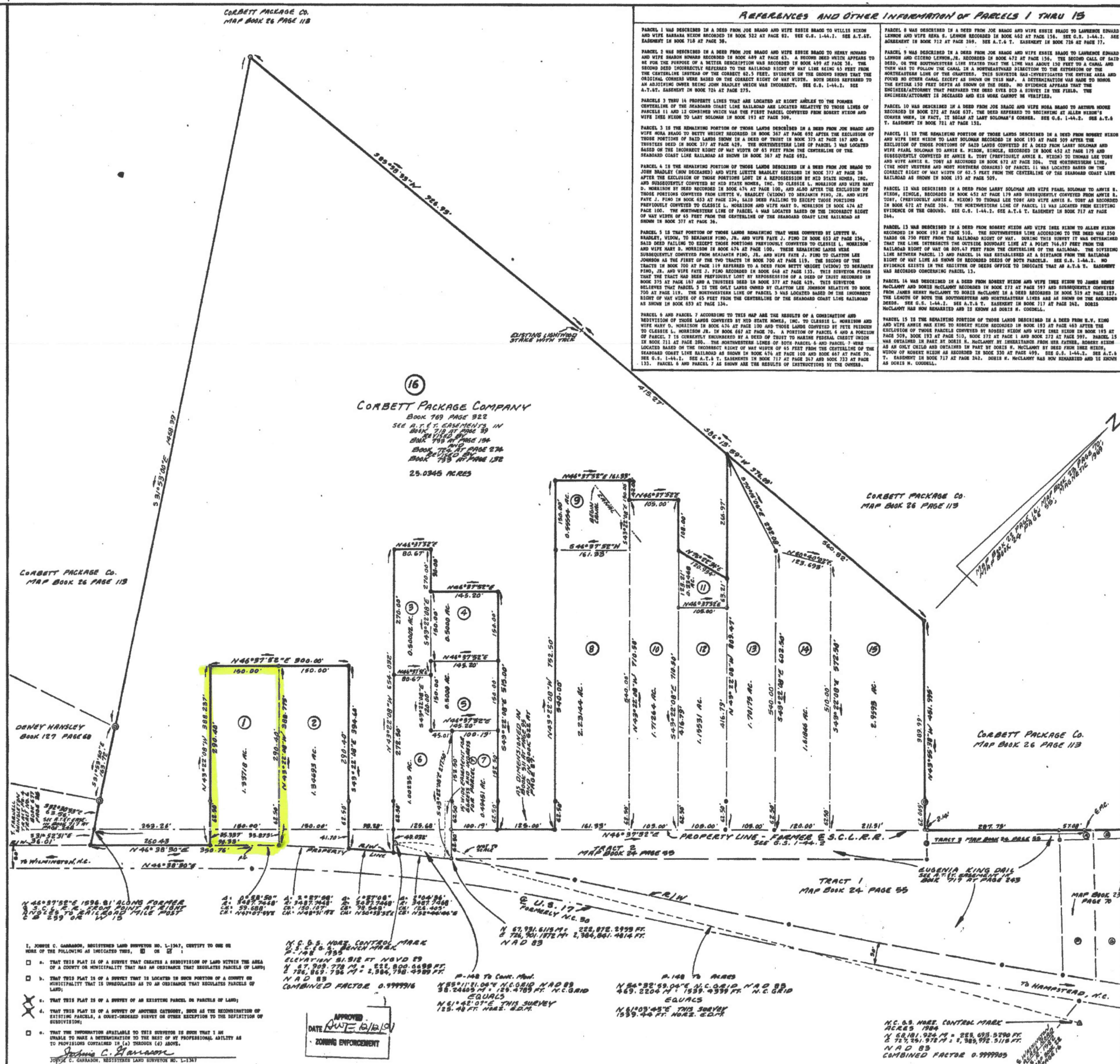


REFERENCES AND OTHER INFORMATION OF PARCELS 1 THRU 15

PARCEL 1 WAS DESCRIBED IN A DEED FROM JOE BRAGG AND WIFE ESSIE BRAGG TO WILLIS NIXON AND WIFE BARBARA NIXON RECORDED IN BOOK 522 AT PAGE 82. SEE G.S. 1-44.2. SEE A.T.&T. EASEMENT IN BOOK 718 AT PAGE 38.

