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29 April 1957

From: Sam J. Morris, Jr., Engineer, Jacksonville, North Carolina
To: Whom it may concern

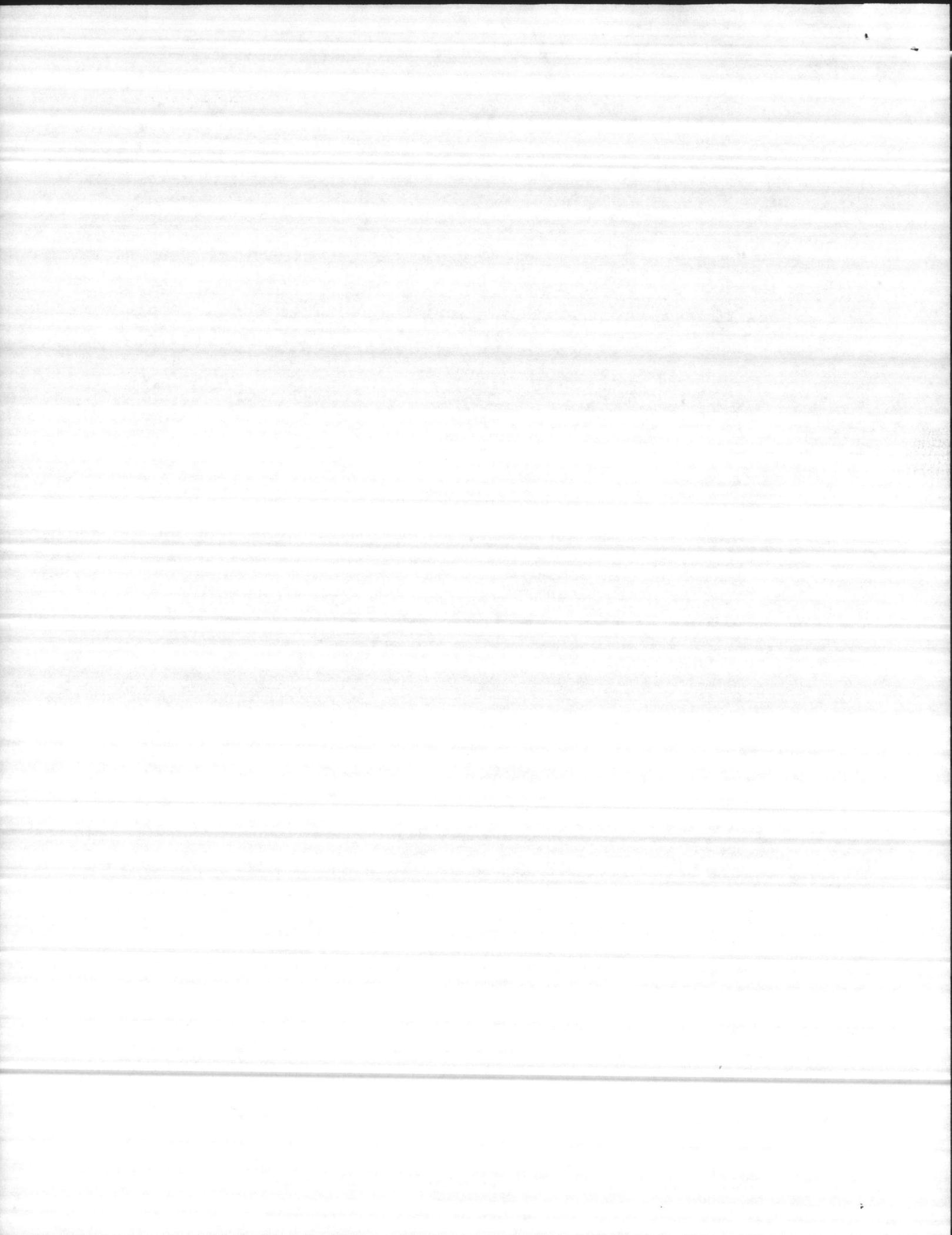
Subj: The following is a report on the proposed site for a Girl Scout Camp at Sealevel, North Carolina

1. General.- On 24 April 1957, the writer with Miss Elizabeth Hawley, a representative of the Girl Scouts of America, inspected a tract of land situated in Sealevel Township, Carteret County, North Carolina, for the purpose of determining the feasibility of developing the said site for a Girl Scout Camp. The investigation was of a preliminary nature and limited to conversations with the natives of the area and a visual inspection of the site to obtain information relative to the following :

1. Probability of boundary disputes.
2. Susceptibility of the site to hurricane damage and high water.
3. Availability of a potable water supply.
4. Hospital facilities.
5. General topography.
6. Sanitary wastes disposal.
7. Power availability.
8. Major land improvements necessary for site development.

