VICINITY MAP
NO SCALE

GENERAL NOTES:

1. ADJOINING DEED REFERENCES BASED ON CURRENT INFORMATION FOUND IN THE BRUNSWICK COUNTY TAX OFFICE.
2. ACCORDING TO CURRENT FEMA FLOOD MAPS 3720107500K, THESE PARCELS APPEARS TO BE LOCATED IN THE FOLLOWING ZONE: "AE" WITH A BASE FLOOD ELEVATION OF 12.0'.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY; WHETHER SHOWN OR NOT SHOWN ON THIS SURVEY MAP.
4. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS THEREBY SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. USERS OF THIS PLAT SHOULD OBTAIN AN ACCURATE LEGAL OPINION AS TO OWNERSHIP WITHIN THE BOUNDARIES OF THIS PLAT.
5. ALL BEARINGS ARE BASED ON NC GRID NORTH (NAD83-NSRS 2011); ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. US SURVEY FEET.
6. AREA BY COORDINATE METHOD.
7. NO EVIDENCE OF RECENT EARTHWORK FOUND DURING THIS SURVEY.
8. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A CEMETERY OR BURIAL GROUND.
10. NO EVIDENCE OF RIGHT OF WAY CHANGES ALONG SR-1888/E. SECOND STREET FOUND DURING THIS SURVEY.
11. NO TOPOGRAPHIC SURVEY WAS PERFORMED AT THIS TIME.
12. NO OCEAN ISLE BEACH HERITAGE TREE SURVEY WAS PERFORMED AT THIS TIME.
13. CURRENT OCEAN ISLE BEACH ZONING: R-1, SINGLE-FAMILY RESIDENTIAL
12. BUILDING SETBACK LINES SHOWN ARE BASED ON SECTION 66-45 OF THE CODE OF ORDINANCES FOR THE TOWN OF OCEAN ISLE BEACH AND ARE FOR REFERENCE ONLY. ALL SETBACKS SHALL BE VERIFIED BY THE OWNER OR CONTRACTOR WITH THE APPROPRIATE GOVERNING ENTITY PRIOR TO CONSTRUCTION.

ALTA CERTIFICATION TITLE
COMMITMENT NUMBER: 202610022SH

INVESTORS TITLE INSURANCE COMPANY
R.L.R. INVESTMENTS, L.L.C.
FOSKETT LAW

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6B,7A,7B,8,9,13,17,18 AND 19 OF TABLE A THEREOF.

I CERTIFY THAT THIS 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.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

CLASS OF SURVEY:	AA
POSITIONAL ACCURACY:	0.013 METERS
TYPE OF GPS FIELD PROCEDURE:	RTN
DATES OF SURVEY:	01-06-2026
DATUM/EPOCH:	NAD 83-2011
PUBLISHED /FIXED CONTROL:	RTN
GEOID MODEL:	18B
COMBINED GRID FACTOR:	1.00015534
UNITS:	US SURVEY FEET

NORTH CAROLINA PROFESSIONAL SEAL L-3387 LAND SURVEYOR CHRISTOPHER D. STANLEY

THE FIELDWORK WAS COMPLETED JANUARY 6TH, 2026.

Christopher Stanley Digitally signed by Christopher Stanley
Date: 2026.01.15 09:55:38 -05'00'

CHRISTOPHER D. STANLEY, PLS NC-3387

LEGAL DESCRIPTION:
LOT 13, BLOCK 57, SECTION A, OCEAN ISLE BEACH

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN BRUNSWICK COUNTY, NORTH CAROLINA. BEING BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY OF SR-1888/E. SECOND STREET; ON THE SOUTH BY THE LANDS CLAIMED BY MILLER & ROSENBLUM, L.L.C. IN DEED BOOK 4691, PAGE 434; ON THE EAST BY THE LANDS CLAIMED BY JAMES A. & KIMBERLY M. WANOVICH IN DEED BOOK 4172, PAGE 392 AND ON THE WEST BY THE LANDS CLAIMED BY MICHAEL B. & TRACY B. TUCKER IN DEED BOOK 4271, PAGE 87, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND IN THE SOUTHERN RIGHT-OF-WAY LINE OF SR-1888/E.SECOND STREET, SAID IRON PIPE BEING LOCATED N86°26'50"E, 128.88 FEET FROM A MAG NAIL FOUND IN THE CENTERLINE INTERSECTION OF SR-1888/E. SECOND STREET AND CHADBOURN STREET HAVING A NC GRID COORDINATE OF N=53108.65 FEET AND E=2178349.81 FEET (NAD83/2011). SAID IRON PIPE HAS AN NC GRID COORDINATE OF N=53116.64 FEET AND E=2178478.51 FEET (NAD83/2011) AND IS THE NORTHEAST CORNER OF THE LANDS CLAIMED BY MICHAEL B. & TRACY B. TUCKER IN DEED BOOK 4271, PAGE 87, AND THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND IS THE PLACE AND POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING AND WITH THE SOUTHERN RIGHT-OF-WAY LINE OF SR-1888/E. SECOND STREET, N72°46'25"E, 50.00 FEET TO A NAIL SET IN THE LIP OF A TELEPHONE COMMUNICATION BOX; THENCE LEAVING THE SOUTHERN RIGHT-OF-WAY LINE OF SR-1888/E. SECOND STREET, S17°23'27"E, 100.10 FEET TO AN IRON PIPE FOUND; THENCE S72°42'37"W, 50.23 FEET TO AN IRON REBAR FOUND; THENCE N17°15'38"W, 100.16 FEET TO FEET TO THE PLACE AND POINT OF BEGINNING.