PARCEL 2 WAS DESCRIBED IN A DEED FROM JOE BRAGG AND WIFE ESSIE BRAGG TO HENRY HOWARD AND WIFE SHARON HOWARD RECORDED IN BOOK 489 AT PAGE 63. A SECOND DEED WHICH APPEARS TO BE FOR THE PURPOSE OF A BETTER DESCRIPTION WAS RECORDED IN BOOK 499 AT PAGE 38. THE SECOND DEED INCORRECTLY REFERRED TO THE RAILROAD RIGHT OF WAY LINE BEING 65 FEET FROM THE CENTERLINE INSTEAD OF THE CORRECT 62.5 FEET. EVIDENCE ON THE GROUND SHOWS THAT THE ORIGINAL CORNERS WERE BASED ON THE CORRECT RIGHT OF WAY WIDTH. BOTH DEEDS REFERRED TO AN ADJOINING OWNER BEING JOHN BRADLEY WHICH WAS INCORRECT. SEE G.S. 1-44.2. SEE A.T.&T. EASEMENT IN BOOK 724 AT PAGE 275.

PARCELS 3 THRU 14 PROPERTY LINES THAT ARE LOCATED AT RIGHT ANGLES TO THE FORMER CENTERLINE OF THE SEABOARD COAST LINE RAILROAD ARE LOCATED RELATIVE TO THOSE LINES OF PARCELS 11 AND 12 COMBINED WHICH WAS THE FIRST PARCEL CONVEYED FROM ROBERT NIXON AND WIFE INEZ NIXON TO LARY SOLOMAN IN BOOK 193 AT PAGE 509.

PARCEL 3 IS THE REMAINING PORTION OF THOSE LANDS DESCRIBED IN A DEED FROM JOE BRAGG AND WIFE NORA BRAGG TO BETTY WRIGHT RECORDED IN BOOK 367 AT PAGE 692 AFTER THE EXCLUSION OF THOSE PORTIONS OF SAID LANDS SHOWN IN A DEED OF TRUST IN BOOK 375 AT PAGE 167 AND A TRUSTEES DEED IN BOOK 377 AT PAGE 429. THE NORTHWESTERN LINE OF PARCEL 3 WAS LOCATED BASED ON THE INCORRECT RIGHT OF WAY WIDTH OF 65 FEET FROM THE CENTERLINE OF THE SEABOARD COAST LINE RAILROAD AS SHOWN IN BOOK 367 AT PAGE 692.

PARCEL 4 IS THE REMAINING PORTION OF THOSE LANDS DESCRIBED IN A DEED FROM JOE BRAGG TO JOHN BRADLEY (NOW DECEASED) AND WIFE LUETTE BRADLEY RECORDED IN BOOK 377 AT PAGE 36 AFTER THE EXCLUSION OF THOSE PORTIONS LOST IN A REPOSSESSION BY MID STATE HOMES, INC. AND SUBSEQUENTLY CONVEYED BY MID STATE HOMES, INC. TO CLESSIE L. MORRISON AND WIFE MARY D. MORRISON BY DEED RECORDED IN BOOK 474 AT PAGE 100, AND ALSO AFTER THE EXCLUSION OF THOSE PORTIONS CONVEYED FROM LUETTE W. BRADLEY (WIDOW) TO BENJAMIN PINO, JR. AND WIFE FAYE J. PINO IN BOOK 653 AT PAGE 234, SAID DEED FAILING TO EXCEPT THOSE PORTIONS PREVIOUSLY CONVEYED TO CLESSIE L. MORRISON AND WIFE MARY D. MORRISON IN BOOK 474 AT PAGE 100. THE NORTHWESTERN LINE OF PARCEL 4 WAS LOCATED BASED ON THE INCORRECT RIGHT OF WAY WIDTH OF 65 FEET FROM THE CENTERLINE OF THE SEABOARD COAST LINE RAILROAD AS SHOWN IN BOOK 377 AT PAGE 36.

