



VICINITY MAP (N.T.S.)

- LEGEND.
- EIP= EX. IRON PIPE
  - = EX. IRON ROD
  - = EX. ELECTRIC
  - = ELECTRIC METER
  - = WATER METER
  - = LIGHT POLE
  - = GUY WIRE

- = BOUNDARY LINE
- = SURVEYED LINE
- = NON-SURVEYED LINE (PLATTED BY DEED)
- - - = RIGHT-OF-WAY LINE
- - - = OVERHEAD POWER

LINE #	LENGTH	DIRECTION
L1	70.61'	N 53°16'37" E
L2	25.71'	S 80°19'55" E
L3	41.18'	N 89°01'00" E
L4	42.04'	N 87°16'52" E
L5	64.90'	N 83°34'56" E
L6	32.95'	N 79°11'08" E
L7	82.76'	N 73°44'52" E
L8	106.07'	N 75°15'45" E
L9	107.82'	N 72°05'42" E
L10	31.42'	N 74°43'20" E

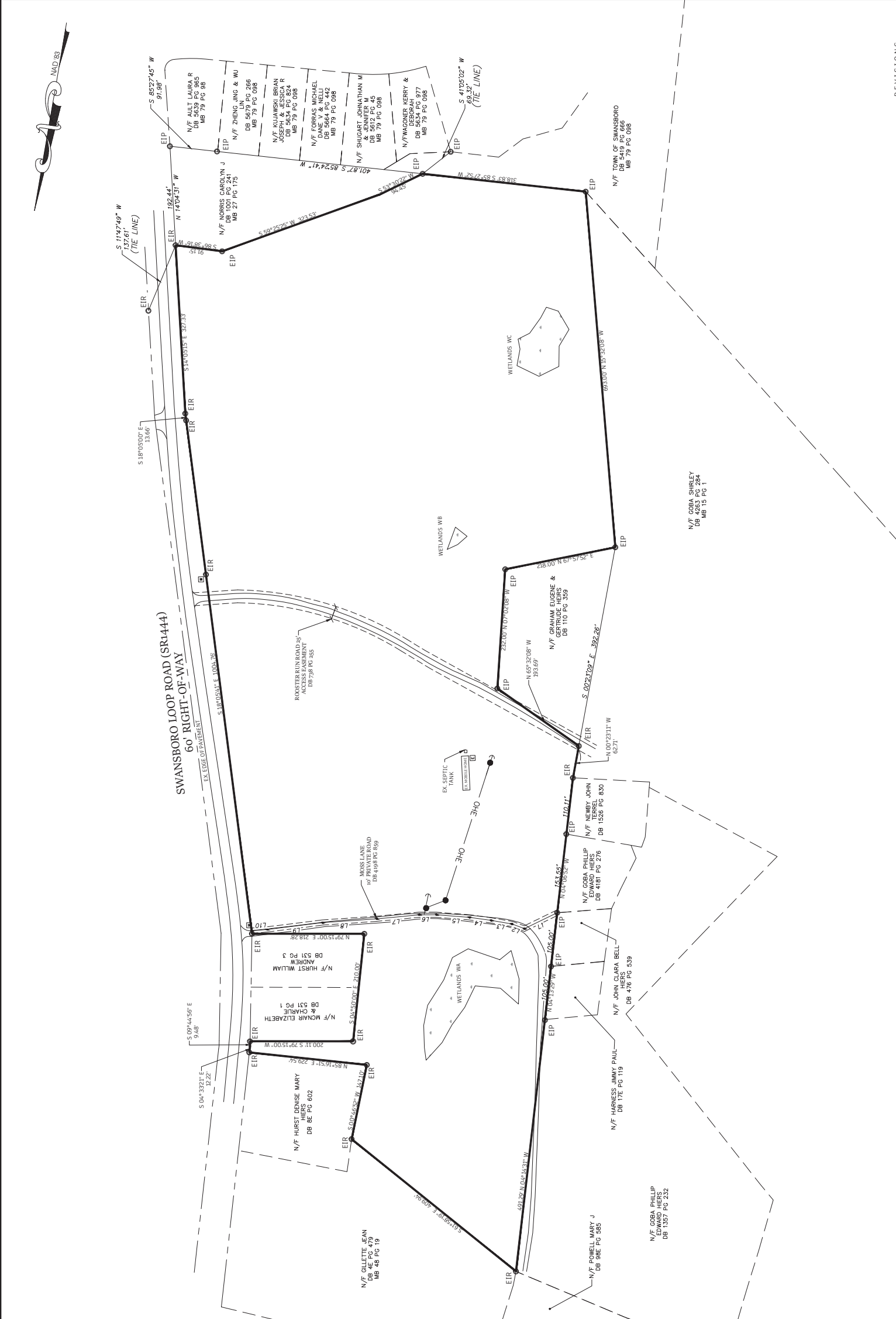
I, JEREMY T. MCCOMBS CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE DESCRIPTIONS AND MEASUREMENTS ARE TRUE AND CORRECT. THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; AND THAT THE RATIO OF PRECISION WAS 1:10,000+ AND THAT THE 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: 0.16"
- (3) TYPE OF GPS SURVEY: RTK
- (4) DATES OF SURVEY: 07-05-2022
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED/FIXED-CONTROL USE: VRS
- (7) GEOD MODEL: 2012B
- (8) COMBINED GRID FACTORS: 0.99992201
- (9) UNITS: US SURVEY FOOT

