

LOCATION MAP

1 IN. = 1 MILE

NOTE:
 BEGIN AT CORNER No. 4 AND RUN THE FOLLOWING
 COURSES AND DISTANCES WITH THE OLD KELLY &
 ASHTON ROAD TO CORNER No. 1

1- S. 86° 35' E.	2.72	CHAINS
2- N. 76° 30' E.	6.09	"
3- N. 69° 02' E.	3.28	"
4- N. 88° 52' E.	1.12	"
5- N. 80° 21' E.	5.30	"
6- N. 73° 13' E.	2.86	"
7- N. 79° 20' E.	2.89	"
8- N. 74° 35' E.	7.85	"
9- N. 79° 19' E.	6.08	"
10- N. 88° 19' E.	5.83	"
11- S. 83° 29' E.	2.42	"

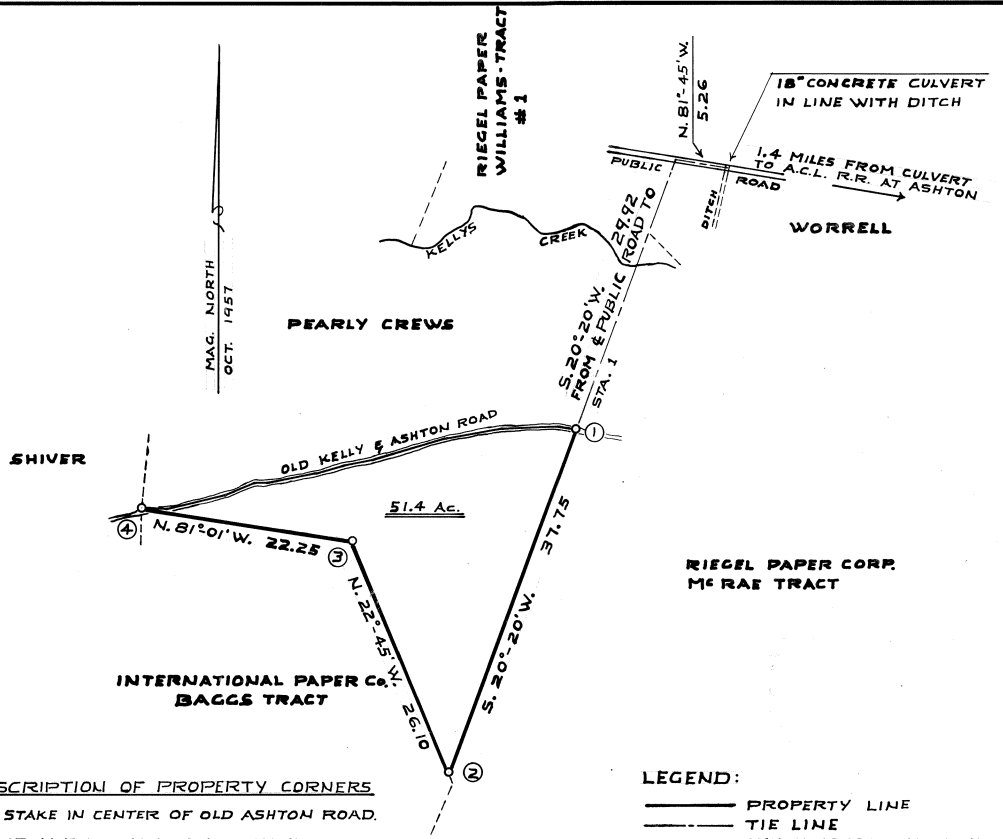
STATE OF NORTH CAROLINA - Pender County
 The foregoing certificate of Katie C. Cantrell
 a Notary Public of Duplin County,
 under his official seal is adjudged to be correct. Let
 the said instrument and the certificates be registered.
 This, the 31 day of October 1957
Wallace B. Venable
 CLERK OF SUPERIOR COURT

STATE OF NORTH CAROLINA
 PENDER Co.
 CHARLES V. BROOKS III, A SURVEYOR BEING DULY
 SWORN SAYS THAT THE FOREGOING & ATTACHED
 MAP WAS PREPARED FROM AN ACTUAL SURVEY
 MADE BY HIM OCTOBER 1957 & THAT SAID MAP
 IS CORRECT TO THE BEST OF HIS KNOWLEDGE
 & BELIEF.

Charles V. Brooks III REG. SUR.

SWORN TO & SUBSCRIBED BEFORE ME: 10-19-57
 MY COMMISSION EXPIRES: March 5, 1959

Katie C. Cantrell N.P.



