



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. THE PURPOSE OF THIS MAP IS TO ILLUSTRATE A BOUNDARY SURVEY AND PLOT PLAN PERFORMED ON AN EXISTING PARCEL BEARING NC PIN 1518-54-2243, AND BEING THE CURRENT PROPERTY OF ALBERT JUNIOR BAILEY & CHARLES M. BAILEY, HAVING A DEED REFERENCE OF BOOK 2926 PAGE 447 RECORDED IN THE HARNETT COUNTY REGISTRY AND BEING LOCATED AT 5340 FAIRGROUND ROAD, DUNN, NC 28334. THIS SURVEY IS PERFORMED FOR MARSHALL MEYER FOR THE PURCHASE OF SAID PROPERTY AND THE PLANNED ADDITION OF A MODULAR HOME.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE TITLE. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING THE SAME. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THIS PROPERTY. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE SUBJECT PROPERTY.
3. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID". AREA(S) CALCULATED BY THE COORDINATE METHOD.
4. THE 3/4" IPF (0.1' BG) DISTURBED WAS FOUND TO BE IN-LINE WITH THE ADJOINING MONUMENTATION ON THAT LINE BUT IS BENT AND FOUND TO BE 0.6' OUTSIDE OF THE PROPERTY BOUNDARY. MONUMENT WAS LEFT IN FOUND CONDITION.

PROPERTY DATA

CURRENT OWNER: ALBERT JUNIOR BAILEY & CHARLES M. BAILEY
 SURVEY FOR: MARSHALL MEYER
 SITE ADDRESS: 5340 FAIRGROUND ROAD
 DUNN, NC 28334
 PIN: 1518-54-2243
 ZONED: RA-20M

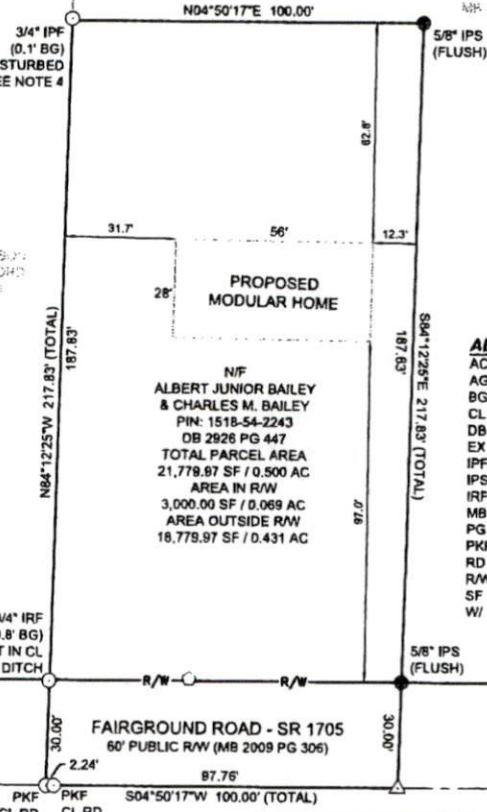
SURVEY REFERENCES

DB 2926 PG 447 (VESTING)
 MB 22 PG 56
 MB 2009 PG 306
 PC#F PG 328A

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL NUMBER 1518 OF COMMUNITY NUMBER 370328 (HARNETT COUNTY), BEARING MAP # 3720151800J, DATED OCTOBER 3, 2006; THE SUBJECT PROPERTIES LIE IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

Map: ASTERBA HORNBOUR & C O NANKY RAE FORD
 PIN: 1518-44-9111
 MAP 2009 PG 306



ABBREVIATIONS

AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
CL	CENTERLINE
DB	DEED BOOK
EX	EXISTING
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
IRF	IRON REBAR FOUND
MB	MAP BOOK
PG	PAGE
PKF	PK NAIL FOUND
RD	ROAD
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
WI	WITH

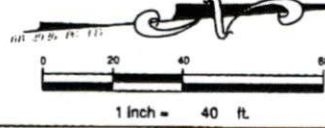
LEGEND	
○	PROPERTY CORNER FOUND
●	PROPERTY CORNER SET
△	COMPUTED POINT
□	TELEPHONE PEDESTAL

I, CALEB TROY CLAYTON SR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2926 PAGE 447); THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 17th DAY OF AUGUST, 2020.



CALEB TROY CLAYTON SR., PLS NC LICENSE NO.: L-5306

LEGEND	
—	SURVEYED PROPERTY LINE
- - -	PROPERTY LINE NOT SURVEYED
—	ROAD CENTERLINE
— R/W —	RIGHT OF WAY LINE
—	BUILDING SETBACK LINE



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS

PLOT PLAN

5340 FAIRGROUND ROAD - DUNN
 AVERASBORO TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA

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DRAWN: CTC Sr	SCALE: 1" = 40'
CHECKED: CTC Sr	DATE: 08/17/2020
PROJECT: 20080273-010507	