PARCEL 5 IS THAT PORTION OF THOSE LANDS REMAINING THAT WERE CONVEYED BY LUETTE W. BRADLEY, WIDOW, TO BENJAMIN PINO, JR. AND WIFE FAYE J. PINO IN BOOK 653 AT PAGE 234, SAID DEED FAILING TO EXCEPT THOSE PORTIONS PREVIOUSLY CONVEYED TO CLESSIE L. MORRISON AND WIFE MARY D. MORRISON IN BOOK 474 AT PAGE 100. THESE REMAINING LANDS WERE SUBSEQUENTLY CONVEYED FROM BENJAMIN PINO, JR. AND WIFE FAYE J. PINO TO CLAYTON LEE JOHNSON AS THE FIRST OF THE TWO TRACTS IN BOOK 700 AT PAGE 119. THE SECOND OF THE TRACTS IN BOOK 700 AT PAGE 119 REFERRED TO A DEED FROM BETTY WRIGHT (WIDOW) TO BENJAMIN PINO, JR. AND WIFE FAYE J. PINO RECORDED IN BOOK 648 AT PAGE 133. THIS SURVEYOR FINDS THAT THE TRACT HAD BEEN PREVIOUSLY LOST BY REPOSSESSION OF A DEED OF TRUST RECORDED IN BOOK 375 AT PAGE 167 AND A TRUSTEES DEED IN BOOK 377 AT PAGE 429. THIS SURVEYOR BELIEVES THAT PARCEL 5 IS THE ONLY LANDS OWNED BY CLAYTON LEE JOHNSON RELATIVE TO BOOK 700 AT PAGE 119. THE NORTHWESTERN LINE OF PARCEL 5 WAS LOCATED BASED ON THE INCORRECT RIGHT OF WAY WIDTH OF 65 FEET FROM THE CENTERLINE OF THE SEABOARD COAST LINE RAILROAD AS SHOWN IN BOOK 653 AT PAGE 134.

PARCEL 6 AND PARCEL 7 ACCORDING TO THIS MAP ARE THE RESULTS OF A COMBINATION AND REDIVISION OF THOSE LANDS CONVEYED BY MID STATE HOMES, INC. TO CLESSIE L. MORRISON AND WIFE MARY D. MORRISON IN BOOK 474 AT PAGE 100 AND THOSE LANDS CONVEYED BY PETE PRIDGEN TO CLESSIE L. MORRISON JR. IN BOOK 667 AT PAGE 70. A PORTION OF PARCEL 6 AND A PORTION OF PARCEL 7 IS CURRENTLY ENCUMBERED BY A DEED OF TRUST TO MARINE FEDERAL CREDIT UNION IN BOOK 711 AT PAGE 280. THE NORTHWESTERN LINES OF BOTH PARCEL 6 AND PARCEL 7 WERE LOCATED BASED ON THE INCORRECT RIGHT OF WAY WIDTH OF 65 FEET FROM THE CENTERLINE OF THE SEABOARD COAST LINE RAILROAD AS SHOWN IN BOOK 474 AT PAGE 100 AND BOOK 667 AT PAGE 70. SEE G.S. 1-44.2. SEE A.T.& T. EASEMENTS IN BOOK 717 AT PAGE 247 AND BOOK 733 AT PAGE 133. PARCEL 6 AND PARCEL 7 AS SHOWN ARE THE RESULTS OF INSTRUCTIONS BY THE OWNERS.

PARCEL 8 WAS DESCRIBED IN A DEED FROM JOE BRAGG AND WIFE ESSIE BRAGG TO LAWRENCE EDWARD LENNON AND WIFE RENA S. LENNON RECORDED IN BOOK 462 AT PAGE 156. SEE G.S. 1-44.2. SEE AGREEMENT IN BOOK 712 AT PAGE 269. SEE A.T.& T. EASEMENT IN BOOK 726 AT PAGE 77.