DESCRIPTION OF PROPERTY CORNERS

- ① STAKE IN CENTER OF OLD ASHTON ROAD.
- ② IRON PIPE IN SMALL BRANCH.
- ③ IRON PIPE.
- ④ IRON PIPE ON NORTH SIDE OF ROAD.

LEGEND:

- PROPERTY LINE
- TIE LINE
- OTHER PROPERTY LINES

31
 October 27 10:30 a.

H. C. Walker

MAP OF
RIEGEL PAPER CORPORATION

QUINN - TRACT

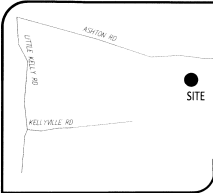
PENDER COUNTY, NOR. CAR.

OCTOBER 1957

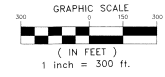
1 INCH = 10 CHAINS

SURVEYED BY C.V. BROOKS III

WALLACE, N.C.



VICINITY MAP
NOT TO SCALE



1 inch = 300 ft.

PENDER COUNTY
NORTH CAROLINA

I, BENJAMIN F FARROW III, CERTIFY THAT THIS FIELD SURVEY AND SUBSEQUENT PLAT WERE DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND REFERENCED IN THE PENDER COUNTY REGISTER OF DEEDS FROM DEED BOOK 4627 PAGE 322 AND MAP BOOK 60 PAGE 21, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND DRAWN FROM REFERENCED RECORD INFORMATION AS SHOWN ON PLAT. THAT THE ERROR OF CLOSURE IS CALCULATED BY LATITUDES AND DEPARTURES WITH AN ACCURACY OF AT LEAST 1:20,000, THAT THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION AND IS THEREFORE NOT SUBJECT TO SUBDIVISION REGULATION. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF APRIL, A.D., 2024.