I FURTHER CERTIFY THIS IS A SURVEY 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(F)(1) AS AMENDED, WITNESS MY HAND AND SEAL THIS 23RD DAY OF AUGUST, A.D. 2022.

DocuSigned by:  
**Jeremy T. McCombs**  
 E41X11A0ED01742E...  
 JEREMY T. MCCOMBS PLS L-5355

PROJECT NO.: PM3106-001  
 DRAWING NO.: SURVEY



REVISIONS

BY	NO.	DATE	DESCRIPTION
JTM	1	10/23/23	WETLANDS

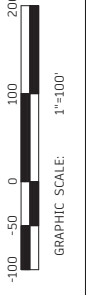
BOUNDARY SURVEY FOR:  
**SAND DOLLAR HOMES**  
 SWANSBORO LOOP ROAD  
 TAX PARCEL: 536518217675 D.B. 5511 PG. 585  
 SWANSBORO, ONSLOW COUNTY, NORTH CAROLINA

OWNER: SAND DOLLAR HOMES, LLC  
 ADDRESS: 1705 IVORY GULL DRIVE  
 MOREHEAD CITY, NC 28557  
 PHONE: 910-320-2587

SURVEYED: BB/AC  
 DRAWN: CBL  
 APPROVED: JTM  
 DATE: 08/23/2022  
 SCALE: 1"=100'  
 SHEET 1 OF 1

STROUD ENGINEERING, P.A.  
 422 HIGHWAY 24  
 MOREHEAD CITY, NC 28557  
 (252) 247-7479  
 LICENSE NO. 60649

- REFERENCES:
- MAP BOOK 80 PAGE 115
  - MAP BOOK 79 PAGE 98
  - MAP BOOK 27 PAGE 9
  - MAP BOOK 15 PAGE 1
  - MAP BOOK 48 PAGE 19
  - MAP BOOK 27 PAGE 175



- NOTES:
- AREA BY COORDINATE GEOMETRY COMPUTATIONS: AREA= 1,188,623.5217 FT.² OR 27.287± ACRES.
  - THE BASIS OF BEARINGS IS N.C. STATE PLANE COORDINATE SYSTEM; NAD83.
  - SETBACKS CONFORM TO THE ONSLOW COUNTY CODE OF ORDINANCE: CURRENT ZONING: RA. SETBACK: 30' FRONT, 8' SIDE, AND 15' REAR.
  - THIS LOT IS LOCATED IN A "SHADED X" FLOOD ZONE AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM PANEL 3720536500L DATED 6/19/2020.
  - WETLANDS DELINEATED BY CZR ENVIRONMENTAL CONSULTANTS ON 9/12/2023. WETLAND AREA=0.582± ACRES.
  - NO GEODETTIC MONUMENT WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  - THIS SURVEY IS OF AN EXISTING PARCEL OF LAND. THIS MAP IS NOT FOR RECORDATION.

