

VICINITY MAP  
NOT TO SCALE

THIS SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE ORIGINAL GPS DATA WAS OBTAINED ON SEPTEMBER 3, 2019; THAT THE FIELD LOCATION WAS COMPLETED ON SEPTEMBER 30, 2019; THE PRIMARY STATE PLANE AZIMUTH COORDINATES SHOWN HEREON ARE NORTH CAROLINA STATE PLANE VALUES (FIPS 3200) BASED ON THE NAD 1983 (NSRS 2011) NAVD 1988 (GEOID 12B) ADJUSTMENT AS POSITIONED BY THE NGS VRS NETWORK FROM OBSERVATIONS MADE BY THIS OFFICE USING TRIMBLE GNSS R-8 MODEL 4 SURVEY GRADE DUAL FREQUENCY RECEIVERS AND OBSERVED USING MULTIPLE SESSIONS A MINIMUM OF 240 EPOCHS; ALL OTHER COORDINATES ARE LOCALIZED GROUND COORDINATES DERIVED FROM CONVENTIONAL METHODS BY THIS OFFICE; THIS SURVEY WAS COMPILED TO MEET THE ASPRS STANDARDS FOR CLASS 1 MAP ACCURACY AT 1: 1200 (1" = 100'). ALL REPORTED VALUES ARE U.S. SURVEY FEET.

GPS STATEMENT

ZONING DESIGNATION CB (COMMUNITY BUSINESS:  
FRONT SETBACK - 25'  
SIDE SETBACK FROM CORNER LOT - 25'  
SIDE SETBACK FROM INTERIOR LINE - 0'  
REAR SETBACK - 15'

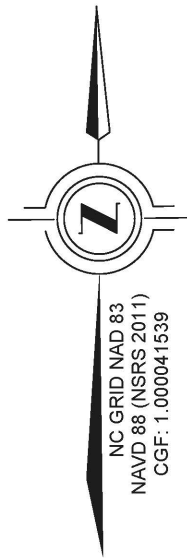
LEGEND

- DB.....DEED BOOK  
PG.....PAGE REFERENCE  
CGRID...CALCULATED GRID VALUE  
LGND...LOCALIZED GROUND VALUE  
100.00' T...DENOTES TOTAL DISTANCE  
(100.00')...DENOTES PARTIAL DISTANCE  
NMF.....NO MONUMENTATION FOUND  
TN.....60D TRAVERSE NAIL WITH CAP  
CP.....COMPUTED POINT  
NIR.....NEW IRON ROD SET- 5/8" REBAR  
EIP.....EXISTING IRON PIPE  
TBM.....TBM TEMPORARY BENCHMARK  
TPED -- TELEPHONE PEDESTAL  
FH ---- FIRE HYDRANT  
WV --- WATER VALVE  
PP ---- POWER POLE  
CO ---- CLEANOUT  
DI ---- DROP INLET  
SN.....SIGN  
SSMH...SANITARY SEWER MANHOLE  
LINE NOT SURVEYED  
PARCEL BOUNDARY LINE  
RIGHT-OF-WAY  
TREE LINE  
FENCE LINE  
EASEMENT / RIGHT-OF-WAY

NORTH CAROLINA  
NEW HANOVER COUNTY

I, KENNETH W. KNOTT PLS, CERTIFY THAT THIS SUBDIVISION SURVEY WAS COMPLETED UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION; THAT THIS SUBDIVISION SURVEY LIES WITHIN EXISTING PARCELS OF LAND RECORDED AT THE NEW HANOVER COUNTY REGISTER OF DEEDS WITHIN DEED BOOK 5541 PAGE 773; MAP BOOK 55 PAGE 293 ; RECOVERED FIELD MONUMENTATION LYING UPON THE EXISTING RIGHT-OF-WAYS AND PERIMETER BOUNDARY WHICH WAS USED TO RE-ESTABLISH THE EXISTING RIGHT-OF-WAY ALONG OLEANDER DRIVE, PARK AVENUE, FRENCH ROAD AND PORTIONS OF THE SUBJECT PARCEL BOUNDARY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND DRAWN FROM REFERENCED RECORD INFORMATION; THAT THE CONVENTIONAL UNADJUSTED RATIO OF PRECISION AS CALCULATED EXCEEDS 1 : 20,000; THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES SUBDIVISIONS OF LAND; THAT THIS SURVEY DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22ND DAY OF FEBRUARY, A.D., 2021.