PARCEL 9 WAS DESCRIBED IN A DEED FROM JOE BRAGG AND WIFE ESSIE BRAGG TO LAWRENCE EDWARD LENNON AND CICERO LENNON,JR. RECORDED IN BOOK 472 AT PAGE 156. THE SECOND CALL OF SAID DEED, OR THE SOUTHWESTERN LINE STATED THAT THE LINE WAS ABOUT 150 FEET TO A CANAL AND THEN WAS TO FOLLOW THE CANAL IN A NORTHEASTWARD DIRECTION TO THE EXTENSION OF THE NORTHEASTERN LINE OF THE GRANTEES. THIS SURVEYOR HAS INVESTIGATED THE ENTIRE AREA AND FOUND NO OTHER CANAL EXCEPT AS SHOWN ON THIS MAP. A DETERMINATION WAS MADE TO HONOR THE ENTIRE 150 FEET DEPTH AS SHOWN ON THE DEED. NO EVIDENCE APPEARS THAT THE ENGINEER/ATTORNEY THAT PREPARED THE DEED EVER DID A SURVEY IN THE FIELD. THE ENGINEER/ATTORNEY IS DECEASED AND HIS WORK CANNOT BE VERIFIED.

PARCEL 10 WAS DESCRIBED IN A DEED FROM JOE BRAGG AND WIFE NORA BRAGG TO ARTHUR MOORE RECORDED IN BOOK 272 AT PAGE 637. THE DEED REFERRED TO BEGINNING AT ALLEN NIXON'S CORNER WHEN, IN FACT, IT BEGAN AT LARY SOLOMAN'S CORNER. SEE G.S. 1-44.2. SEE A.T.& T. EASEMENT IN BOOK 721 AT PAGE 152.

PARCEL 11 IS THE REMAINING PORTION OF THOSE LANDS DESCRIBED IN A DEED FROM ROBERT NIXON AND WIFE INEZ NIXON TO LARY SOLOMAN RECORDED IN BOOK 193 AT PAGE 509 AFTER THE EXCLUSION OF THOSE PORTIONS OF SAID LANDS CONVEYED BY A DEED FROM LARRY SOLOMAN AND WIFE PEARL SOLOMAN TO ANNIE R. NIXON, SINGLE, RECORDED IN BOOK 452 AT PAGE 179 AND SUBSEQUENTLY CONVEYED BY ANNIE R. TOBY (PREVIOUSLY ANNIE R. NIXON) TO THOMAS LEE TOBY AND WIFE ANNIE R. TOBY AS RECORDED IN BOOK 672 AT PAGE 204. THE NORTHWESTERN LINE, (THE MOST WESTERN AND MOST NORTHERN CORNERS) OF PARCEL 11 WAS LOCATED BASED ON THE CORRECT RIGHT OF WAY WIDTH OF 62.5 FEET FROM THE CENTERLINE OF THE SEABOARD COAST LINE RAILROAD AS SHOWN IN BOOK 193 AT PAGE 509.

PARCEL 12 WAS DESCRIBED IN A DEED FROM LARRY SOLOMAN AND WIFE PEARL SOLOMAN TO ANNIE R. NIXON, SINGLE, RECORDED IN BOOK 452 AT PAGE 179 AND SUBSEQUENTLY CONVEYED FROM ANNIE R. TOBY, (PREVIOUSLY ANNIE R. NIXON) TO THOMAS LEE TOBY AND WIFE ANNIE R. TOBY AS RECORDED IN BOOK 672 AT PAGE 204. THE NORTHWESTERN LINE OF PARCEL 12 WAS LOCATED FROM EXISTING EVIDENCE ON THE GROUND. SEE G.S. 1-44.2. SEE A.T.& T. EASEMENT IN BOOK 717 AT PAGE 244.

PARCEL 13 WAS DESCRIBED IN A DEED FROM ROBERT NIXON AND WIFE INEZ NIXON TO ALLEN NIXON RECORDED IN BOOK 193 AT PAGE 510. THE SOUTHWESTERN LINE ACCORDING TO THE DEED WAS 250 YARDS OR 750 FEET FROM THE RAILROAD RIGHT OF WAY. DURING THIS SURVEY IT WAS DETERMINED THAT THE LINE INTERSECTS THE OUTSIDE BOUNDARY LINE AT A POINT 746.97 FEET FROM THE RAILROAD RIGHT OF WAY OR 809.47 FEET FROM THE CENTERLINE OF THE RAILROAD. THE DIVIDING LINE BETWEEN PARCEL 13 AND PARCEL 14 WAS ESTABLISHED AT A DISTANCE FROM THE RAILROAD RIGHT OF WAY LINE AS SHOWN ON RECORDED DEEDS OF BOTH PARCELS. SEE G.S. 1-44.2. NO EVIDENCE EXISTS IN THE REGISTER OF DEEDS OFFICE TO INDICATE THAT AN A.T.& T. EASEMENT WAS RECORDED CONCERNING PARCEL 13.

