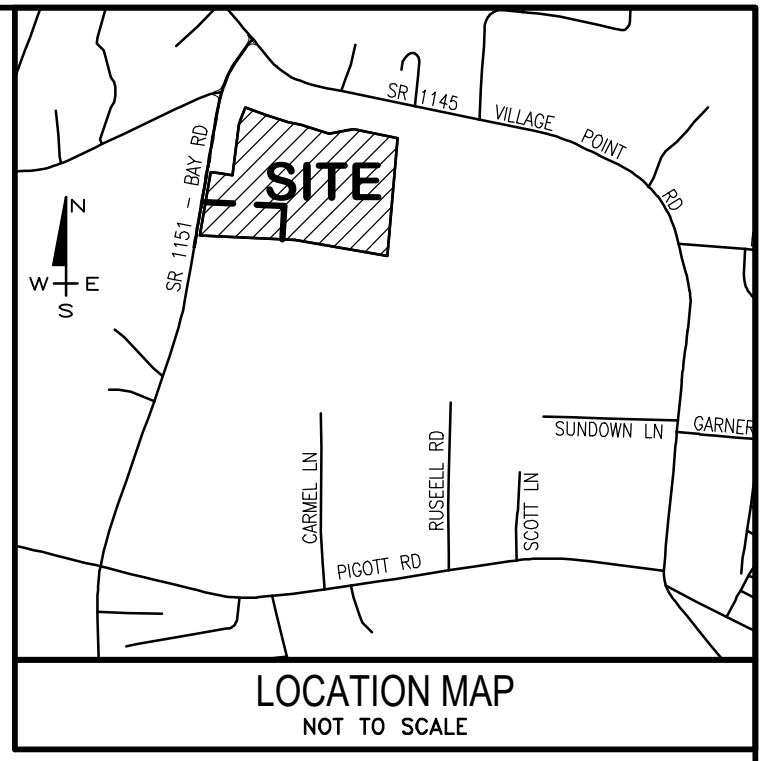


I, VERNON DEREK DANFORD, CERTIFY THAT THIS PROPERTY WAS SURVEYED AND MAP DRAWN UNDER MY SUPERVISION; DESCRIPTION AS SHOWN ON THE FACE OF THIS PLAT; RATIO OF PRECISION AS CALCULATED BY COMPUTER IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN BY DASHED LINES PLOTTED FROM INFORMATION REFERENCED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23RD DAY OF DECEMBER, A.D. 2024.

