

Exhibit 1

TC<sup>2</sup>

ENGINEERING, PLLC

NC COL P-1264

5707 MARKET STREET

WILMINGTON, NC 28405

(910)791-2733

surveyinfo@tc2pllc.com

www.tccoconstruction.com

SHEET # 1 OF 1 JOB # TC2-2517

I, Alan H. Allbert, certify that this plat was drawn under my supervision or an actual survey performed under my supervision (deed description recorded in Book AS, page NOTED, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_, page \_\_\_\_; that the ratio of precision or positional accuracy as calculated is 0.05; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS (GNSS) if dual constellations are used) survey:

Class of survey: Class B  
Positional accuracy: 0.05 (h)  
95% Confidence Level

Type of GPS field procedure: Network  
Real-Time Kinematic

Dates of survey: June 25, 2025

Datum/Epoch:

Horizontal Datum is NAD 83/2011

Vertical Datum is NAVD88

Published/Fixed-control use: CORS

Geoid model: GEOID18

Combined grid factor(s): 1.0000604217

Units: U.S. Survey Feet

That this plat was prepared in accordance with G.S. 47-30 as amended. That this plat meets the requirement of G.S. 47-30 section F-11-c4. Witness my original signature and seal this the \_\_th day of June, 2025.

That this plat meets the requirement of G.S. 47-30 section F-11-d

☐ a. That the survey creates a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land

☐ b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land

☐ c. Any one of the following:  
☐ 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;  
☐ 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or  
☐ 3. That the survey is a control survey.

☒ 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.

☐ d. That the survey is 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 the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

**PRELIMINARY PLAT -  
NOT FOR RECORDATION,  
CONVEYANCES, OR  
SALES**

**FINAL DRAWING - FOR  
REVIEW PURPOSES ONLY**

Alan H. Allbert

NORTH CAROLINA PLS # L-3738

REV DATE ISSUED FOR INITIALS

0 06/25/2025 PRELIMINARY EWM

EASEMENT AND RIGHT-OF-WAY PLAT

PREPARED FOR:

**CITY OF WILMINGTON**

CITY OF WILMINGTON,  
WILMINGTON TOWNSHIP,  
NEW HANOVER COUNTY,  
NORTH CAROLINA

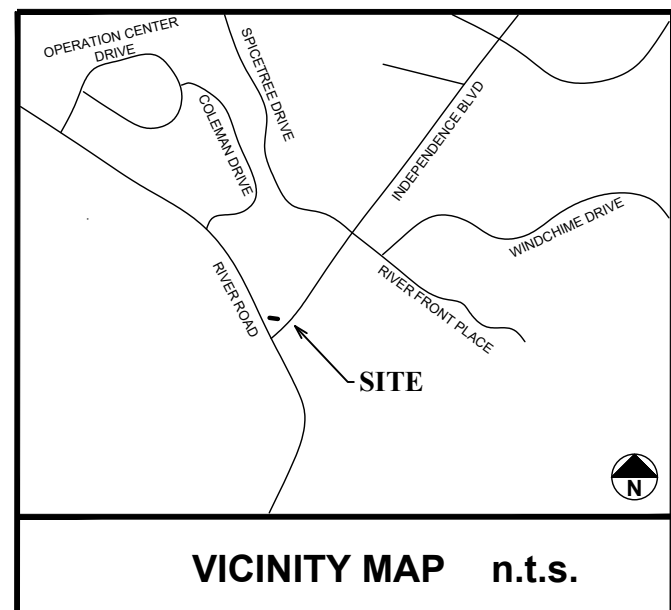
JULY 2, 2025

0' 40' 80'

SCALE: 1 INCH = 40 FEET

ORIGINAL MAP SIZE 24" X 36"

MAP NUMBER: 25-07-35



VICINITY MAP n.t.s.

