



# STROUD ENGINEERING, P. A.

CONSULTING ENGINEERS  
422 HIGHWAY 24  
MOREHEAD CITY, NORTH CAROLINA 28557  
WWW.STROUDENGINEER.COM  
LICENSE NO. C-0647

## -LEGAL DESCRIPTION-

FOR PT 2<sup>ND</sup> & 3<sup>RD</sup> TR OLAI UNDERSETH, SWANSBORO LOOP ROAD,  
SWANSBORO, ONSLOW COUNTY, N.C.  
LAND OWNED BY SAND DOLLAR HOMES, LLC

Lying and being in Onslow County, Swansboro, North Carolina and being PIN 536518217675, Parcel ID 019324, and being more particularly described as follows:

Commencing at an existing iron rod located in the western right-of-way of Swansboro Loop Road and being the true point of beginning, which point is located S11°47'49"W, 137.61' from an existing iron rod found in the eastern right-of-way of Swansboro Loop Road; thence S86°38'16"W, 91.15' to an existing iron pipe found; thence S59°25'25" W, 323.53' to a point; thence S53°30'22"W, 94.45' to an existing iron pipe found; thence S85°27'52"W, 318.83' to an existing iron pipe found; thence N15°32'08"W, 693.00' to an existing iron pipe found; thence N67°57'52"E, 218.00' to an existing iron pipe found; thence N07°02'08W, 232.00' to an existing iron pipe found; thence N65°32'08"W, 193.69' to an existing iron rod found; thence N00°23'11"W, 62.71' to an existing iron rod found; thence N04°06'52"W, 263.66' to an existing iron pipe found; thence N04°13'29"W, 210.00' to an existing iron pipe found; N04°14'31"W, 491.29' to an existing iron rod found; thence S61°58'19"E, 409.94' to an existing iron rod found; thence S00°46'52"W, 147.10' to an existing iron rod found; thence N85°16'51"E, 229.54' to an existing iron rod found; thence S04°33'21"E, 12.22' to a point; thence S09°44'56"E, 9.48' to an existing iron rod found; thence S79°15'00"W, 200.11' to an existing iron rod found; thence S04°50'00"E, 210.00' to an existing iron rod found; thence N79°15'00"E, 218.28' to an existing iron rod found; thence S18°05'41"E, 1,004.76' to an existing iron rod found; thence S18°05'00"E, 13.66' to an existing iron rod found; thence S14°05'15"E, 327.33' to the place and point of beginning; containing 27.287+/- acres. Being the property depicted on a boundary retracement survey of map book 80 page 115 prepared by Stroud Engineering, P.A. dated 8/23/2022. Further being property described by way of deed recorded in book 5511 page 585, Onslow County Register of Deeds.



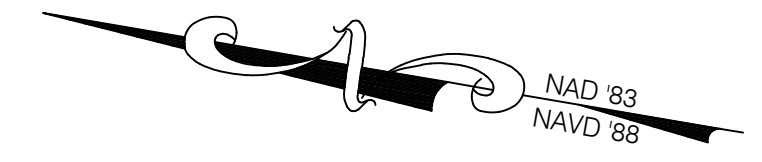
DocuSigned by:

*Jeremy T. McCombs*

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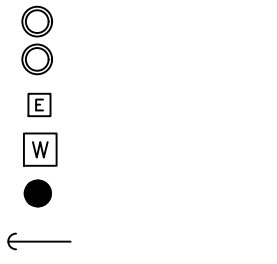
Jeremy T. McCombs  
Registered Land Surveyor L5355