Vernon Derek Danford  
N.C. PLS No. L-4528

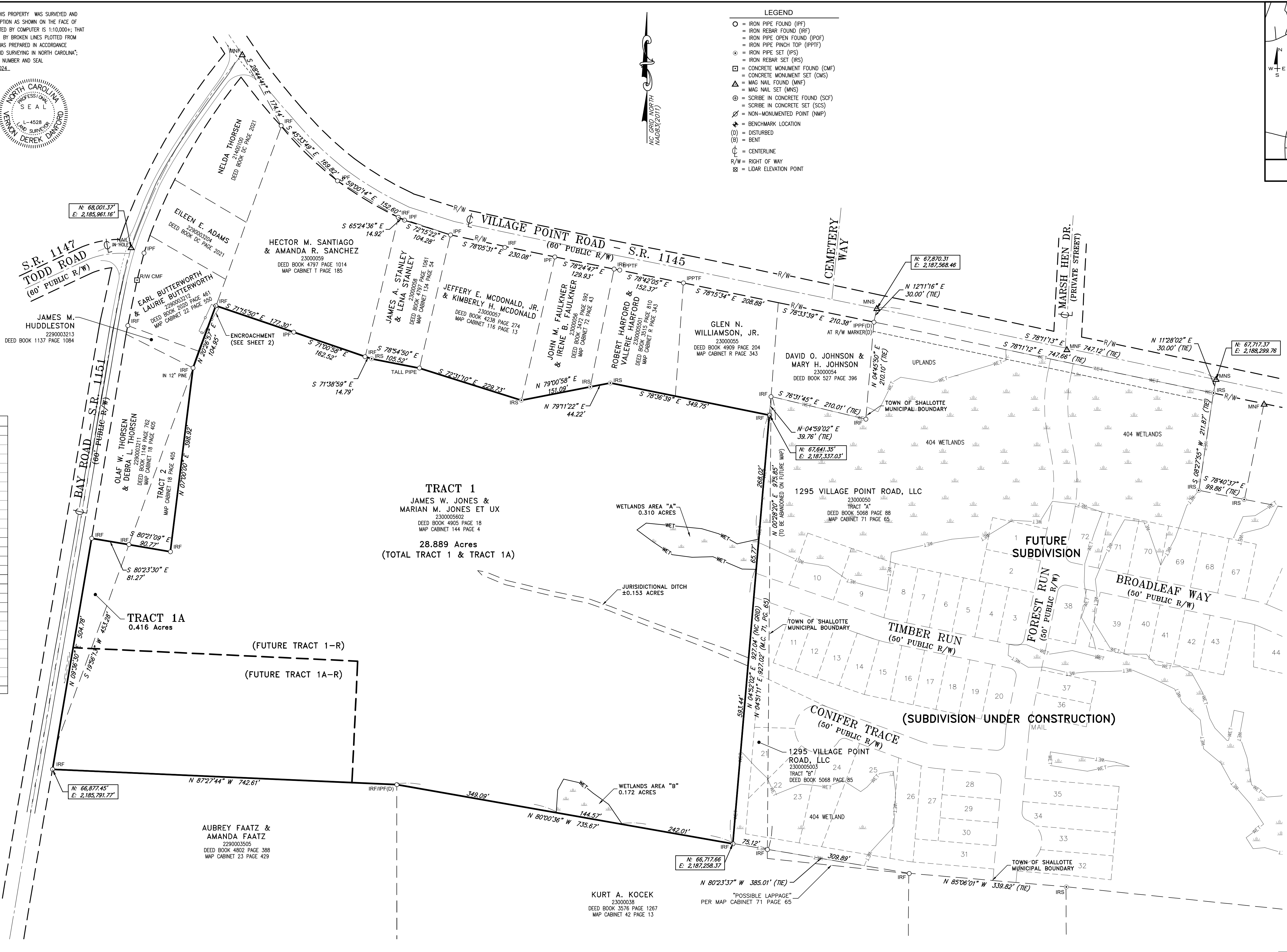


- LEGEND**
- = IRON PIPE FOUND (IPF)
  - = IRON REBAR FOUND (IRF)
  - = IRON PIPE OPEN FOUND (IPOF)
  - = IRON PIPE PINCH TOP (IPPT)
  - = IRON PIPE SET (IPS)
  - = IRON REBAR SET (IRS)
  - = CONCRETE MONUMENT FOUND (CMF)
  - = CONCRETE MONUMENT SET (CMS)
  - △ = MAG NAIL FOUND (MNF)
  - △ = MAG NAIL SET (MNS)
  - ⊕ = SCRIBE IN CONCRETE FOUND (SCF)
  - ⊕ = SCRIBE IN CONCRETE SET (SCS)
  - ⊕ = NON-MONUMENTED POINT (NMP)
  - ⊕ = BENCHMARK LOCATION
  - ⊕ = DISTURBED
  - (B) = BENT
  - ⊕ = CENTERLINE
  - R/W = RIGHT OF WAY
  - ⊕ = LIDAR ELEVATION POINT



**SURVEY REFERENCES**

DEED BOOK	PAGE
4905	18
3576	1267
4802	388
1149	762
1137	1084
2020	461
4797	1014
4797	1061
4238	274
3472	592
3515	810
4909	204
527	396
5068	88
8068	85
MAP CABINET PAGE	
144	4
42	13
23	429
18	405
22	550
"T"	185
134	54
116	13
72	43
"R"	343
71	65
AND OTHERS AS SHOWN	



