

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK SEE TITLE SOURCES LISTED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND DRAWN FROM INFORMATION FOUND IN DEED BOOK PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: 1:±10000 (95% CONFIDENCE)
- (3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORKS
- (4) DATES OF SURVEY: FEBRUARY 20, 2025
- (5) DATUM/EPOCH: NAD 83(CORS) / 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: JACKSONVILLE CORS ARP (CORS ID-NCJV)
- (7) GEIOD MODEL: GEIOD18
- (8) COMBINED GRID FACTOR(S): 0.99996494
- (9) UNITS: U.S. SURVEY FEET

I FURTHER CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____, A.D. 2025

CHARLES FRANCIS RIGGS, P.L.S.

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" & "VE" 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 3720427700K, JUNE 19, 2020

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS: _____

- C. ANY ONE OF THE FOLLOWING:
- 1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.
 - 2) THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3) THAT THE SURVEY IS A CONTROL SURVEY. FOR THE PURPOSES OF THIS SUBSECTION, A "CONTROL SURVEY" IS A SURVEY THAT PROVIDES HORIZONTAL OR VERTICAL POSITION DATA FOR SUPPORT OR CONTROL OF OTHER SURVEYS OR FOR MAPPING. A CONTROL SURVEY, BY ITSELF, CANNOT BE USED TO DEFINE OR CONVEY RIGHTS OR OWNERSHIP.
 - 4) THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

- D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981

THIS PLAT IS NOT SUBJECT TO THE NORTH TOPSAIL BEACH SUBDIVISION REGULATIONS, AND IS AN EXEMPTION AS PER THE FOLLOWING:

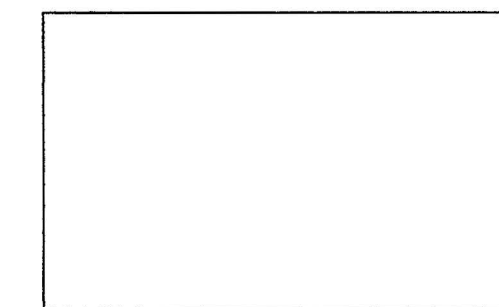
SAID PROPERTY IS AN EASEMENT SURVEY, DOES NOT SUBDIVIDE PROPERTY AND THEREFORE IS NOT SUBJECT TO THE SURF CITY SUBDIVISION REGULATIONS

DATE _____ NORTH TOPSAIL BEACH SUBDIVISION ADMINISTRATOR

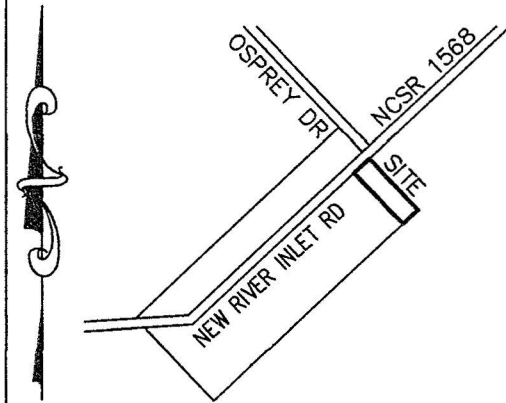
IN ORDER FOR THIS EASEMENT SURVEY TO BE COMPLETED A DEED REFERENCING THIS RECORDED PLAT MUST BE RECORDED WITH THE ONSLOW COUNTY REGISTER OF DEEDS.

STATE OF NORTH CAROLINA, COUNTY OF ONSLOW
I, _____, REVIEW OFFICER OF ONSLOW COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____