# PRELIMINARY NOT FOR SALE, CONVEYANCE, OR RECORDATION



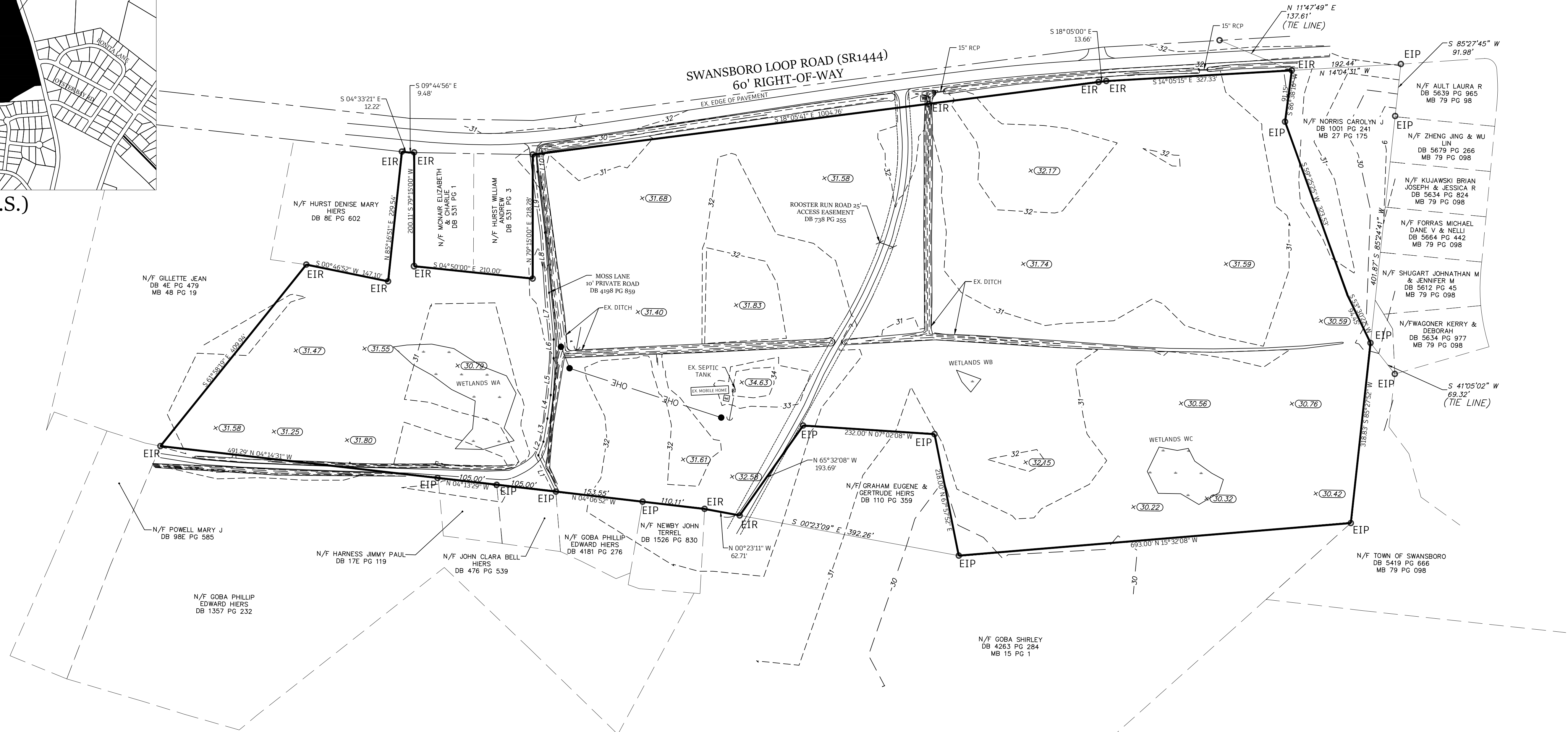
VICINITY MAP (N.T.S.)

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



**BOUNDARY LINE** (solid line)  
**SURVEYED LINE** (dashed line)  
**NON-SURVEYED LINE** (dotted line)  
**RIGHT-OF-WAY LINE** (long dashed line)  
**FLOOD HAZARD LINE** (short dashed line)  
**FEMA LIMWA LINE** (dash-dot line)  
**OVERHEAD POWER** (line with cross-ticks)

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 UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK PAGE THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; 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: 0.05
- (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) GEOID MODEL: 2012B
- (8) COMBINED GRID FACTOR(S): 0.99992201
- (9) UNITS: US SURVEY FOOT

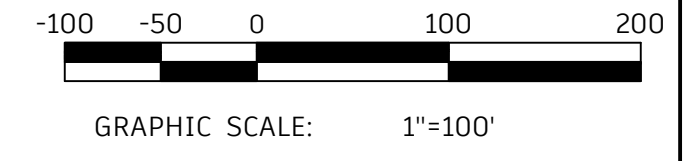
I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(F)(11) AS AMENDED. WITNESS MY HAND AND SEAL THIS 23RD DAY OF AUGUST, A.D. 2022.

JEREMY T. MCCOMBS PLS L-5355  
 PROJECT NO.: PM3106-001  
 DRAWING NO.: SURVEY

**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.

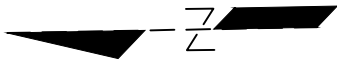
- REFERENCES:**
- MAP BOOK 80 PAGE 115
  - MAP BOOK 79 PAGE 98
  - MAP BOOK 27 PAGE 9
  - MAP BOOK 15 PAGE 1
  - MAP BOOK 48 PAGE 19
  - MAP BOOK 27 PAGE 175