- NOTES**
- THIS TRACT IS LOCATED IN ZONE "X" PER FRIS ON FIRM MAP NUMBER 3720108600K DATED: 08/28/2018.
  - THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHT OF WAYS NOT SHOWN HEREIN.
  - "BEST FIT MODEL" UTILIZED BASED UPON THE PREPONDERANCE OF EVIDENCE FOUND.
  - NC GRID BEARINGS DERIVED USING TOPCON UNIT, UTILIZING NORTH CAROLINA VRS SYSTEM.
  - ALL BEARINGS SHOWN ARE NC GRID (NAD83 2012B) EXCEPT AS SHOWN.
  - ALL PROPERTY CORNERS ARE IRON PIPES OR REBARS, UNLESS OTHERWISE NOTED. THE WOODEN STAKES SERVE TO PROTECT AND MARK THE AREA OF THE ACTUAL CORNERS, WHICH ARE TYPICALLY AT OR BELOW GROUND.
  - ALL DISTANCES ARE HORIZONTAL GROUND, IN US SURVEY FEET.
  - BENCHMARK ELEVATIONS DETERMINED USING TOPCON GPS UNIT, UTILIZING THE NORTH CAROLINA VRS SYSTEM.
  - ELEVATIONS BASED ON NAVD 88 DATUM.
  - AREA COMPUTED BY COORDINATE METHOD.
  - COMBINED FACTOR: 1.00013734.
  - 404 JURISDICTIONAL WETLANDS WERE FLAGGED ON OCTOBER 24, 2024 BY DAVID SCIBETTA, WITH SOUTHERN ENVIRONMENTAL GROUP, INC. (SEGI).
  - FLOOD LINES TAKEN FROM FLOOD RISK INFORMATION SYSTEM (FRIS) GIS DATA (DFIRM).
  - ZONING = SH-R-10, TOWN OF SHALLOTTE, N.C. MINIMUM SETBACKS MUST BE VERIFIED WITH ZONING DEPARTMENT.
  - TREE SURVEY BASED ON TOWN OF SHALLOTTE UNIFIED DEVELOPMENT ORDINANCE, SECTION 17-4.
  - THIS LAND WAS VACANT AT TIME OF SURVEY. THE LOTS AND INFRASTRUCTURE DEPICTED PER SUBDIVISION CONSTRUCTION PLANS.
  - THIS TOPOGRAPHIC SURVEY REPRESENTS ABOVE GROUND VISUAL EVIDENCE. IT IS NECESSARY TO CALL AN UNDERGROUND LOCATOR BEFORE ANY EXCAVATION.
  - THIS TOPOGRAPHIC SURVEY IS THE RESULT OF AN ACTUAL GROUND SURVEY. IT HAS BEEN SUPPLEMENTED WITH THE 2019-2020 HURRICANE FLORENCE, NC LIDAR DATA FOR THE UNITED STATES GEOLOGICAL SURVEY (USGS) & NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION (NOAA).

**AREA**

TRACT 1 =	28.889 ACRES
TRACT 1A =	0.416 ACRES
TOTAL =	28.889 ACRES

**WETLAND AREA CALCULATIONS**

AREA "A"	0.310 ACRES
AREA "B"	0.172 ACRES
JURISDICTIONAL DITCH	0.153 ACRES
TOTAL	0.635 ACRES

**DANFORD & ASSOCIATES**  
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**BOUNDARY, TOPOGRAPHIC, TREE & 404 WETLANDS SURVEY FOR BRIAN FLEER REALTY, INC.**  
JAMES W. JONES and wife, MARIAN M. JONES TRACT  
ALL OF TRACT 1 & TRACT 1A OF LAND AS DESCRIBED DEED BOOK 4905 PAGE 18 MAP CABINET 18 PAGE 405  
PARCEL ID: 2300005602 MAP CABINET 144 PAGE 4  
SHALLOTTE TOWNSHIP BRUNSWICK COUNTY NORTH CAROLINA