PARCEL 14 WAS DESCRIBED IN A DEED FROM ROBERT NIXON AND WIFE INEZ NIXON TO JAMES HENRY McCLAMMY AND DORIS McCLAMMY RECORDED IN BOOK 272 AT PAGE 597 AND SUBSEQUENTLY CONVEYED FROM JAMES HENRY McCLAMMY TO DORIS McCLAMMY IN A DEED RECORDED IN BOOK 519 AT PAGE 127. THE LENGTH OF BOTH THE SOUTHWESTERN AND NORTHEASTERN LINES ARE AS SHOWN ON THE RECORDED DEEDS. SEE G.S. 1-44.2. SEE A.T.& T. EASEMENT IN BOOK 717 AT PAGE 242. DORIS McCLAMMY HAS NOW REMARRIED AND IS KNOWN AS DORIS N. COGDELL.

PARCEL 15 IS THE REMAINING PORTION OF THOSE LANDS DESCRIBED IN A DEED FROM E.V. KING AND WIFE ANNIE MAE KING TO ROBERT NIXON RECORDED IN BOOK 193 AT PAGE 463 AFTER THE EXCLUSION OF THOSE PARCELS CONVEYED BY ROBERT NIXON AND WIFE INEZ NIXON IN BOOK 193 AT PAGE 509, BOOK 193 AT PAGE 510, BOOK 272 AT PAGE 1 AND BOOK 272 AT PAGE 597. PARCEL 15 WAS OBTAINED IN PART BY DORIS N. McCLAMMY BY INHERITANCE FROM HER FATHER, ROBERT NIXON AS AN ONLY CHILD AND OBTAINED IN PART BY DORIS N. McCLAMMY BY DEED FROM INEZ NIXON, WIDOW OF ROBERT NIXON AS RECORDED IN BOOK 330 AT PAGE 499. SEE G.S. 1-44.2. SEE A.T.& T. EASEMENT IN BOOK 717 AT PAGE 242. DORIS N. McCLAMMY HAS NOW REMARRIED AND IS KNOWN AS DORIS N. COGDELL.

I, JOHNIE C. GARRASON, REGISTERED LAND SURVEYOR NO. L-1347, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS, ☒ OR ☑ :

- ☐ a. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ b. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☒ c. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND;
- ☒ d. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- ☐ e. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (a) THROUGH (d) ABOVE.

Johnie C. Garrason
JOHNIE C. GARRASON, REGISTERED LAND SURVEYOR NO. L-1347

MAP OF SURVEY
FOR
CORBETT PACKAGE COMPANY

TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

SURVEYED AND MAPPED 1991 SCALE 1" = 100'

100' 50' 0' 100' 200' 300' 400'

JOHNIE C. GARRASON, REGISTERED LAND SURVEYOR NO. L-1347
810 BLUEBIRD LANE
WILMINGTON, NORTH CAROLINA, 28409

LEGEND AND NOTES

- EXISTING CONCRETE MONUMENT
- NEW CONCRETE MONUMENT (SUBSURFACE)
- EXISTING IRON PIPE
- NEW IRON PIPE
- EXISTING IRON STAKE (TOP ABOVE OR FLUSH WITH GROUND)
- NEW IRON STAKE (TOP ABOVE OR FLUSH WITH GROUND)
- EXISTING P. K. NAIL IN PAVEMENT
- NEW P. K. NAIL IN PAVEMENT
- EXISTING RAILROAD SPIKE IN PAVEMENT
- NEW RAILROAD SPIKE IN PAVEMENT
- EXISTING NAIL IN PAVEMENT
- NEW NAIL IN PAVEMENT
- EXISTING TACK IN PAVEMENT
- NEW TACK IN PAVEMENT
- INLINE MARKED TREE
- +• NO PERMANENT POINT SET OR RECOVERED DURING THIS SURVEY
- UTILITY POLE AND LINE
- "A","H","2","B" TYPICAL POINT DESIGNATIONS
- ℄ CENTERLINE OF STREET OR ROAD ETC.
- R/W RIGHT OF WAY LINE
- CENTER OF RUN OF WATER COURSE
- ADJOINER'S PROPERTY LINE OR AS NOTED
- PROPERTY LINE OF THIS SURVEY