2. Property Description.- In Sealevel Township: beginning at an iron stake on the north side of the public highway leading to Atlantic, Alex. Hamilton's southeast corner, thence N. 6 degrees W. 405 feet to an iron stake, thence N. 9 degrees E. 460 feet to an iron stake, thence N. 88 degrees W. 661 feet to an iron stake, thence N. 12 degrees E. 3249 feet to an iron stake, C. K. Howe's south line, thence with his line N. 81 degrees E. 2145 feet to an iron stake in C. K. Howe's south line, thence S. 55 degrees E. 800 feet to an iron stake, thence S. 5 degrees W. 1170 feet to an iron stake in Dr. E. B. Whitehurst's line, thence with his line S. 27 degrees W. 500 feet to an iron stake at the head of a branch known as Polly Austin Run, thence S. 18 degrees W. 800 feet to an iron stake on the south side of the Public highway leading to Atlantic, thence S. 8 degrees E. 960 feet to an iron stake at the side of a creek, thence with said creek S. 5 degrees W. 500 feet to an iron stake at Turpentine Landing, thence with the west prong of said creek S. 57 degrees W. 250 feet to an iron stake on the north bank of west fork of said creek, thence with said branch west 550 feet to an iron stake, thence north 37 degrees W. 1000 feet to an iron stake on the north side of the highway leading to Atlantic, thence S. 60 degrees W. 620 feet to beginning, containing 210 acres, excepting: On U. S. Highway #70, beginning at a point on the south side of said highway 1.9 miles westerly from the city limits of Town of Atlantic, running thence south 9 degrees 15 minutes east 328.85 feet, thence south 54 degrees 19 minutes west 405.59 feet, thence north 35 degrees 39 minutes west 269.0 feet to south

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margin of said U.S. Highway #70, thence easterly and along said margin of said highway to beginning, 3.25 acres (property of North Carolina State Highway & Public Works Commission).

3. Evidence of Boundaries.- Access to a map and description of the property were obtained from Judge J. F. Duncan of Beaufort, North Carolina, one of the commissioners for the property at public auction. The map did not entirely conform to the description and neither document presented a proper area closure. Judge Duncan expressed the opinion that the title to the property was absolutely clear. The site was visited in the company of a Mr. Ray Hamilton and a Mr. Fulcher, both of whom own property adjacent to the tract. All corners were not visited but Mr. Fulcher expressed the opinion that all corners were in existence and neither of the gentlemen knew of any disputes over any of the boundaries. The boundaries, as pointed out by Messrs. Hamilton and Fulcher, seemed generally to agree with the configuration as shown on the map. The only method, however, of establishing an accurate description and map for the property is by a property survey having cognizance of existing and or agreed corners.

4. Susceptibility to Hurricane Damage.- The visual inspection of the tract revealed a virtual absence of damage from hurricanes. The natives stated that the hurricanes of 1954 and 1955 brought in the highest water during their memory and that during these storms only a small portion of the shore line was flooded. It is the writer's opinion that the probability of damage from flooding is remote and that the anticipated damage as a result of winds would be no greater than at any other place along the North Carolina Coast.

5. Water Supply.- The experience of deep wells in the area would indicate this source to provide a reliable and plentiful supply of water. There are several artesian wells in the immediate vicinity.

6. Hospital Facilities.- A well equipped hospital is located in the immediate vicinity of the site.

7. General Topography.- The site is principally a pine hammock possessing some of the highest ground in the community and is contoured in a manner that facilitates drainage. The major portion of the tract is covered with pine free of undergrowth, but there are some low areas and draws that do have thick undergrowth. The area between the road and the water has some nice pine and hardwood timber.