# PRELIMINARY NOT FOR SALE, CONVEYANCE, OR RECORDATION

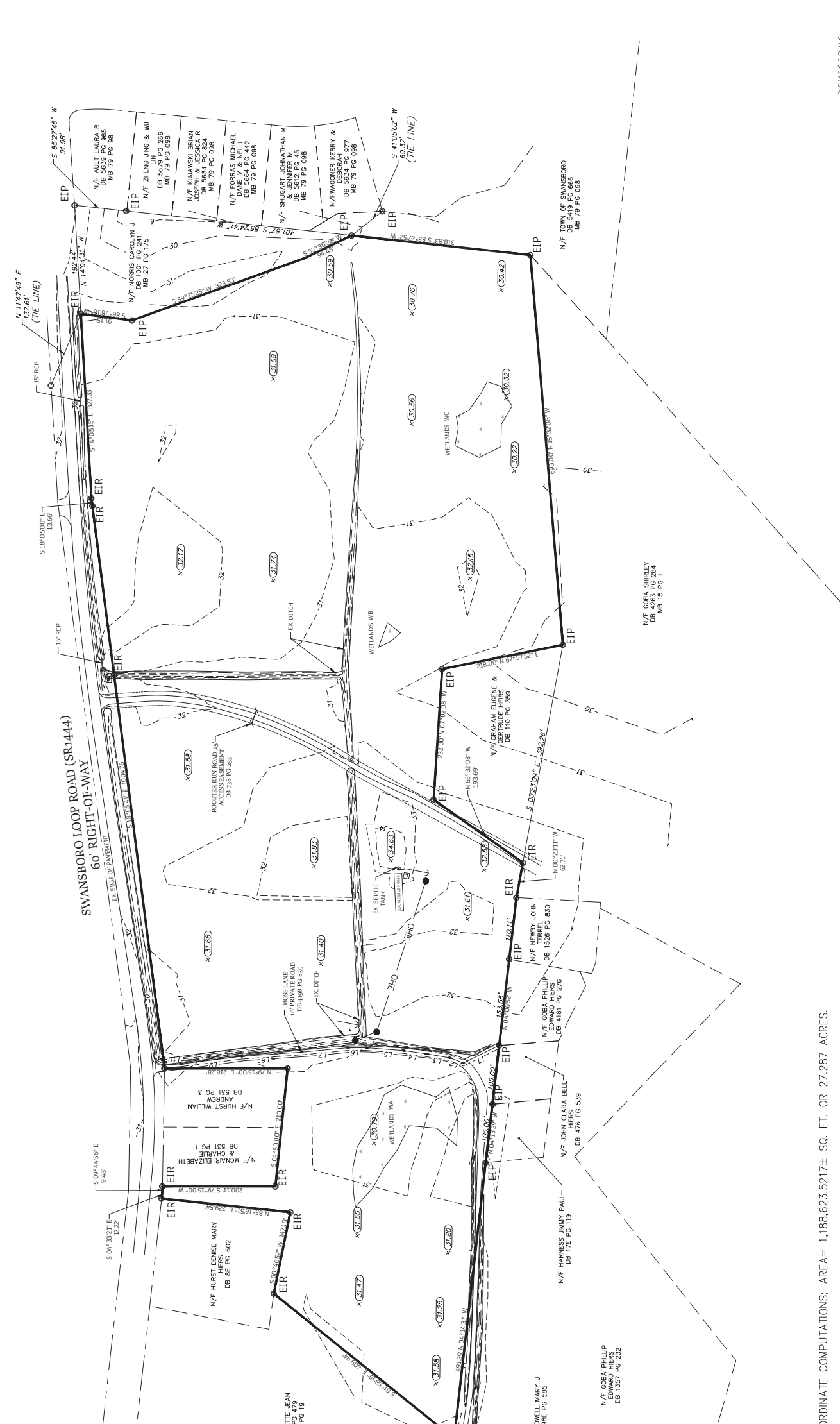


VICINITY MAP (N.T.S.)

- LEGEND:
- EIP= EX. IRON PIPE
  - EIR= EX. IRON ROD
  - = ELECTRIC METER
  - = WATER METER
  - = LIGHT POLE
  - = GUY WIRE

- BOUNDARY LINE
- SURVEYED LINE
- - - NON-SURVEYED LINE
- RIGHT-OF-WAY LINE
- - - FLOOD HAZARD LINE
- - - FEMA LIMWA LINE
- - - OVERHEAD POWER

MOSS LANE LINE TABLE	LINE #	LENGTH	DIRECTION
	L1	70.61'	N 53°16'37" E
	L2	25.71'	S 80°19'55" E
	L3	41.18'	N 89°01'00" E
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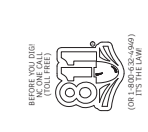
- NOTES:
- AREA BY COORDINATE COMPUTATIONS; AREA= 1,188,623.5217± SQ. FT. OR 27.287 ACRES.
  - THE BASIS OF BEARINGS IS N.C. STATE PLANE COORDINATE SYSTEM; NAD 83. VERTICAL DATUM IS BASED ON NAVD 88. CONTOUR INTERVAL IS 1.0'.
  - SETBACKS CONFORM TO THE ONSLOW COUNTY CODE OF ORDINANCE: CURRENT ZONING: RA. SETBACK: 30' FRONT, 8' SIDE, AND 15' REAR.
  - THIS LOT IS LOCATED IN A "SHADED X" FLOOD ZONE AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM PANEL 3720536500L DATED 6/19/2020.
  - WETLANDS DELINEATED BY CZR ENVIRONMENTAL CONSULTANTS ON 9/12/2023. WETLAND AREA=0.66± ACRES.
  - NO GEODETIC MONUMENT WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  - THIS SURVEY IS OF AN EXISTING PARCEL OF LAND. THIS MAP IS NOT FOR RECORDATION.