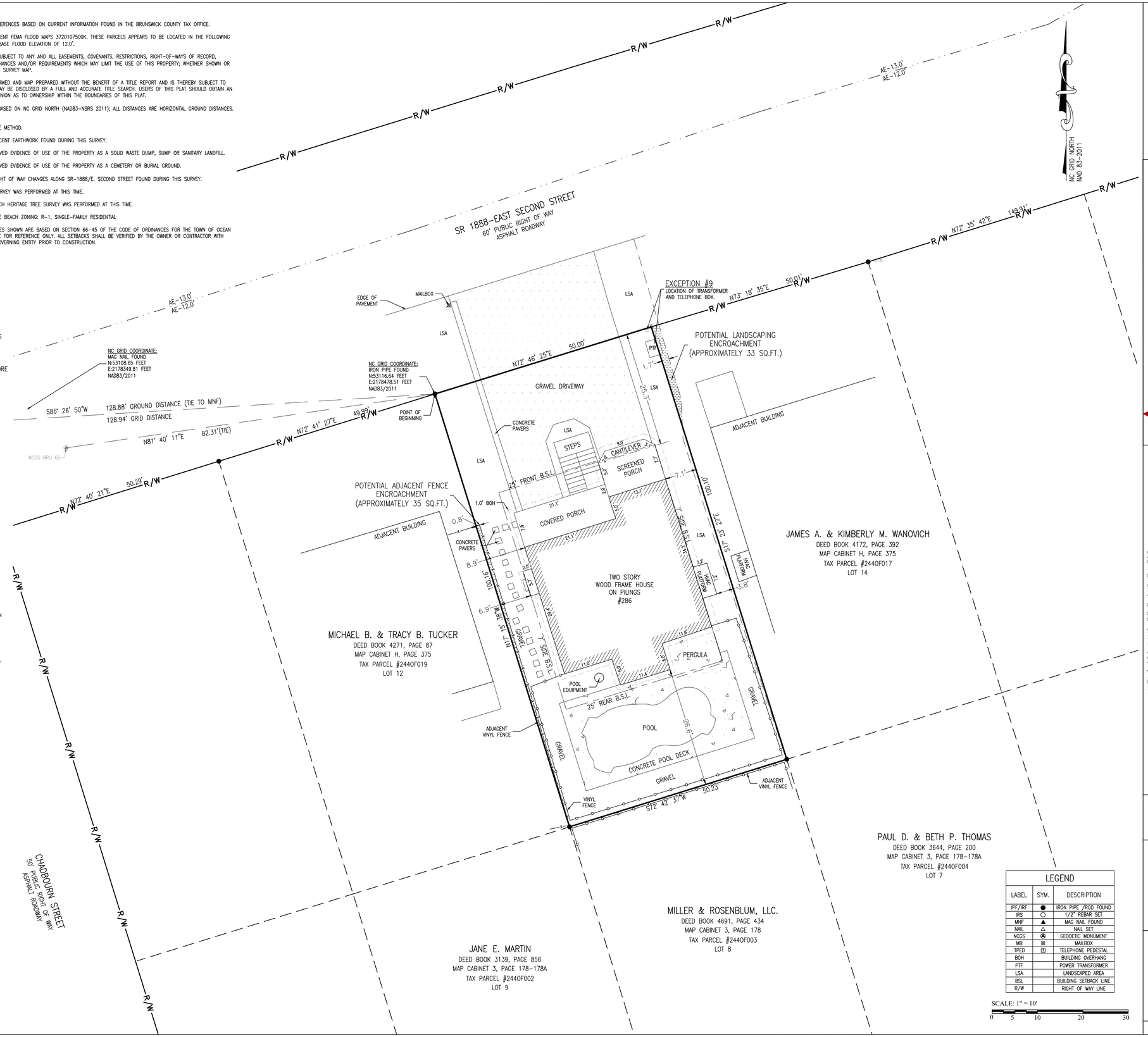
CONTAINING 0.12 ACRES (5,018 SQUARE FEET) AS SHOWN ON A SURVEY TITLED "ALTA/NSPS LAND TITLE SURVEY FOR INVESTORS TITLE COMPANY, R.L.R. INVESTMENTS, L.L.C., AND FOSKETT LAW, AS PREPARED BY CHRISTOPHER D. STANLEY. P.L.S., DATED MARCH 13TH, 2026, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE FULL AND ACCURATE DESCRIPTION.