NCSS "PORT" FOUND  
NC GRID COORDINATES  
N=162,523.85'  
E=2,318,381.09'  
NAD83/2011  
U.S. SURVEY FEET

WASTE MANAGEMENT OF CAROLINAS, INC.  
4045 RIVER ROAD  
PARCEL #R07000-001-017-000  
DB 1993 PG 601  
PB 35 PG 112

POINT OF BEGINNING "A"  
NC GRID COORDINATES  
N=151,606.49'  
E=2,321,118.49'  
NAD83/2011  
U.S. SURVEY FEET

POINT OF BEGINNING "B"  
NC GRID COORDINATES  
N=152,080.35'  
E=2,321,737.69'  
NAD83/2011  
U.S. SURVEY FEET

THE PROXIMITY AT WATERMARK LLC  
PARCEL #R07000-002-005-000  
DB 6716 PG 918  
PB 72 PG 23

INDEPENDENCE SOUTH HOA INC  
PARCEL #R07000-001-028-000  
DB 4618 PG 631  
PB 49 PG 124 &  
PB 35 PG 370

NCSR 1209  
(TOWN MAPS MAINTAINED)  
SEE NOTE #10  
INDEPENDENCE BLVD  
AS SHOWN ON PB 35 PG 370

TRACT 8  
3-PUR-2  
1250.93 SQFT

RIVERS EDGE I, LLC  
4197 RIVER ROAD  
PARCEL #R07010-001-005-000  
DB 6015 PG 188  
PB 35 PG 371

TRACT 3  
3-PUR-2  
995.36 SQFT

TRACT 2  
3-PUR-1  
86.55 SQFT

TRACT 4  
3-ROW-1  
571.60 SQFT

TRACT 5  
3-PUR-1  
59.98 SQFT

TRACT 6  
3-PUR-1  
524.94 SQFT

TRACT 7  
3-PUR-2  
90.60 SQFT

S66°02'18"W  
5791.70' (GRID TIE)  
N.T.S.

MARSHES AT RIVERS EDGE, LLC  
PARCEL #R07010-001-007-000  
DB 4237 PG 189  
CB 16 PG 121

BRENNY PATTEN  
PARCEL #R07000-002-284-000  
LOT 51  
PB 72 PG 397

NCSS "ECHO FARMS" FOUND  
NC GRID COORDINATES  
N=153,901.63'  
E=2,326,439.68'  
NAD83/2011  
U.S. SURVEY FEET

LINE TABLE					
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N26°54'13"W	11.84'	L26	N36°47'27"E	15.10'
L2	N61°05'45"E	7.08'	L27	S53°12'33"E	3.00'
L3	S28°59'47"E	11.81'	L28	S53°12'33"E	3.00'
L4	S60°54'41"W	7.52'	L29	S36°47'27"W	15.10'
L5	N26°54'13"W	28.50'	L30	N53°12'33"W	3.00'
L6	N26°54'13"W	9.69'	L31	N36°47'27"E	377.70'
L7	N09°45'47"E	27.01'	L32	S53°12'33"E	8.80'
L8	N36°46'31"E	33.26'	L33	S41°53'52"W	78.33'
L9	S24°05'28"E	32.05'	L34	S36°51'16"W	157.33'
L10	S57°44'44"W	26.34'	L35	S12°47'12"W	11.40'
L11	S30°25'40"W	21.60'	L36	S36°40'33"W	38.06'
L12	N26°54'13"W	21.07'	L37	N49°36'20"W	3.37'
L13	N00°37'48"E	4.91'	L38	S36°47'27"W	94.09'
L14	N36°47'27"E	44.02'	L39	N36°47'27"E	165.02'
L15	S53°13'29"E	9.50'	L40	S53°12'33"E	46.71'
L16	N36°47'27"E	47.70'	L41	S36°45'36"W	25.00'
L17	N36°47'27"E	12.00'	L42	N53°14'24"W	45.00'
L18	S53°07'32"E	5.00'	L43	S36°45'36"W	90.00'
L19	S36°46'31"W	12.00'	L44	S28°47'25"W	50.49'
L20	N53°07'32"W	5.00'			
L21	N36°47'27"E	16.80'			
L22	N36°47'27"E	174.98'			
L23	S53°12'33"E	3.00'			
L24	S36°47'27"W	174.98'			
L25	N53°12'33"W	3.00'			

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, Review Officer of  
County, \_\_\_\_\_, Certify that the map or plat to which this certification is affixed  
meets all statutory requirements for recording.

Review Officer

Date

LEGEND	
---	ADJOINERS PROPERTY LINE (NOT SURVEYED)
⊙	1/8" IRON REBAR (SET)
⊕	WOODEN STAKE (SET)
•	COMPUTED POINT
⊙	IRF IRON REBAR (FOUND)
⊕	IRP IRON PIPE (FOUND)
⊙	CMF CONCRETE MONUMENT (FOUND)
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
---	PROPOSED PERMANENT DRAINAGE EASEMENT
---	PROPOSED PERMANENT UTILITY EASEMENT
---	EASEMENT LINE