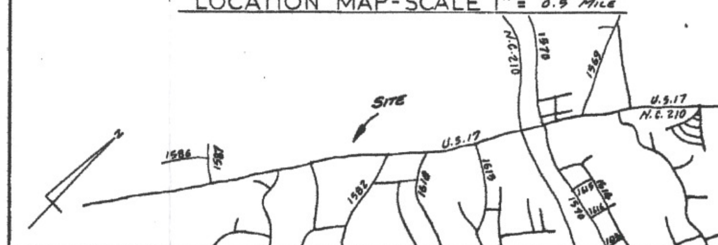
ALL OTHER POINTS, ITEMS, OR VARIATIONS AS NOTED

(1) (7) (14) (16) TYPICAL PARCEL DESIGNATION OF THIS MAP

ALIGNMENT LEGEND

P.O.T.	POINT ON TANGENT (INLINE)
P.O.S.T.	POINT ON SUBTANGENT
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
T.S.	TANGENT TO SPIRAL
S.C.	SPIRAL TO CURVE
C.S.	CURVE TO SPIRAL
S.S.	SPIRAL TO SPIRAL
S.T.	SPIRAL TO TANGENT
P.O.S.	POINT ON SPIRAL
Δ	CENTRAL ANGLE
D OR Dc	DEGREE OF CURVE
T OR Ts	TANGENT DISTANCE
L OR Lc	LENGTH OF CURVE
Ls	LENGTH OF SPIRAL
EXT. OR Es	EXTERNAL OF CURVE
Δs	SPIRAL ANGLE
CH.	CHORD
U	SPIRAL LONG TANGENT
V	SPIRAL SHORT TANGENT
R OR Rc	RADIUS OF CURVE
R OF 1° CURVE	5729.577951308' ARC DEFINITION

LOCATION MAP-SCALE 1" = 0.5 MILE



NORTH CAROLINA PENDER COUNTY
I, JOHNIE C. GARRASON, REGISTERED LAND SURVEYOR NO. L-1347, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME, THAT THE BOUNDARIES AS SHOWN BY THIS MAP ARE THOSE SURVEYED FROM THE FOLLOWING REFERENCES: AS SHOWN ON THE FACE OF THIS MAP;

THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM THE FOLLOWING REFERENCES: SAME AS ABOVE

THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10TH DAY OF DEC., A.D., 19 91.

Johnie C. Garrason
JOHNIE C. GARRASON, REGISTERED LAND SURVEYOR NO. L-1347 SEAL OR STAMP

NORTH CAROLINA REGISTERED SEAL L-1347 LAND SURVEYOR JOHNIE C. GARRASON

NORTH CAROLINA NEW HANOVER COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT JOHNIE C. GARRASON, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 10TH DAY OF DEC. 19 91.

Glenda G. Garrason
GLENDA G. GARRASON, NOTARY PUBLIC

GLENDA G. GARRASON NOTARY PUBLIC NEW HANOVER COUNTY, N.C.

MY COMMISSION EXPIRES THE 24TH DAY OF OCTOBER, 19 94 SEAL OR STAMP

NORTH CAROLINA PENDER COUNTY
THE FOREGOING CERTIFICATE OF GLENDA G. GARRASON, NOTARY PUBLIC OF NEW HANOVER COUNTY, NORTH CAROLINA, IS CERTIFIED TO BE CORRECT; FILED FOR REGISTRATION ON THE 12 DAY OF December, 19 91 AT 11:45 (A.M [redacted]) AND DULY RECORDED IN MAP BOOK 27 AT PAGE 76 ~~OR SLIDE~~
~~CABINET AT PAGE OR SLIDE NUMBER~~

JOYCE M. SWICEGOOD PENDER COUNTY REGISTER OF DEEDS

BY *Brenda Corbett Asst.*

SURVEYOR'S DRAWING NO. 36-2-36

MB 27-76

27-76