INVESTORS TITLE INSURANCE COMPANY COMMITMENT NO.: 202610022SH
SCHEDULE B, PART II – EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I---REQUIREMENTS ARE MET. **(NOT A SURVEY MATTER)**
2. TAXES FOR THE YEAR 2026, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. **(NOT A SURVEY MATTER)**
3. RESTRICTIONS APPEARING OF RECORD IN BOOK 516, PAGE 872, BUT THIS POLICY INSURES THAT A VIOLATION THEREOF WILL NOT CAUSE A FORFEITURE OR REVERSION OF TITLE. **(NOT A SURVEY MATTER)**
4. MATTERS SHOWN ON RECORDED MAP CABINET H AT PAGE 375. **(AS SHOWN ON SURVEY)**
5. UTILITY EASEMENTS AND RIGHTS OF WAY OF RECORD. **(AS SHOWN ON SURVEY)**
6. RIGHT OF WAY TO CONSTRUCTION AND MAINTENANCE OF E. SECOND STREET. **(AS SHOWN ON SURVEY)**
7. RIGHTS OF THE PUBLIC, UNITED STATES OF AMERICA AND THE STATE, IF ANY, TO (1) LANDS LYING BELOW THE HIGH WATER MARK OF ANY BODY OF WATER LOCATED ON OR ABUTTING THE LAND; (2) TO ANY PORTION OF THE LAND WHICH IS OR HAS BEEN UNDER WATER, IS OR MAY BE FILLED IN OR HAS BEEN CREATED BY ARTIFICIAL MEANS, INCLUDING TITLE THERETO; (3) RIPARIAN; AND THE RIGHTS OF THE FEDERAL GOVERNMENT OR STATE TO CONTROL ANY NAVIGABLE WATERS OR LAND FILLED IN FORMERLY WITHIN NAVIGABLE WATERS, INCLUDING ANY TERMS OR CONDITIONS OF ANY PERMITS AUTHORIZING THE FILLING IN OF SUCH LAND. **(THIS PROPERTY DOES NOT ABUT A BODY OF WATER)**
8. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE. **(NOT A SURVEY MATTER)**
9. PLAT OF SURVEY BY CHRISTOPHER D. STANLEY, PLS, DATED 01/25/21, SHOWS TRANSFORMER AND TELEPHONE BOX LOCATED ON THE LAND. **(AS SHOWN ON SURVEY)**

SUB-SURFACE UTILITY DISCLAIMER:

THERE HAS BEEN NO ATTEMPT BY THE CERTIFYING SURVEYOR TO LOCATE, MARK OR IDENTIFY ANY SUB-SURFACE UTILITY LINES ON THE PROPERTIES SHOWN ON THIS MAP. THE EXISTENCE OF SUB-SURFACE UTILITIES, IF ANY, MAY AFFECT THE USE OF THESE PROPERTIES BEYOND THE CONTROL OF THE SURVEYOR. USERS OF THIS MAP, AND THEIR ASSIGNS, ARE HEREBY NOTIFIED AND ACKNOWLEDGE THAT ANY DAMAGE RESULTING FROM ANY UTILITY SHOWN OR NOT SHOWN ON THIS MAP IS NOT THE RESPONSIBILITY OF THE SURVEYOR OR COASTAL GEOMATICS, PLLC.



LEGEND

LABEL	SYM.	DESCRIPTION
IPF/IRF	●	IRON PIPE /ROD FOUND
IRS	○	1/2" REBAR SET
MNF	▲	MAG NAIL FOUND
NAIL	△	NAIL SET
NCGS		GEODETIC MONUMENT
MB		MAILBOX
TPED		TELEPHONE PEDESTAL
BOH		BUILDING OVERHANG
PTF		POWER TRANSFORMER
LSA		LANDSCAPED AREA
BSL		BUILDING SETBACK LINE
R/W		RIGHT OF WAY LINE

SCALE: 1" = 10'
0 5 10 20 30

Revisions

COASTALGEOMATICS
LAND SURVEYING · MAPPING · PLANNING
Physical Address: 5041-3 Main Street, Shallotte, NC 28470
Mailing Address: Post Office Box 1560, Shallotte, NC 28459
Telephone: 910-356-1800 ~ www.coastalgeomatics.com
Firm License # P-2248

ALTA/NSPS LAND TITLE SURVEY FOR:
INVESTORS TITLE INSURANCE COMPANY
R.L.R. INVESTMENTS, L.L.C.
FOSKETT LAW
OF THE LANDS CLAIMED IN DEED BOOK 5179, PAGE 548
SHALLOTTE TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA

Date: 01-13-2026
Scale: AS SHOWN
Drawn By: CAS
Checked By: CDS

PROJECT NO. 2101-28A

© 2026 This drawing shall not be reproduced in whole or in part without written permission of Coastal Geomatics, PLLC.