**PRELIMINARY**  
SURVEYOR NUMBER L-5353



REFERENCES:  
DB 5541 PG 773  
MB 55 PG 293

NC GRID NAD 83  
NAVD 88 (NSRS 2011)  
CGF: 1.000041539

NORTH CAROLINA  
NEW HANOVER COUNTY

Filed for registration on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

at (A.M./P.M.) and recorded in Plat Cabinet \_\_\_\_\_, Slide \_\_\_\_\_.

Register of Deeds

NORTH CAROLINA  
NEW HANOVER COUNTY

I, \_\_\_\_\_, Review Officer for New Hanover County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

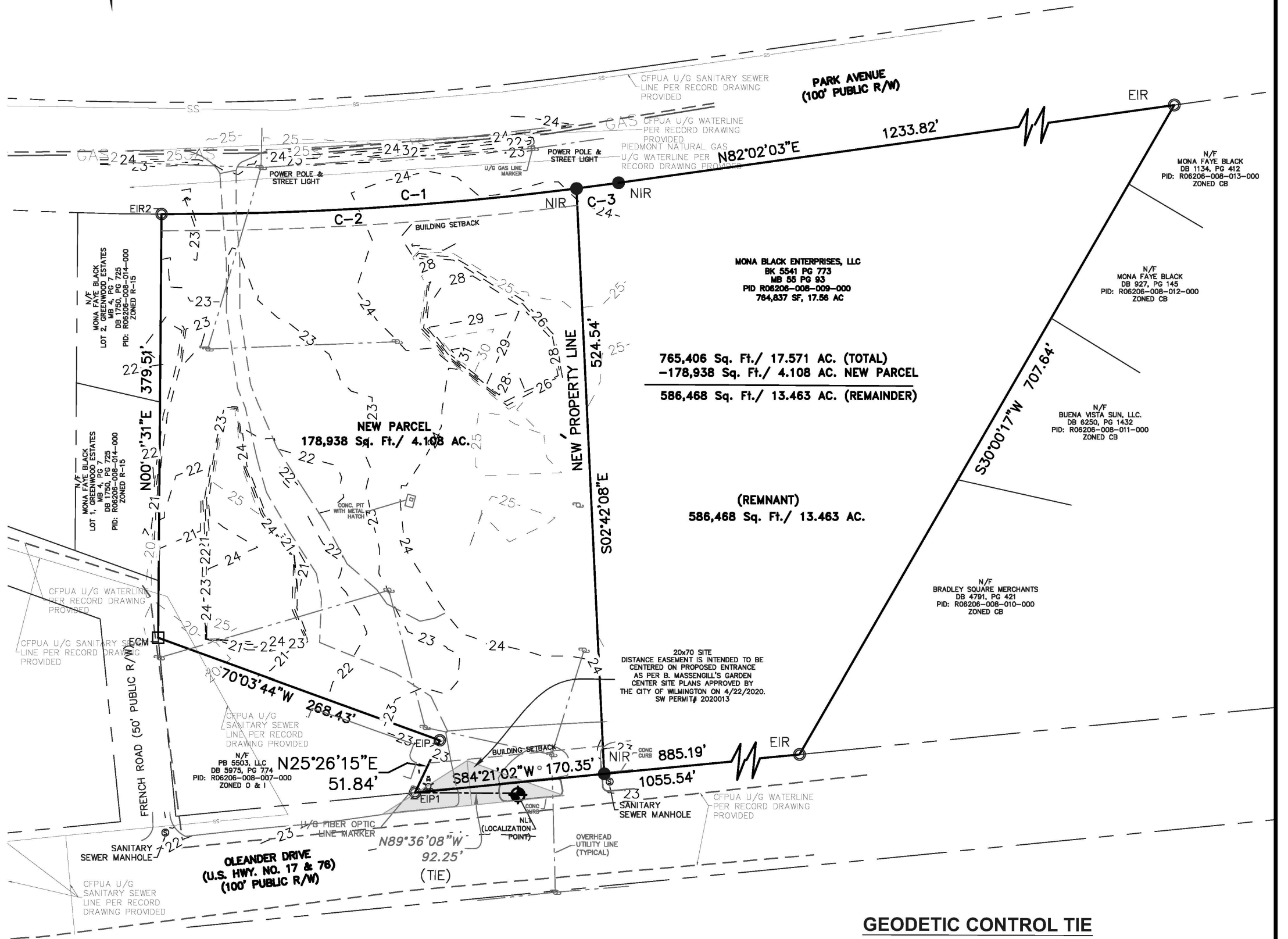
Review Officer \_\_\_\_\_, Date \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of Subdivision with my (our) own free consent. Further, I (we) certify the land as shown hereon is located within the subdivision jurisdiction of New Hanover County.