I, JEREMY T. MCCOMBS, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND WERE PLOTTED FROM INFORMATION AS CLEARLY INDICATED AS SUCH AND THAT THE RATIO OF PRECISION WAS 1:10,000 AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A NAVIGATION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

(1) CLASS OF SURVEY: CLASS A  
 (2) POSITIONAL ACCURACY: 0.05  
 (3) TYPE OF GPS SURVEY: RTK  
 (4) DATE/PERIOD: 07-05-2022  
 (5) GNSS MODEL: NAD93(2011)  
 (6) FIXING/CONTROL USE: 2019  
 (7) GEOD MODEL: 2019  
 (8) COMBINED GRID FACTORS: 0.98892201  
 (9) UNITS: US SURVEY FOOT

I FURTHER CERTIFY THIS IS A SURVEY 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 SURVEYING AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(F)(1) AS AMENDED, WITNESS MY HAND AND SEAL THIS 23RD DAY OF AUGUST, A.D. 2022.

BY	NO.	DATE	DESCRIPTION



BOUNDARY & TOPOGRAPHIC SURVEY FOR:  
**PT 2ND & 3RD TR OLAI UNDERSETH**  
 SWANSBORO LOOP ROAD  
 TAX PARCEL: 536518217675 D.B. 5511 PG. 585  
 SWANSBORO, ONSLOW COUNTY, NORTH CAROLINA  
 OWNER: SAND DOLLAR HOMES, LLC  
 ADDRESS: 1705 IVORY GULL DRIVE  
 MOREHEAD CITY, NC 28557  
 PHONE: 910-320-2587

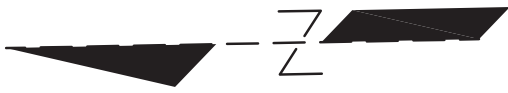
STROUD ENGINEERING, P.A.  
 422 HIGHWAY 24  
 MOREHEAD CITY, NC 28557  
 (252) 247-7479  
 LICENSE NO. 60647

SURVEYED: BB/AC  
 DRAWN: CBL  
 APPROVED: JTM  
 DATE: 08/23/2022  
 SCALE: 1"=100'  
 SHEET 1 OF 1

REFERENCES:

- MAP BOOK 80 PAGE 115
- MAP BOOK 79 PAGE 98
- MAP BOOK 27 PAGE 9
- MAP BOOK 15 PAGE 1
- MAP BOOK 48 PAGE 19
- MAP BOOK 27 PAGE 175

GRAPHIC SCALE: 1"=100'  
 -100 -50 0 100 200



SWANSBORO LOOP ROAD (SR1444)  
60' RIGHT-OF-WAY  
EX. EDGE OF PAVEMENT

MOSS LANE  
10' PRIVATE ROAD  
DB 4198 PG 859

PROPOSED  
25' PAVED  
ACCESS ROAD

WETLANDS  
(TYP.)

N/F POWELL MARY J  
DB 98E PG 585

N/F HARNESS JIMMY PAUL  
DB 17E PG 119

N/F JOHN CLARA BELL  
HIERS  
DB 476 PG 539

N/F GOBA PHILLIP  
EDWARD HIERS  
DB 4181 PG 276

N/F NEWBY JOHN  
TERREL  
DB 1526 PG 830

N/F GOBA PHILLIP  
EDWARD HIERS  
DB 1357 PG 232

# SAND DOLLAR HOMES

TAX PARCEL: 536518217675  
PHYSICAL ADDRESS: SWANSBORO LOOP ROAD

REFERENCE: DB 5511 PG 585 OF  
THE ONSLOW COUNTY REGISTRY

SWANSBORO, NC

DATE: JUNE 1, 2023

SCALE: 1" = 150'



STROUD ENGINEERING, P.A.

422 HIGHWAY 24  
MOREHEAD CITY, NC 28557  
(252) 247-7479

LICENSE NO.C-0647