DECEMBER 23, 2024 28.889 ACRES  
100 0 50 100 200  
1 INCH = 100 FEET  
ONE FOOT CONTOUR INTERVAL - NAVD 88 DATUM  
© DANFORD & ASSOCIATES LAND SURVEYING, PC



**LIDAR NOTE**

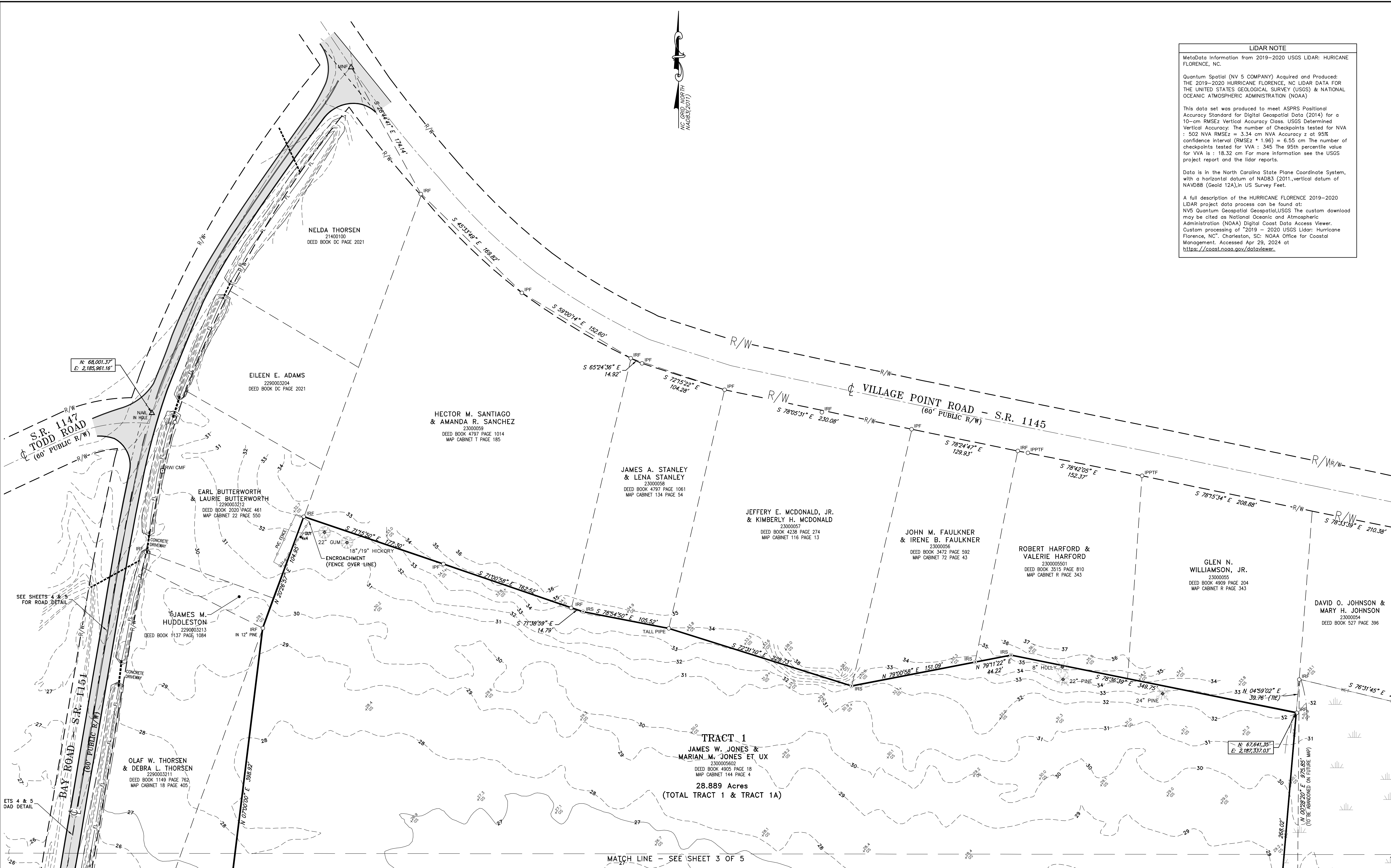
MetaData Information from 2019-2020 USGS LIDAR: HURRICANE FLORENCE, NC.

