

CERTIFICATE OF ACCURACY

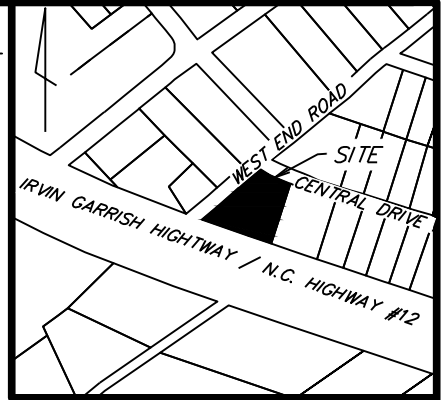
I, J.H. MILLER, JR., PLS. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM D.B. 257, PG. 365, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AND ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES IN NOTES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS (DUAL CONSTELLATIONS) SURVEY;

1.) CLASS OF SURVEY: CLASS A, 2.) POSITIONAL ACCURACY: 2-CENTIMETERS, 3.) TYPE OF GPS FIELD PROCEDURE: "REAL TIME KINEMATIC", 4.) DATE OF SURVEY: 2025-10-05, 5.) DATUM / EPOCH: NC GRID - NAD '83(2011): EPOCH 2010, 6.) PUBLISHED / FIXED CONTROL USE: "VIRTUAL REFERENCE STATION", 7.) GEOID MODEL: GEOID '12B, 8.) COMBINED FACTOR: 0.99988154, 9.) UNITS: US SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I, J.H. MILLER, JR., ALSO CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REG. NUMBER, AND SEAL



VICINITY MAP
NOT TO SCALE

NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS RESTRICTIONS OR ENCUMBRANCES THAT AFFECT THE PROPERTY.
- THIS PROPERTY IS SUBJECT TO ALL SETBACK AND EASEMENT REQUIREMENTS SET FORTH BY HYDE COUNTY ZONING ORDINANCE AND ANY COVENANTS OF RECORD. SITE IS ZONED SINGLE-FAMILY RESIDENTIAL. BUILDING SETBACKS PER COVENANTS: FRONT = 8', REAR = 8', SIDES = 8'.
- BASED UPON GRAPHIC PLOTTING ONLY, THE PROPERTY DELINEATED ON THIS PLAT DOES APPEAR TO BE LOCATED WITHIN A FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. FOR HYDE COUNTY MAP NUMBER 3720950000K, COMMUNITY ID NO. 370133, PANEL 9500, DATED EFFECTIVE 6/19/2020. THE PREPROPERTY LIES WITHIN ZONE "AE(ELEV. 4.0)\" AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD\" AS DEFINED THEREIN. BASE FLOOD INFORMATION WAS OBTAINED FROM THE FLOOD RISK INFORMATION SYSTEM \"HTTP://FRIS.NC.GOV/FRIS\" OCTOBER 9, 2025.
- AREA BY COORDINATE METHOD ALL DISTANCES HORIZONTAL GROUND.
- THIS SURVEY IS BASED ON FOUND MONUMENTATION AS SHOWN HEREON.

SITE DATA:

CURRENT OWNER(S):
DOWNEAST JJR, LLC.,
2052 N.C. 58 HIGHWAY,
CASTALIA, NC 27816

SITE ADDRESS:
30 WEST END ROAD,
OCRACOKE, NC 27960

PARCEL ID NO:
9500-48-7142

REID: 476

REFERENCE(S):
D.B. 257, PG. 365
P.C. A, SL. 69B

ZONING:
SINGLE-FAMILY RESIDENTIAL

MINIMUM BUILDING SETBACKS:

FRONT - 8 FT.,
SIDE - 8 FT.,
REAR - 8 FT.

