	31.51'	S68°42'23"E
L30	37.51'	N81°18'01"E
L31	29.11'	N52°43'23"E
L32	15.43'	N35°24'35"E
L33	32.03'	N49°50'57"E

PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT		
LINE #	LENGTH	DIRECTION
L42	84.35'	S69°17'11"W
L43	84.10'	S69°17'11"W



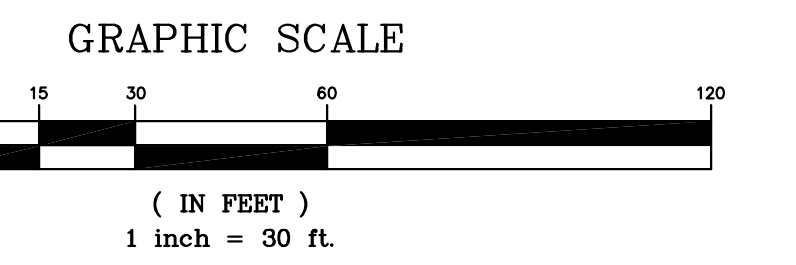
ZONED R-5
ZONING SETBACKS
FRONT = 20'
REAR = 10'
SIDE = 8'

PLAT SETBACKS
FRONT = 20'
REAR = 10'
SIDE = 8'

REFERENCES
D.B. 1287, P. 290
D.B. 1287, P. 293
D.B. 2292, P. 900
D.B. 4255, P. 904
D.B. 4329, P. 594
D.B. 5379, P. 555
D.B. 5706, P. 91
D.B. 6003, P. 894
D.B. 6189, P. 770
M.B. 28, P. 117
M.B. 47, P. 183
M.B. 67, P. 40
M.B. 82, P. 221
M.B. 83, P. 56
M.B. 86, P. 222

OWNERS	TITLE SOURCE	TAX MAP #	PARCEL ID #	LOT #
CAPITAL ASSET ABL DEVELOPMENT I, LLC	D.B. 6003, P. 894	779A-42 779A-43 779A-44 779A-45	173836 173837 173838 173839	LOT 2 LOT 3 LOT 4 LOT 5
CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC	D.B. 5706, P. 91	779A-46 779A-47 779A-48 779A-49 779A-50	173840 173841 173842 173843 173844	LOT 6 LOT 7 LOT 8 COMMON AREA LIFT STATION
TOMMY THIGPEN, III & WIFE, JACINDA WEBB-THIGPEN	D.B. 6189, P. 770	779A-41	173835	LOT 1

- ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED
- LEGEND
CC = CONTROL CORNER
ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CORNER)
EP = EXISTING IRON PIPE (FOUND)
EIP = EXISTING IRON ROD (FOUND)
EMN = EXISTING MAGNETIC NAIL (FOUND)(CONTROL CORNER)
EPK = EXISTING PARKER-KALON NAIL (FOUND)(CONTROL CORNER)
ERRS = EXISTING RAILROAD SPIKE (FOUND)
MBL = MINIMUM BUILDING LINE
NMP = NON MONUMENTED POINT
R/W = RIGHT OF WAY
SCM = SET CONCRETE MONUMENT (CONTROL CORNER)
SIP = SET IRON PIPE
SIR = SET IRON ROD
SMN = SET MAGNETIC NAIL (CONTROL CORNER)
SPK = SET PARKER-KALON NAIL (CONTROL CORNER)
C = CENTERLINE
WM = WATER METER
FH = FIRE HYDRANT
WV = WATER VALVE
SMH = SANITARY SEWER MANHOLE
CO = CLEAN OUT
TP = TELEPHONE PEDESTAL
TV = TELEVISION PEDESTAL
FCM = FIBER OPTIC CABLE MARKER
LP = LIGHT POLE
PP = POWER POLE
ET = ELECTRIC TRANSFORMER
X1.5 = EXISTING SPOT ELEVATION
LST = LIFT STATION



ACTUAL FIELD SURVEY DATE: APRIL 17, 2024
MAPPING DATE: SEPTEMBER 26, 2024
FIELD BOOK: 1243, PAGE: 1
PROJECT NUMBER: 21-10-02 JTG

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING
502 NEW BRIDGE STREET P.O. BOX 1570 JACKSONVILLE, NC 28540-1570
TELEPHONE: (910) 455-0877
E-MAIL: riggsland@riggslandnc.com
LANDFALL EXECUTIVE SUITES 1213 CULBRETH DRIVE WILMINGTON, NC 28405
TELEPHONE: (910) 681-7444

SPECIAL USE PLAN OF LA COSTA BAY
LOTS 1-8 & COMMON AREA, LA COSTA BAY, M.B. 86, P. 222
STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC, OWNER; D.B. 5706, P. 91
CAPITAL ASSET ABL DEVELOPMENT I, LLC, OWNER; D.B. 6003, P. 894
TOMMY THIGPEN, III & WIFE, JACINDA WEBB-THIGPEN, OWNERS; D.B. 6189, P. 770
1425, 1427, 1431, 1435, 1439 & 1443 NEW RIVER INLET ROAD
109, 113 & 117 LACOSTA PLACE

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES

R:\2021\21-10-02 Capital Asset Topsail Development\CAD Drawings\21-10-02 SPECIAL USE.dwg - Thursday, September 26, 2024 2:35:50 PM