Quantum Spatial (NV 5 COMPANY) Acquired and Produced: THE 2019-2020 HURRICANE FLORENCE, NC LIDAR DATA FOR THE UNITED STATES GEOLOGICAL SURVEY (USGS) & NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION (NOAA)

This data set was produced to meet ASPRS Positional Accuracy Standard for Digital Geospatial Data (2014) for a 10-cm RMSEz Vertical Accuracy Class. USGS Determined Vertical Accuracy: The number of Checkpoints tested for NVA : 502 NVA RMSEz = 3.34 cm NVA Accuracy z at 95% confidence interval (RMSEz \* 1.96) = 6.55 cm The number of checkpoints tested for VVA : 345 The 95th percentile value for VVA is : 18.32 cm For more information see the USGS project report and the lidar reports.

Data is in the North Carolina State Plane Coordinate System, with a horizontal datum of NAD83 (2011), vertical datum of NAVD88 (Geoid 12A), in US Survey Feet.

A full description of the HURRICANE FLORENCE 2019-2020 LIDAR project data process can be found at: NV5 Quantum Geospatial Geospatial, USGS The custom download may be cited as National Oceanic and Atmospheric Administration (NOAA) Digital Coast Data Access Viewer. Custom processing of "2019 - 2020 USGS Lidar: Hurricane Florence, NC". Charleston, SC: NOAA Office for Coastal Management. Accessed Apr 29, 2024 at <https://coast.noaa.gov/dataviewer>.



SEE SHEETS 4 & 5 FOR ROAD DETAIL

SEE SHEETS 4 & 5 FOR ROAD DETAIL

ETS 4 & 5 ROAD DETAIL

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DECEMBER 23, 2024 28.889 ACRES

0 25 50 100  
1 INCH = 500 FEET  
ONE FOOT CONTOUR INTERVAL - NAVD 88 DATUM  
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*V. Derek Danford*

VERNON DEREK DANFORD  
N.C. PLS No. L-4528  
DECEMBER 23, 2024

**NORTH CAROLINA**  
PROFESSIONAL  
SEAL  
L-4528  
LAND SURVEYING  
VERNON DEREK DANFORD

SHEET 2 OF 5



OLAF W. THORSEN  
& DEBRA L. THORSEN  
229003211  
DEED BOOK 1149 PAGE 782  
MAP CABINET 18 PAGE 405

TRACT 1A  
0.416 Acres

TRACT 1  
JAMES W. JONES &  
MARIAN M. JONES ET UX  
230005602  
DEED BOOK 4905 PAGE 18  
MAP CABINET 144 PAGE 4

AUBREY FAATZ &  
AMANDA FAATZ  
2290003505  
DEED BOOK 4902 PAGE 388  
MAP CABINET 23 PAGE 429

KURT A. KOCEK  
23000038  
DEED BOOK 3576 PAGE 1267  
MAP CABINET 42 PAGE 13

WETLAND AREA "A" LINE TABLE			WETLAND AREA "B" LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
A1	N 88°34'55" W	30.51'	B1	N 03°30'37" E	49.35'
A2	N 67°04'59" W	68.56'	B2	N 29°14'37" E	26.40'
A3	S 88°14'22" W	44.54'	B3	S 76°59'16" E	38.78'
A4	N 82°32'32" W	43.33'	B4	S 50°03'33" E	33.74'
A5	N 56°10'17" W	49.75'	B5	S 54°18'49" E	40.78'
A6	N 53°31'05" W	43.08'	B6	S 34°22'59" E	52.33'
A7	N 53°32'27" E	24.98'			
A8	S 84°15'11" E	59.08'			
A9	S 84°13'50" E	60.92'			
A10	S 73°30'42" E	38.48'			
A11	S 61°16'43" E	45.00'			
A12	N 77°39'10" E	47.96'			

