

SURVEYOR'S DISCLAIMER:

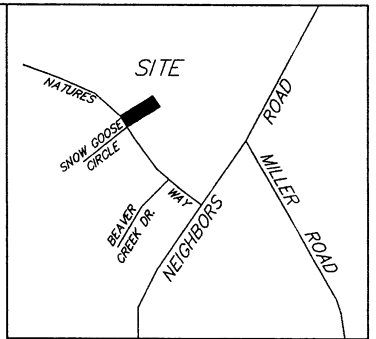
THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED; HOWEVER, A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATIONS OF ANY EASEMENTS, RIGHTS OF WAY, CEMETERIES OR FAMILY BURIAL GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THIS SURVEYOR BY THE RECENT OWNER(S) AT THE TIME OF THIS SURVEY AND OTHER QUESTIONS THAT MAY BE REVEALED BY THE TITLE EXAMINATION INCLUDING ANY RESTRICTIVE COVENANTS. ALSO THIS SURVEYOR HAS NO KNOWLEDGE OF THE OWNERSHIP OR MAINTENANCE RESPONSIBILITIES OF ANY FENCES ON OR NEAR THE BOUNDARY LINES, NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN, SUCH AS CEMETERIES, FAMILY BURIAL GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIALS/SITES, WETLANDS, FLOOD HAZARD AREAS/SOILS, OR ANY UNDERGROUND UTILITIES, EXISTING OR PROPOSED EASEMENTS OR RIGHT-OF-WAYS, ETC., NOT SHOWN HEREON. ANY UTILITIES OR FEATURES AND ANY EASEMENTS RIGHT-OF-WAYS OR BUFFERS ASSOCIATED WITH SAID UTILITIES OR FEATURES SHOWN HEREON ARE SHOWN ACCORDING ONLY TO WHAT WAS KNOWN OR VISIBLE AT THE TIME OF THIS SURVEY BY THIS SURVEYOR. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS UNKNOWN TO THE SURVEYOR AT THIS TIME THAT A COMPLETE TITLE EXAMINATION MAY REVEAL. THIS SURVEYOR IS NOT AN ATTORNEY AT LAW AND IT IS ADVISED THAT THE OWNER OF THIS PROPERTY CONSULT WITH A LICENSED ATTORNEY AT LAW TO PERFORM A COMPLETE TITLE EXAMINATION TO CONFIRM ALL KNOWN ENCUMBRANCES AND REVEAL ANY POTENTIAL ENCUMBRANCES OR TITLE ISSUES ASSOCIATED WITH THIS PROPERTY OR ANYTHING ELSE THAT MAY BE IN THE RESTRICTIVE COVENANTS. ALSO AS USED IN THE SURVEYOR'S CERTIFICATION HEREON, THE WORD "CERTIFY" MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED. THE MAP OR PLAT SHOWN HEREON SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO FUTURE LOAN CLOSINGS, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC., IT IS A VIOLATION OF THE FEDERAL COPYRIGHT NOT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE NOTED ON THE MAP. JIMMY BARBOUR SURVEYING, PA., ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE AND SCOPE AS NOTED ON THIS MAP OR PLAT.