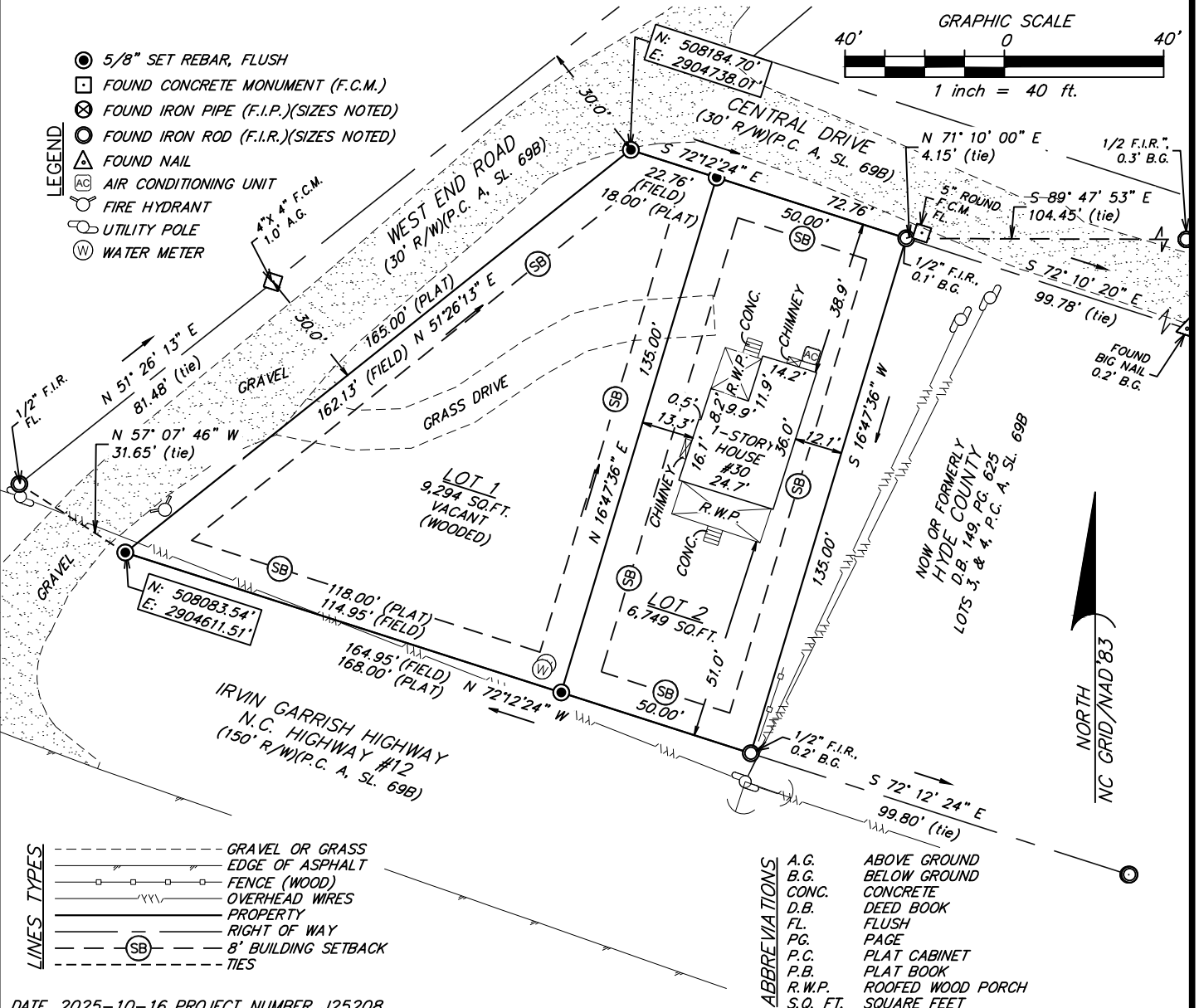
SITE DATA:

AREA:
LOT 1: 9,294 SQ.FT.
LOT 2: 6,749 SQ.FT.

LOT 2 COVERAGE:
HOUSE = 760 SQ.FT
R.W.P. = 313 SQ.FT
CONC. = 31 SQ. FT.
CHIMNEYS = 14 SQ. FT.

TOTAL IMPERVIOUS = 1,118 SQ. FT.
(16.5% OF LOT 2)

MAXIMUM LOT COVERAGE BY ALL
STRUCTURES AND ANY SURFACE
IMPERVIOUS TO WATER: 50%



DATE 2025-10-16 PROJECT NUMBER J25208

SCALE: 1" = 40'

SURVEY FOR
DOWNEAST JJR, LLC.

LOTS 1 & 2, BEACHSIDE EXTENSION, P.C. A, SL. 69B
30 WEST END ROAD, OCRACOKE, NC 27960

OCRACOKE TOWNSHIP

HYDE COUNTY

NORTH CAROLINA

J.H. MILLER, JR.
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