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email: danford@danfordsurveying.com

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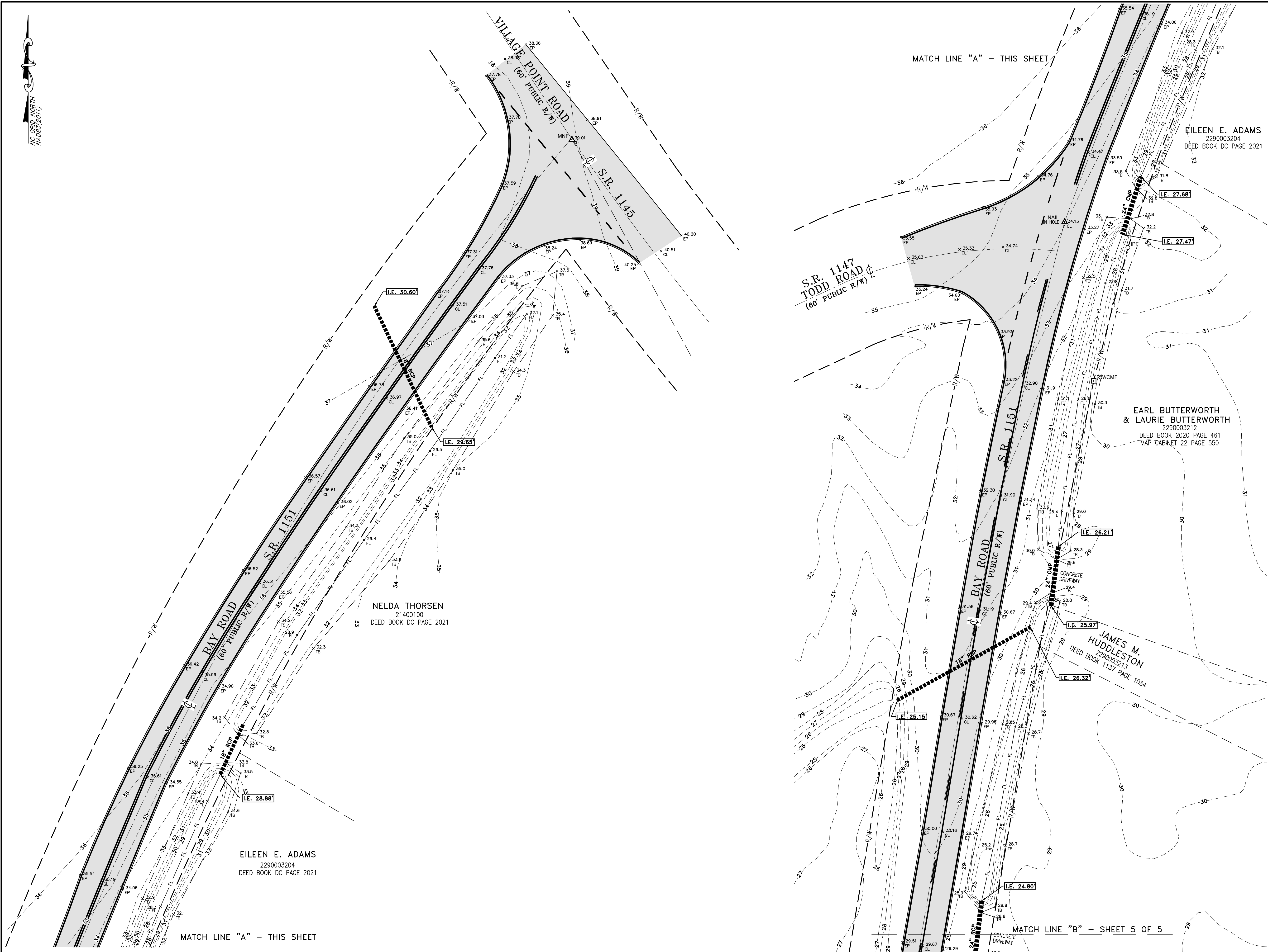
DECEMBER 23, 2024 28.889 ACRES  
50 0 25 50 100  
1 INCH = 500 FEET  
ONE FOOT CONTOUR INTERVAL - NAVD 88 DATUM  
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*V. Derek Danford*  
VERNON DEREK DANFORD  
N.C. PLS No. L-4528  
DECEMBER 23, 2024