Owners(s) \_\_\_\_\_, Date \_\_\_\_\_

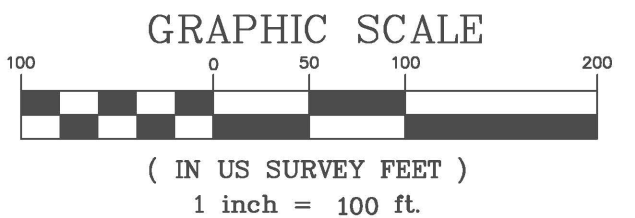
Owners(s) \_\_\_\_\_, Date \_\_\_\_\_



GEODETIC CONTROL TIE

THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE STATE PLANE COORDINATES ESTABLISHED FOR "CAMA" WITH NAD 83/2011 STATE PLANE GRID COORDINATES OF  
NORTHING: 183,540.64(ft)  
EASTING: 2,346,038.78(ft)  
ELEVATION: 40.92' (NAVD 88, GEOID 12B)  
THE AVERAGE COMBINED GRID FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS: 1.000041539  
ALL LINEAR DIMENSIONS ARE LOCALIZED GROUND HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED VERTICAL DATUM USED IS NAVD 88 (GEOID 12B)  
OBSERVED HORIZONTAL GRID TIE FROM NGS MONUMENT CAMA TO NL1: S00°03'12"E 14,612.41'(GRID) 14,611.80'(GROUND)

Approved Preliminary Plan  
Date: 4/8/21  
# 2021021  
PO, CW, RC, MB, BM



SURVEYOR NOTES

- The purpose of this survey is to subdivide an existing parcel creating 2 parcels.
- All areas computed by coordinate computation method.
- All distances are horizontal ground distances unless otherwise noted.
- The depicted survey information was obtained through an actual field survey made by this office September 2019. The purpose of this survey is to subdivide a portion of the subject parcel and this survey depicts the agreed line. The agreed line has been visually inspected and approved at the time of this recording.
- Project combined grid factor used is 1.000041539.
- Horizontal datum used for this project is NAD 83/NSRS 2011 (US Survey feet) NSRS (National Spatial Reference System).
- Contractor is to verify all subsurface utilities prior to construction or land disturbance, a Level A subsurface utility investigation was not performed as a part of this project.
- All "NIR...new iron Rebar" are 5/8" rebar.
- This survey was performed without the benefit of a title report. The parcel is subject to any Right-of-Ways, encumbrances or easements a full title report may reveal as utility appurtenances indicate additional encumbrances potentially exist.
- The subject parcels lie within Zone "X" with Minimal Flood Risk situated within a FEMA designated Flood Hazard Area per EFFECTIVE FEMA FIRM Map No.3720314600K with an effective date of August 28, 2018.
- The Parcel shown Hereon was derived from adjoining deeds and field locations as noted.
- this property is currently zoned CB (Community Business).

Curve Table					
Curve #	Length	Radius	Delta	Ch. Direction	Ch. Length
C1	410.69'	2891.44'	08°08'17"	N86°06'12"E	410.35'
C2	372.79'	2891.44'	07°23'34"	N86°28'44"E	372.53'
C1	37.91'	2891.44'	00°44'43"	N82°24'35"E	37.90'

EVIDENCE TABLE  
POINT NORTHING EASTING

NL1	168,926.74	2,346,052.39
EIR2	169,446.724	2,345,733.10
EIP1	168,928.88	2,345,960.14

LOCALIZED GROUND COORDINATES IN  
US SURVEY FEET

SUBDIVISION SURVEY OF:

**MONA BLACK ENTERPRISES, LLC.**

PORTION OF PID: R06206-008-009-000

5523 OLEANDER DRIVE

OLEANDER DRIVE, WILMINGTON TOWNSHIP

NEW HANOVER COUNTY, NORTH CAROLINA

PROFESSIONAL LAND SURVEYING SERVICES BY:



**ESP ASSOCIATES, INC.**  
GEOMATICS · MOBILE · HYDROGRAPHIC · SUBSURFACE

211 Racine Drive, Suite 101  
Wilmington, North Carolina 28403  
(910) 313-6648 / www.espassociates.com / License # F-1407

RECEIVED

By Patrick O'Mahony at 11:16 am, Mar 23, 2021

1 OF 1

DESCRIPTION-  
SUBDIVISION  
SHEET

DATE  
1/26/2021  
DRAWN BY  
A.D.  
CHECKED BY  
K.W.K.  
REVISIONS  
SCALE  
1" = 100'