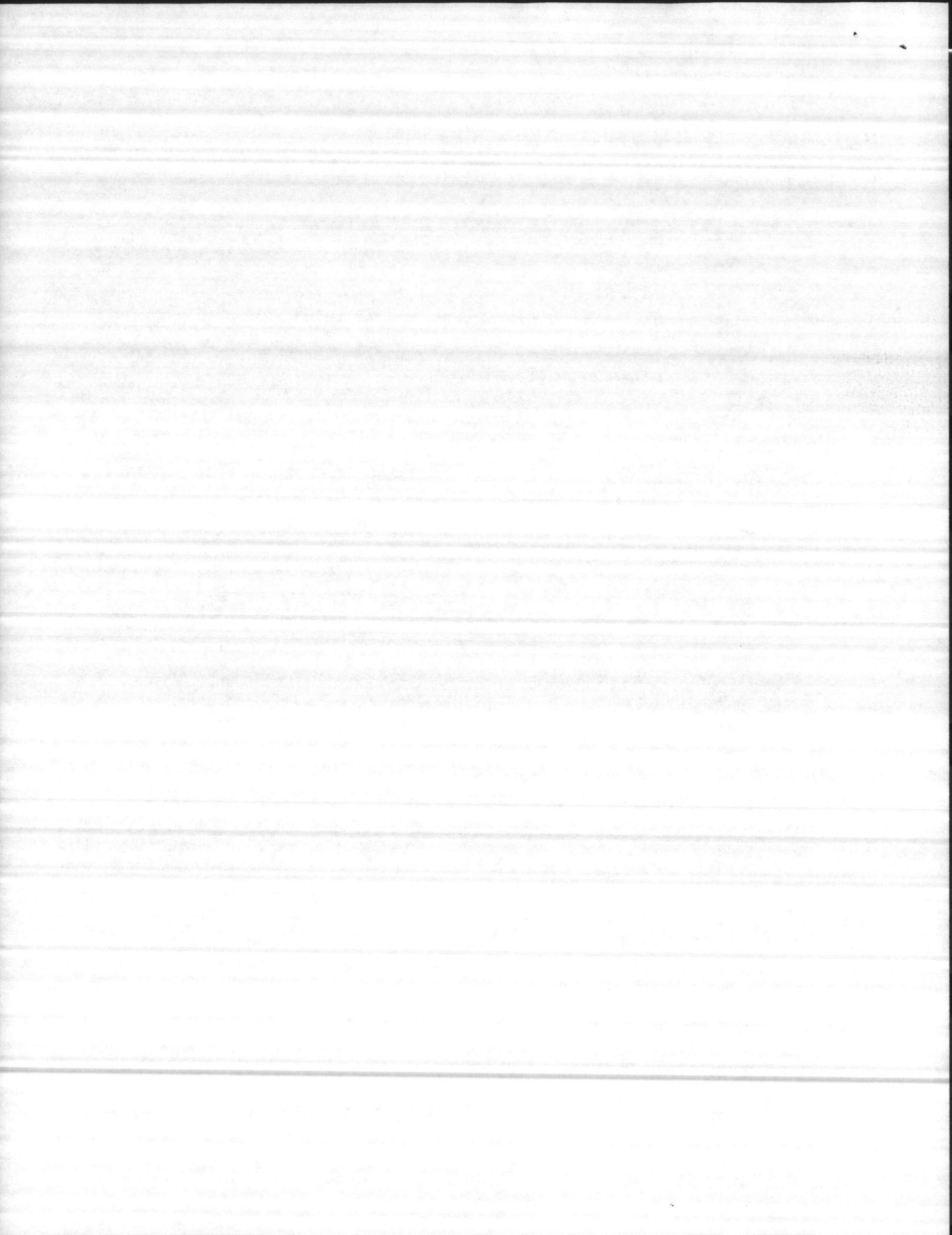
8. Waste Disposal.- The site in general has a loamy soil with a shallow sand overburden. This material is sufficiently pervious to provide good percolation for tile disposal fields or open pits.

9. Power and Communication Availability.- Electrical power and telephone service is available at the site.

10. Major Land Improvements Required.- The major improvements to the site would include the following:

1. Sloping the shore line in a manner to provide a beach. This operation could probably be most economically accomplished by filling with sand

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dredged from the creek immediately in front of the property. The cost of this operation would depend upon the criteria as established by the Girl Scout Organization as to what would be an acceptable beach facility.

2. Clearing the undergrowth as desired by the Girl Scout Organization.
3. Clearing of creeks and branches and the provision of ditches as required for proper drainage and mosquito control.
4. The property exception as referred to in the description is a borrow pit and presents an unsightly condition. This situation could be rectified in several ways and the excavation might be used to an advantage in the development of a water sport facility.

11. Conclusions.- The site is a tract of land containing approximately 200 acres and is situated in one of the most interesting and historical areas on the Atlantic Coast. Modern communication, power, transportation, and medical services are in existence and available at the site. The topography of the site affords good natural drainage facilities and contains some beautiful natural vegetation. Considering the size of the tract, a relatively small expenditure would be required for site improvements.

It is the writer's opinion that the site is well adapted for a Girl Scout Camp.

12. Recommendation.- If the tract is purchased, the writer recommends:

1. That a property survey be made and permanent monuments established at all corners.
2. That a topographic survey be made to facilitate planning and developing the site.

Sam J. Morris, Jr.
Registered Engineer

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