NOTES

1. AREA CALCULATED BY COORDINATE METHOD.
2. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT.
3. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
4. SETBACKS DISPLAYED ARE SUBJECT TO REVIEW BY ALL INTERESTED PARTIES.
5. DISTANCES SHOWN ARE HORIZONTAL GROUND IN US SURVEY FEET UNLESS OTHERWISE NOTED.
6. PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X SHADED", PER FLOOD INSURANCE RATE MAP NUMBER 3720315700K BEARING AN EFFECTIVE DATE OF 8/28/2018. FLOOD ZONE LINES HAVE BEEN GRAPHICALLY SCALED AND SHOWN HEREON.
7. OWNERSHIP OF FENCE ALONG PROPERTY LINE UNKNOWN TO SURVEYOR.
8. IMPERVIOUS SURFACE CALCULATIONS EXCLUDE THE AREA WITHIN THE RIGHT-OF-WAY BOUNDARIES.
9. SURVEY DATE: MARCH 10TH, 2026.
10. CURRENT OWNER: JACK A. DOLMAN AND WIFE, MARIETTA B. DOLMAN.

SURVEY REFERENCE

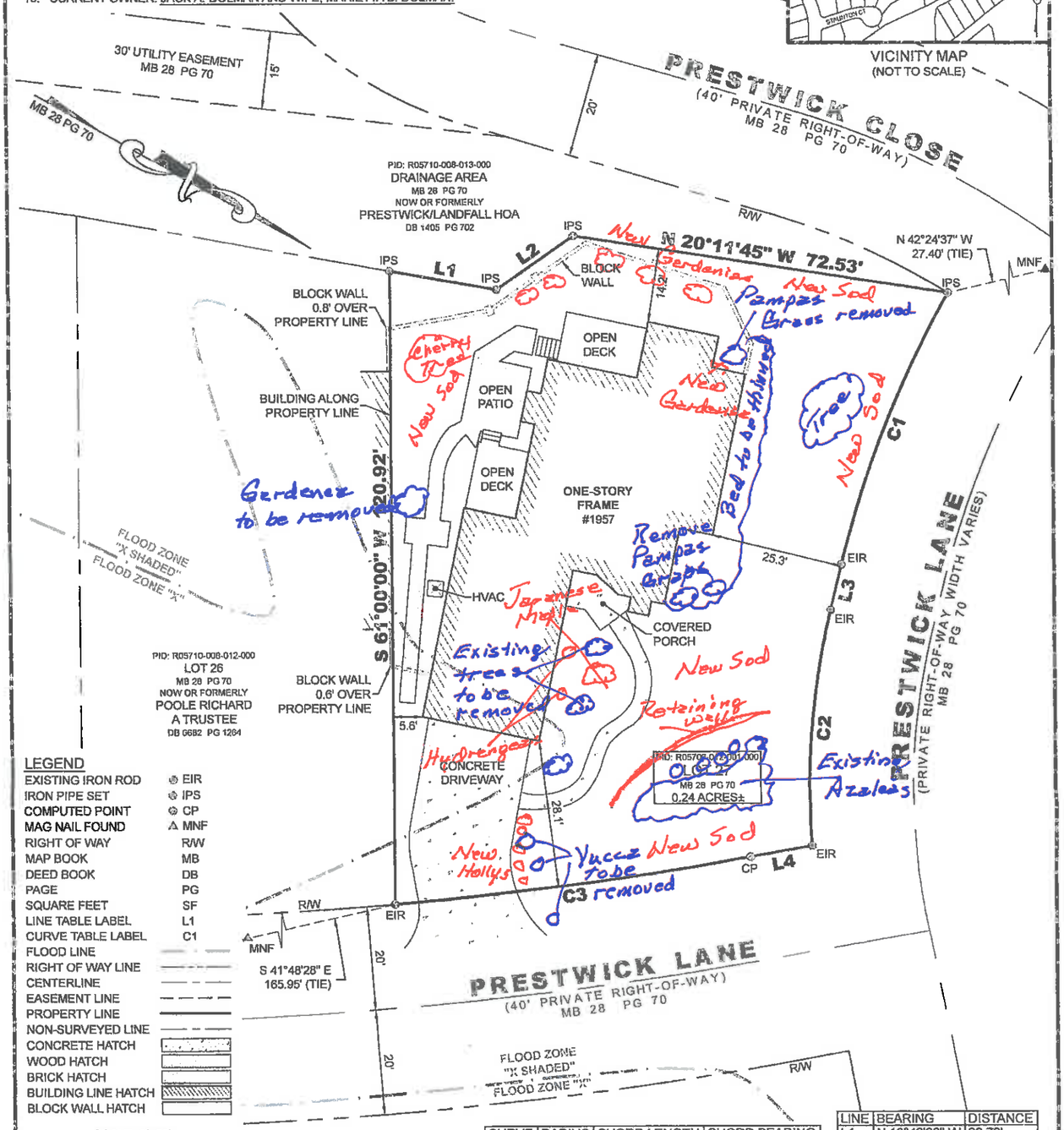
MB 28 PG 70
DB 6831 PG 703

BUILDING SETBACKS

NEW HANOVER COUNTY
ZONING (R-20)

FRONT	= 30'
SIDE	= 15'
STREET SIDE	= 22.5'
REAR	= 25'

VICINITY MAP
(NOT TO SCALE)



LEGEND

EXISTING IRON ROD	EIR
IRON PIPE SET	IPS
COMPUTED POINT	CP
MAG NAIL FOUND	MNF
RIGHT OF WAY	R/W
MAP BOOK	MB
DEED BOOK	DB
PAGE	PG
SQUARE FEET	SF
LINE TABLE LABEL	L1
CURVE TABLE LABEL	C1
FLOOD LINE	
RIGHT OF WAY LINE	
CENTERLINE	
EASEMENT LINE	
PROPERTY LINE	
NON-SURVEYED LINE	
CONCRETE HATCH	
WOOD HATCH	
BRICK HATCH	
BUILDING LINE HATCH	
BLOCK WALL HATCH	

SCALE: 1"=20'
0 20 40 60

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	202.78'	55.95'	N 82°51'15" E
C2	145.36'	45.03'	N 66°01'00" E
C3	757.47'	68.68'	S 36°23'15" E

LINE	BEARING	DISTANCE
L1	N 18°46'00" W	20.70'
L2	N 63°46'00" W	18.00'
L3	N 74°55'30" E	8.97'
L4	S 39°00'18" E	11.98'

Plat of Survey For:

ALLAN DOLEMAN
LOT 27
PRESTWICK AT LANDFALL
MAP BOOK 28 PAGE 70

HARNETT TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

Address: 1957 Prestwick Lane, Wilmington, NC 28405

I, CHRISTOPHER L. CARROLL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK AS PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN BY BROKEN LINES PLOTTED FROM INFORMATION REFERENCED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN NORTH CAROLINA; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 16TH DAY OF MARCH, 2026.

NORTH CAROLINA PROFESSIONAL SEAL L-5411 LAND SURVEYOR CHRISTOPHER L. CARROLL
03/16/26

CHRISTOPHER L. CARROLL
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5411

ILS INTRACOASTAL LAND SURVEYING, PLLC
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