

NOTES

AREA BY COORDINATES
 NC GRID COORDINATES OBTAINED USING A SPECTRA
 PRECISION SP80 GPS UNIT, REFERENCED TO NAD 83(2011).
 ALL DISTANCES GROUND HORIZONTAL UNLESS NOTED
 OTHERWISE.

THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT
 AND IS SUBJECT TO ANY MATTERS ONE MAY DISCLOSE.
 PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND
 UTILITIES AND/OR EASEMENTS.

THIS PROPERTY IS NOT LOCATED IN A
 FLOOD HAZARD AREA PER
 F.E.M.A. MAP #3720066200J
 F.E.M.A. MAP #3720068200J
 EFF. DATE: 10/3/2006 ZONE X

MERITAGE HOMES OF
 THE CAROLINAS, INC.
 PIN #0673-83-7341.000
 D.B. 4189 PG. 2012
 MAP #2023-431

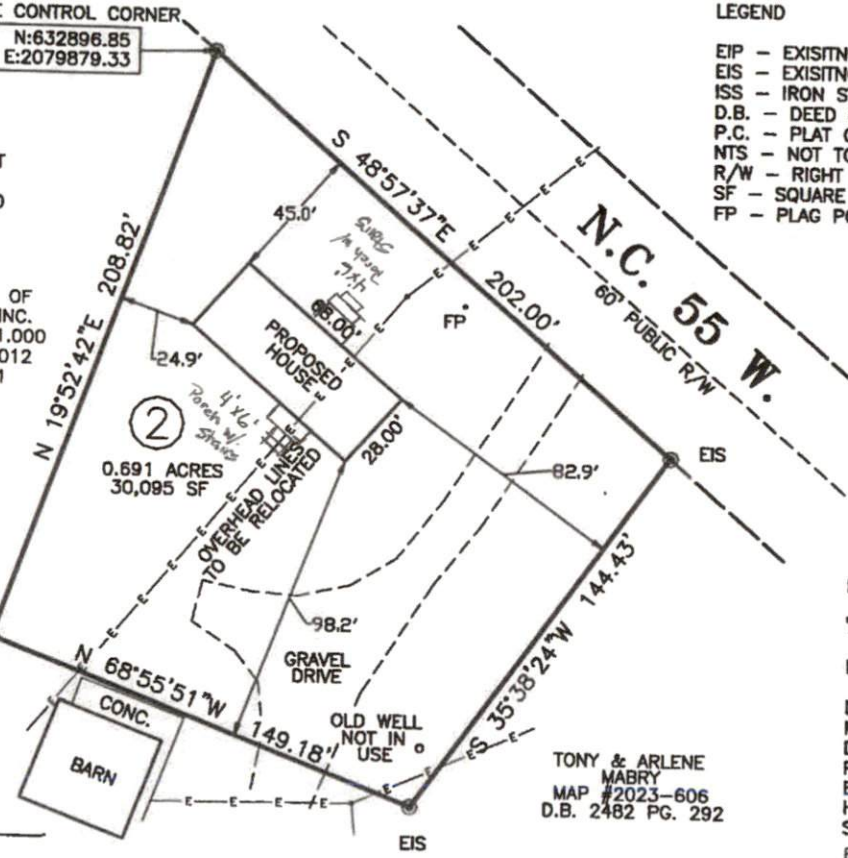
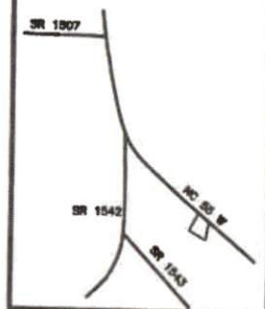


EIS CONTROL CORNER
 N:632700.46
 E:2079808.33

AXLE CONTROL CORNER
 N:632896.85
 E:2079879.33

LEGEND

- EIP - EXISTING IRON PIPE
- EIS - EXISTING IRON STAKE
- ISS - IRON STAKE SET
- D.B. - DEED BOOK
- P.C. - PLAT CABINET
- NTS - NOT TO SCALE
- R/W - RIGHT OF WAY
- SF - SQUARE FEET
- FP - FLAG POLE



PROPOSED PLOT PLAN FOR:
TONY & ARLENE MABRY
 NC 55 - ANGIER, NC 27501
 LOT 2 TONY & ARLENE MABRY PROPERTY
 MAP #2023-606
 DEED BOOK 2482 PAGE 292
 PIN #0673-92-9715.000
 BLACK RIVER TOWNSHIP
 HARNETT COUNTY - NORTH CAROLINA
 SCALE: 1" = 50' DECEMBER 11, 2023

TONY & ARLENE
 MABRY
 MAP #2023-606
 D.B. 2482 PG. 292

ZONED RA-30 - TOWN OF ANGIER
 FRONT SETBACK - 35'
 CORNER SETBACK - 20'
 REAR SETBACK - 25'
 SIDE SETBACK - 10'

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER
 MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
 SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 10,000+
 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES
 PLOTTED FROM INFORMATION FOUND IN BOOK MAP 2023
 PAGE 606; THAT THIS PLAT DOES NOT MEET SIZE REQUIREMENTS
 FOR RECORDING IN THE REGISTER OF DEEDS, PER G.S. 47-30 AS AMENDED.
 LICENSE NUMBER AND SEAL THIS 11th DAY OF DECEMBER 2023

PROFESSIONAL LAND SURVEYOR L-3040

THIS PLAT MAY NOT BE A CERTIFIED SURVEY AND HAS
 NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR
 COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS
 AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH
 RECORDING REQUIREMENTS FOR PLATS.