NC GRID NORTH  
MADE3(2011)



MATCH LINE "A" - THIS SHEET

EILEEN E. ADAMS  
2290003204  
DEED BOOK DC PAGE 2021

S.R. 1147  
TODD ROAD  
(60' PUBLIC R/W)

EARL BUTTERWORTH  
& LAURIE BUTTERWORTH  
2290003212  
DEED BOOK 2020 PAGE 461  
MAP CABINET 22 PAGE 550

NELDA THORSEN  
21400100  
DEED BOOK DC PAGE 2021

EILEEN E. ADAMS  
2290003204  
DEED BOOK DC PAGE 2021

JAMES M.  
HUDDLESTON  
2290003213  
DEED BOOK 1137 PAGE 1084

MATCH LINE "A" - THIS SHEET

MATCH LINE "B" - SHEET 5 OF 5

FB  
8792\_BAY RD-JONES TRACT (8669)

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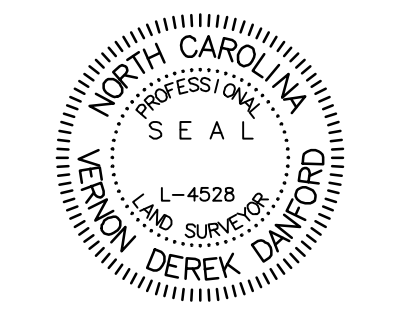
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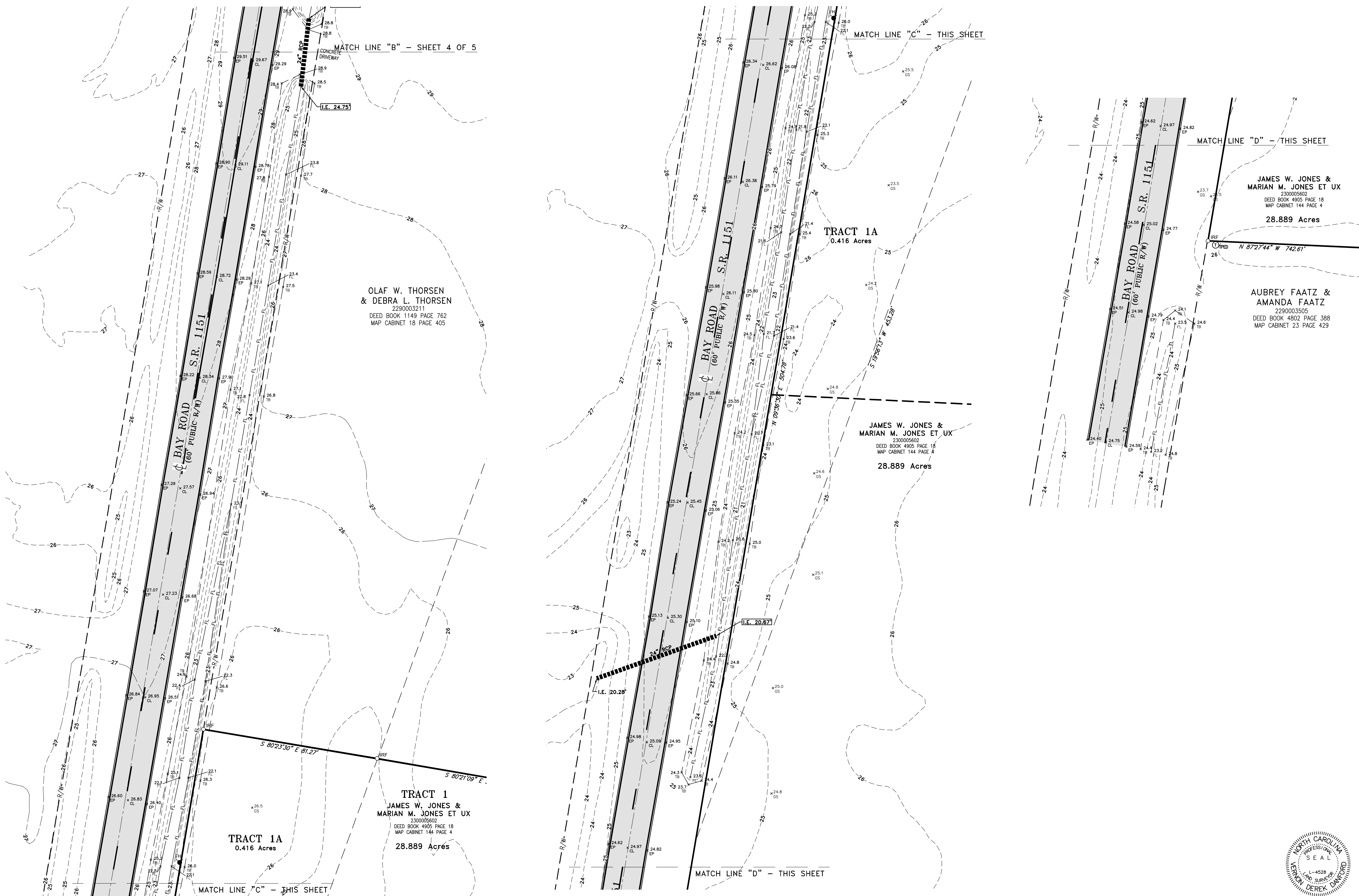
DECEMBER 23, 2024 28.889 ACRES

1 INCH = 20 FEET  
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N.C. PLS No. L-4528  