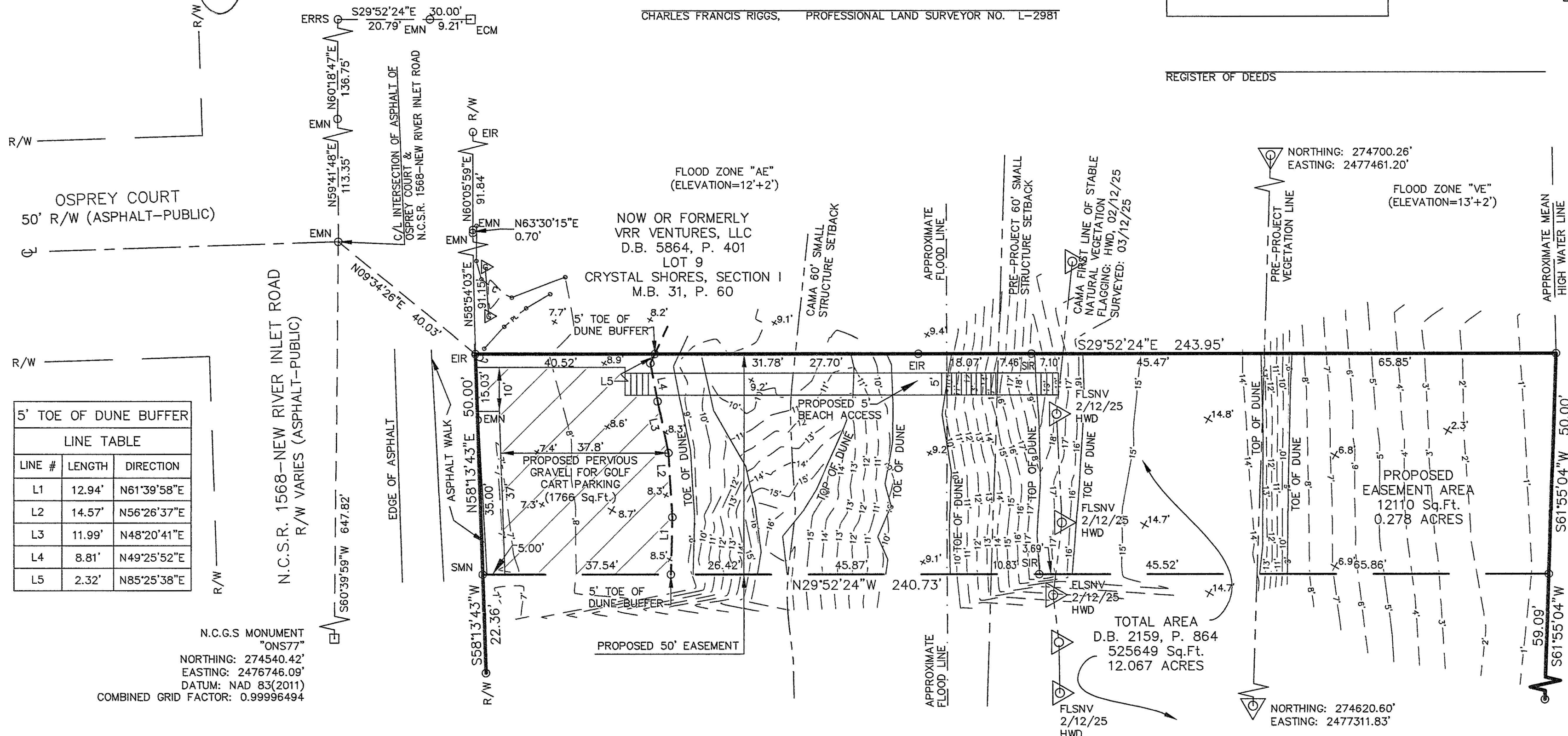
REGISTER OF DEEDS



VICINITY SKETCH
NOT TO SCALE

NOTE
ENTIRE PROPERTY IS LOCATED WITHIN 575' OF THE NORMAL/MEAN HIGH WATER LINE CONTIGUOUS WITH STUMP SOUND WHICH IS CLASSIFIED BY THE STATE OF NC AS OUTSTANDING RESOURCE WATERS (ORW)

THIS PROPERTY IS LOCATED WITHIN THE COASTAL BARRIER RESOURCE SYSTEM L06, EFFECTIVE 10/01/1983. THIS AREA IS NOT COVERED BY FEDERAL FLOOD INSURANCE FOR BUILDINGS CONSTRUCTED, PERMITTED, SUBSTANTIALLY IMPROVED OR DAMAGED AFTER 10/01/1983.



ZONED R-20
ZONING SETBACKS

FRONT = 30'
REAR = 10'
SIDE = 10'

OWNERS

G & L CAPITAL HOLDINGS, LLC

TITLE SOURCE

D.B. 2159, P. 864

REFERENCES

TAX MAP # 768-7
PARCEL ID # 012998
D.B. 2159, P. 864
D.B. 5864, P. 401
M.B. 31, P. 60

ALL POINTS NON MONUMENTED
UNLESS OTHERWISE NOTED

LEGEND

CC = CONTROL CORNER
ECM = EXISTING CONCRETE MONUMENT (FOUND)(CC)
EIP = EXISTING IRON PIPE (FOUND)
EIR = EXISTING IRON ROD (FOUND)
EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
ERRS = EXISTING RAILROAD SPIKE (FOUND)
MBL = MINIMUM BUILDING LINE
NMP = NON MONUMENTED POINT
R/W = RIGHT OF WAY
SCM = SET CONCRETE MONUMENT (CC)
SIP = SET IRON PIPE
SIR = SET IRON ROD
SMN = SET MAGNETIC NAIL (CC)
SPK = SET PARKER-KALON NAIL (CC)
C = CENTERLINE
P = POWER POLE
G = GREEN PIN FLAG
C = COMMUNICATION LINE (ORANGE PAINT)
P = POWER LINE (RED PAINT)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

ACTUAL FIELD SURVEY DATE: MARCH 13, 2025
MAPPING DATE: MARCH 25, 2025

FIELD BOOK: 832, PAGE: 26

PROJECT NUMBER: 25-01-14 JTG

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)

LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING

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E-MAIL: riggsland@riggslandnc.com

G & L CAPITAL HOLDINGS, LLC

12.067 ACRE TRACT AS DESCRIBED IN D.B. 2159, P. 864
STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
G & L CAPITAL HOLDINGS, LLC, OWNER; D.B. 2159, P. 864
NEW RIVER INLET ROAD