B. Farrow III
PROFESSIONAL LAND SURVEYOR NUMBER L-5104

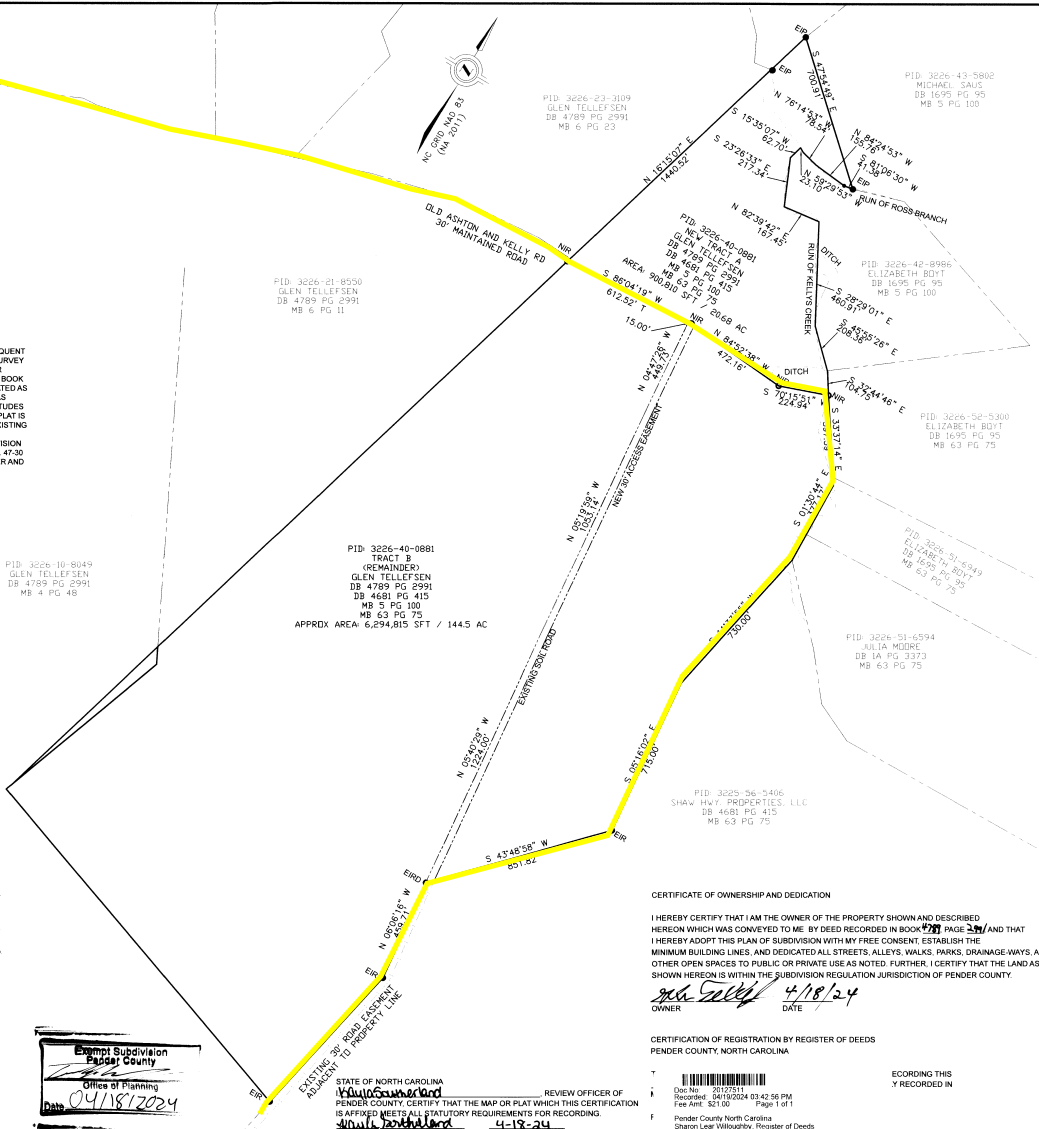


SETBACK TABLE
PER PENDER COUNTY
ORDINANCE FOR ZONING RA
30' Front Setback
30' Rear Setback
15' Side Setback
15' Side Corner Setback

LEGEND

●	EXISTING IRON NAIL
■	NEW IRON NAIL
■	EXISTING CONCRETE MONUMENT
■	DEED BOOK
■	PLAT
---	NOW OR FORMERLY
---	LINE NOT SURVEYED
---	BOUNDARY LINE
---	RIGHT OF WAY
---	NEW DEDICATED
---	SETBACK

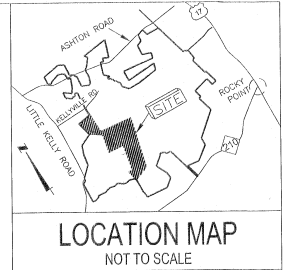
- NOTES:
1. THERE ARE NO VISIBLE ENCUMBRANCES ON THE SUBJECT PROPERTY OR ADJACENT LAND ABUTTING SAID PROPERTY AND WAS MADE IN ACCORDANCE WITH LAND SURVEYING STANDARDS OF THE STATE OF NORTH CAROLINA.
 2. DISTANCES, BEARINGS, AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATES (US SURVEY FOOT) AND DECIMALS THEREOF REPRESENT HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 3. THE RATIO OF PRECISION IS 1:20,000. AREA COMPUTATIONS ARE BY COORDINATE METHOD.
 4. CURRENT ZONING: "RA"
 5. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
 6. AN INTERNAL TITLE SEARCH WAS CONDUCTED BY THIS OFFICE TO DETERMINE DEED CALLS REQUIRING THE SUBJECT PARCELS AND ADJACENT PROPERTY. THIS SEARCH WAS LIMITED TO THE FIELD LOCATION OF RECORDS MONUMENTS ON THE TITLE WITH DEED ADDENDUM DOCUMENTATION TO DEPICT THE SUBJECT PARCEL PERIMETER BOUNDARY.
 7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY AND ENCUMBRANCES OR EASEMENTS REGARDING UTILITIES, RAILROADS, CANALS, UTILITIES, MINERAL RIGHTS, INTERESTS, EGRESS, ACCESS OR MAINTENANCE ARE AT THE SIGNER OF THE TITLE PLAT AT HIS OWNERS RISK. THIS OFFICE ASSUMES NO LIABILITY TO THE CLIENT REGARDING THE ACCURACY OF THE SURVEY OR THE EXISTENCE OF ANY ENCUMBRANCES OR EASEMENTS OF RIGHT-OF-WAYS CURRENTLY EXIST.
 8. THE PROPERTY DESCRIBED ON THIS SURVEY IS WITHIN FEMA ZONE "X" PER FEMA MAP NO. 220980201D DATED 09/09/2019 FOR GOVERNMENT ONLINE RESOURCE DOWNLOAD: www.fema.gov OR www.floodmaps.com (HTTP://FEMA.NC.GOV/RSRS).
 9. REFERENCED RECORD INFORMATION, PENDER COUNTY GIS ON-LINE RESOURCES WERE USED TO IDENTIFY AND LABEL THE PARCEL OWNERSHIP DEPICTED HEREON. ALL PARCEL LABELS ARE ALSO ADDITIONALLY IDENTIFIED AS BEING EITHER NOW OR FORMERLY OWNED.