LEGEND

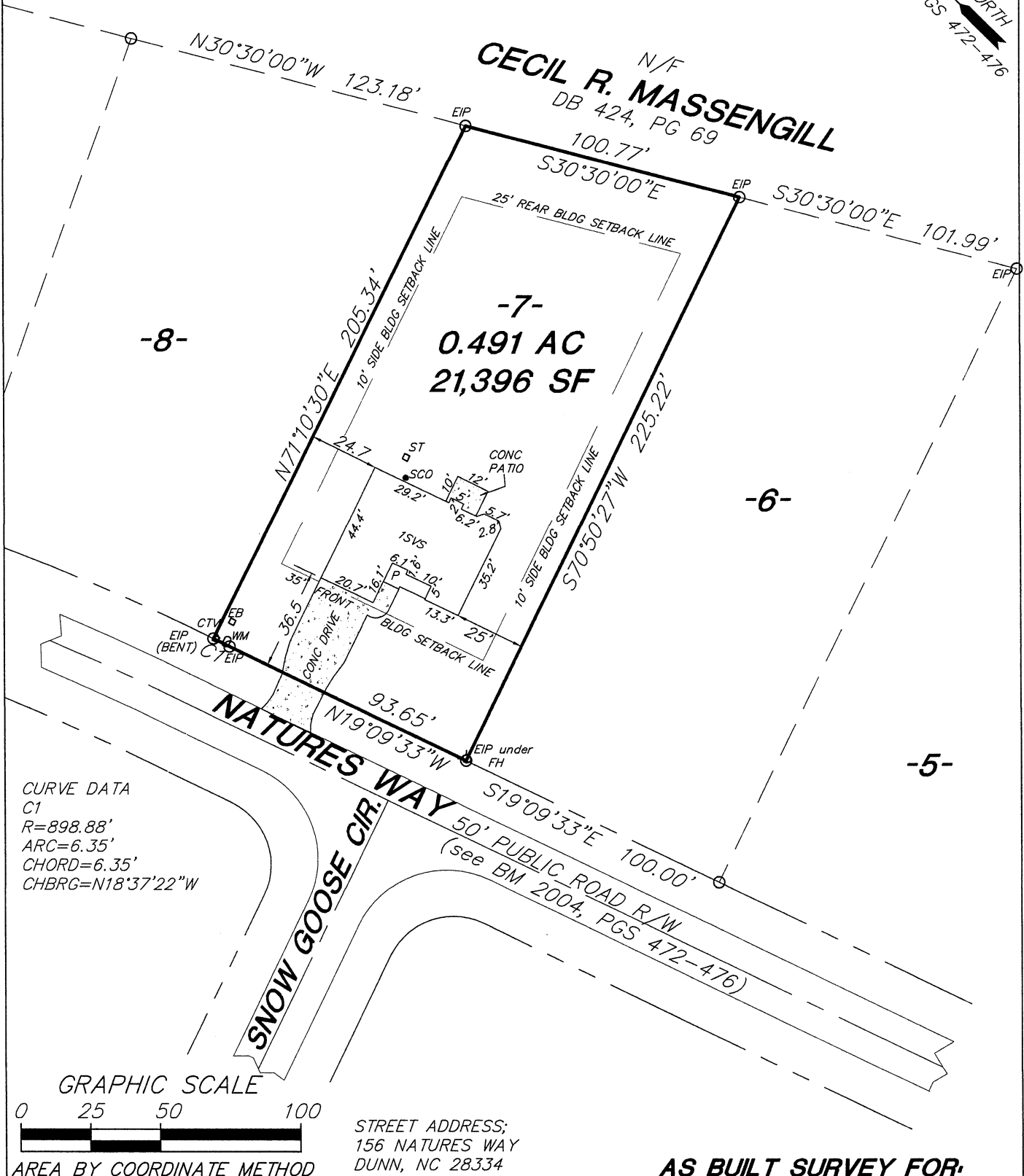
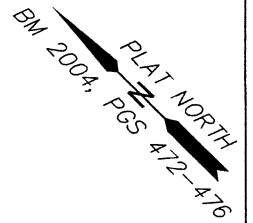
EIP-EXISTING IRON PIPE FOUND FH-FIRE HYDRANT PG-PAGE DB-DEED BOOK BM-BOOK OF MAPS P-PORCH EB-ELECTRICAL TRANSFORMER BOX CTV-CABLE TV PEDESTAL CO-SANITARY SEWER CLEANOUT ST-SEPTIC TANK R/W-RIGHT OF WAY N/F-NOW OR FORMERLY WM-WATER METER 1SVS-ONE STORY WITH VINYL SIDING

NOTES:

1. THIS LOT CONTAINS 2,890 SF± OF IMPERVIOUS SURFACE AREA. IT INCLUDES THE HOUSE, PORCH, CONCRETE PATIO, WALK AND ALL CONCRETE DRIVEWAY TO THE PROPERTY LINE. (RIGHT OF WAY OF NATURE'S WAY.
2. ALL INTERIOR LOT LINES SHALL HAVE A 20' DRAINAGE AND UTILITY EASEMENT, 10' EACH SIDE OF LOT LINE.
3. A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES.
4. A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY ESMT. IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS OF WAY.



VICINITY MAP
(NOT TO SCALE)



AREA BY COORDINATE METHOD

AS BUILT SURVEY FOR:

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book 366, Page 844 or other referenced source BM 2004, PGS 472-476) and that this map meets the requirements of ONE STAR STANDARDS of PRACTICE for LAND SURVEYING in North Carolina (N.C. NCAC 56.1600) This 19th day of May 2020.

JIMMY C. BARBOUR
LAND SURVEYOR
L-2855
North Carolina License Number L-2855

DEED REFERENCE	
DB 366, PG 844	PARCEL ID NO. 021528 0073 07
SURVEYED BY JS	
FIELD BOOK 153	DATE 5-19-2020
DRAWN BY CSL	
SCALE 1"=50'	DWG NO. 19-421

KEN DAWSON HOMES, INC.

LOT 7
BENNETT PLACE SUBDIVISION
AS RECORDED IN: BOOK OF MAPS 2004, PGS 472-476

AVERASBORO TWP. HARNETT COUNTY NC

JIMMY BARBOUR SURVEYING, PA.
JIMMY C. BARBOUR, PLS, GSI
C-3109
213 South Second Street
P. O. BOX 28
SMITHFIELD, N.C. 27577
(919) 989-6642 PHONE Email: jimmy@jbsurveying.com