DECEMBER 23, 2024

NC GRID NORTH  
MADE3(2011)



OLAF W. THORSEN  
& DEBRA L. THORSEN  
2290003211  
DEED BOOK 1149 PAGE 762  
MAP CABINET 18 PAGE 405

TRACT 1  
JAMES W. JONES &  
MARIAN M. JONES ET UX  
2300005602  
DEED BOOK 4905 PAGE 18  
MAP CABINET 144 PAGE 4  
28.889 Acres

TRACT 1A  
0.416 Acres

JAMES W. JONES &  
MARIAN M. JONES ET UX  
2300005602  
DEED BOOK 4905 PAGE 18  
MAP CABINET 144 PAGE 4  
28.889 Acres

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2300005602  
DEED BOOK 4905 PAGE 18  
MAP CABINET 144 PAGE 4  
28.889 Acres

AUBREY FAATZ &  
AMANDA FAATZ  
2290003505  
DEED BOOK 4802 PAGE 388  
MAP CABINET 23 PAGE 429

TRACT 1A  
0.416 Acres

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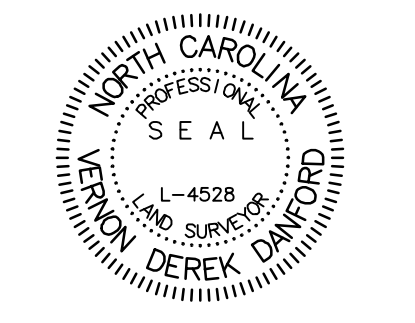
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