PENDER COUNTY NORTH CAROLINA
 I, JAMES H. FENTRESS, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM SURVEYS, MAPS AND DEED DESCRIPTIONS RECORDED IN BOOK AS PAGE SHOWN THAT BOUNDARIES MAPPED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS PAGE SHOWN THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 14TH DAY OF JANUARY A.D. 2010.

PENDER COUNTY NORTH CAROLINA
 THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS REGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

SURVEY REFERENCE
 DEED BOOK 4612 PAGE 1063



PENDER COUNTY NORTH CAROLINA
 FILED FOR REGISTRATION ON THE DAY OF 2010,
 AT AM PM AND DULY RECORDED IN MAP BOOK AT PAGE

Doc No: 20044887
 Received: 01/13/2010 04:02:29 PM
 Fee Amt: \$21.00 Page 1 of 1
 Pender County North Carolina
 Sharon Lee Wiggally, Register of Deeds
 BK 63 PG 67 - 67 (1)
 BY:

- NOTES:
1. ALL DISTANCES ARE GROUND HORIZONTAL, EXCEPT AS NOTED.
 2. AREA BY COORDINATE METHOD.
 3. THESE TRACTS MEET OR EXCEED THE ZONING REQUIREMENTS FOR PENDER COUNTY.
 4. THESE TRACTS ARE SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
 5. NCGS MONUMENT NOT FOUND WITHIN 2000'.

- ADJOINERS
- A - CARL WINLEY
 DB 1329 PG 108
 FB 42 PG 23 - TRACT 2
 - B - GEORGE LOFFIN HEIRS
 DB 263 PG 10
 FB 8 PG 24 - LOT 6

CENTERLINE OF SOIL ROAD LINE TABLE

LINE	BEARING	LENGTH
L1	N89°14'32"W	991.15
L2	N49°18'06"E	454.58
L3	S85°28'18"E	95.68
L4	N35°47'02"W	133.51
L5	S46°48'50"E	60.49
L6	S38°33'32"E	299.59
L7	S78°38'38"E	97.57
L8	N80°45'49"W	165.63
L9	N07°45'49"W	1128.25
L10	N18°23'15"W	849.45
L11	N18°38'29"W	288.42
L12	N17°45'33"W	400.04
L13	N17°56'51"W	433.69
L14	N18°04'14"W	443.19

CENTERLINE OF SOIL ROAD CURVE TABLE

CURVE	DELTA	TANGENT	RADIUS	CH.BEARING	CHORD
C1	50°29'22"	129.67	275.00	N74°30'47"E	234.57
C2	17°59'35"	269.57	1335.00	N40°29'49"E	414.07
C3	83°09'11"	137.46	155.00	S72°59'38"E	205.69
C4	28°37'43"	63.79	250.00	S79°45'10"E	123.62
C5	58°18'59"	72.48	130.00	N64°55'32"W	126.61
C6	41°45'00"	114.41	360.00	S67°41'29"E	213.80
C7	10°37'26"	83.68	900.00	S13°04'32"E	168.54

PARCEL IDENTIFIER CERTIFICATE
 PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.
 Kayla Balick
 TAX SUPERVISOR
 3325-165-7054-000 + others
 PARCEL ID #

STATE OF NORTH CAROLINA
 COUNTY OF PENDER
 I, Kayla Balick REVIEW OFFICER OF PENDER COUNTY,
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL REQUIREMENTS FOR RECORDING.
 1-15-19 DATE
 Kayla Balick
 MAP REVIEW OFFICER

SLand Projects/DAVIS FARMS/Show/DAVIS RECORD 378 ACTRAC/ewg
 JAMES H. FENTRESS, JR.
 PROFESSIONAL
 LAND SURVEYOR
 N.C. PLS NO. L-3902
 102 CINEMA DR., STE. 102D
 WILMINGTON, NC 28403
 phone: (910) 815-0775

SURVEY OF LAND
IP REALTY HOLDINGS, LLC
 PORTION OF DEED BOOK 4612 PAGE 1063 OF THE PENDER COUNTY REGISTRY
 ROCKY POINT TOWNSHIP PENDER COUNTY NORTH CAROLINA

OWNER: IP REALTY HOLDINGS, LLC C/O INTERNATIONAL PAPER COMPANY,
 6450 POPLAR AVE. MEMPHIS, TN 38197

JANUARY 14, 2019

MB63 Pg 57