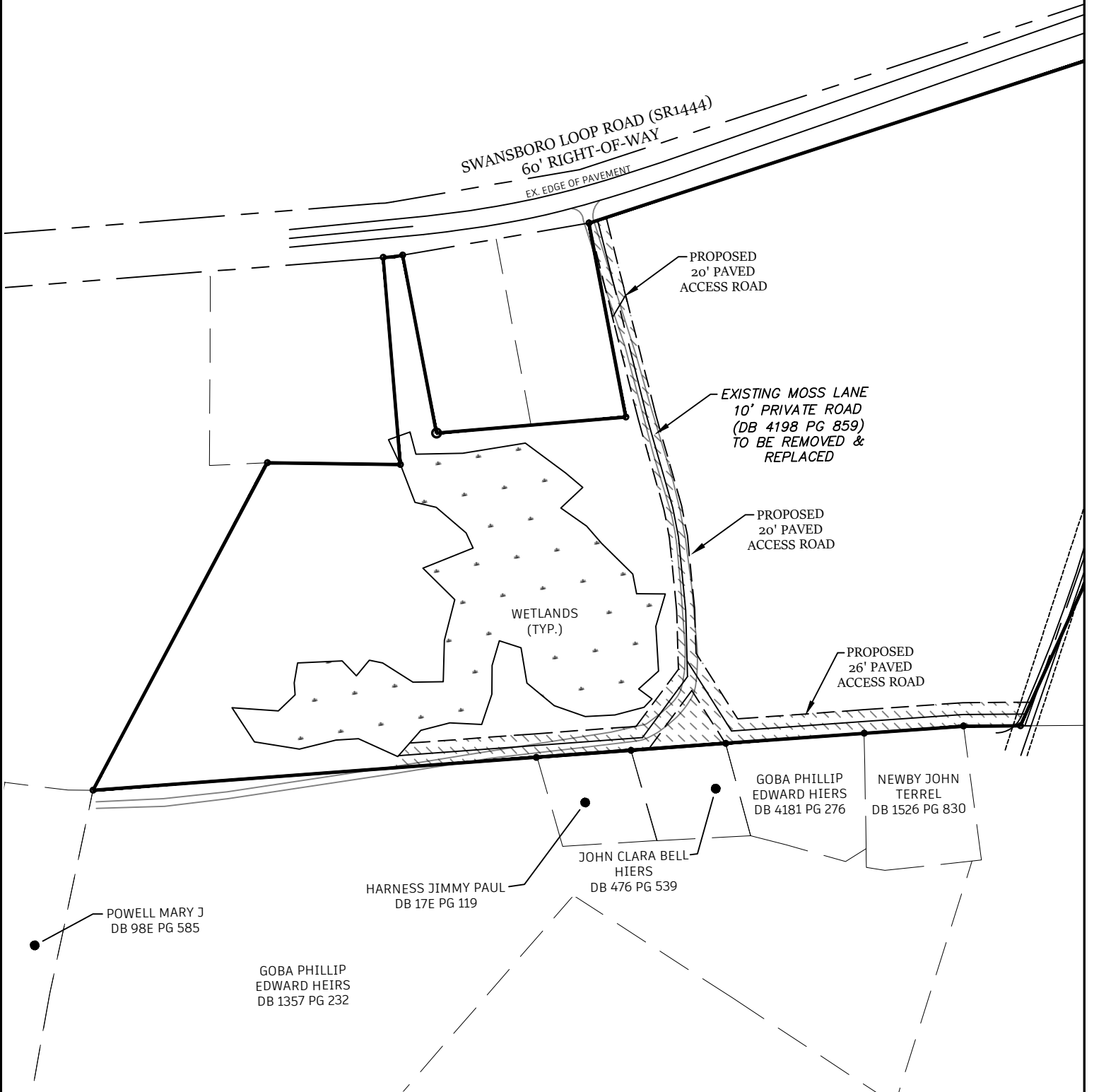
BY	NO.	DATE	DESCRIPTION

**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	SURVEYED: BB/AC
ADDRESS: 1705 IVORY GULL DRIVE MOREHEAD CITY, NC 28557	DRAWN: CBL
PHONE: 910-320-2587	APPROVED: JTM
STROUD ENGINEERING, P.A. 422 HIGHWAY 24 MOREHEAD CITY, NC 28557 (252) 247-7479	DATE: 08/23/2022
LICENSE NO. C-0647	SCALE: 1"=100'
	SHEET 1 OF 1



PRELIMINARY  
NOT FOR RECORDATION OR SALES



PROPOSED EASEMENT MAP FOR:

**SAND DOLLAR HOMES SUBDIVISION**

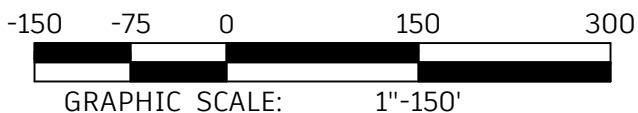
TAX PARCEL: 536518217675  
PHYSICAL ADDRESS: SWANSBORO LOOP ROAD  
REFERENCE: DB 5511 PG 585

SWANSBORO, ONSLOW COUNTY, NC

DEED EXHIBIT-NOT FOR RECORDATION

DATE: JUNE 6, 2023

SCALE: 1"=150'



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