

SURVEYOR'S DISCLAIMER:

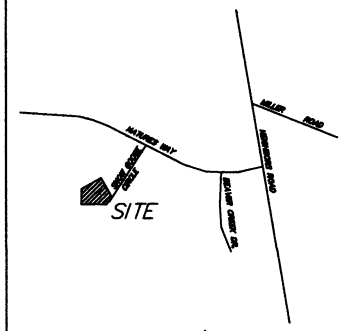
THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED; HOWEVER, A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, NOTAS, AND LOCATIONS OF ANY EASEMENTS, RIGHTS OF WAY, CEMETERIES OR FAMILY BURIAL GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THIS 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 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, TONNO 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 BY 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 ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE NOTED ON THE MAP. JIMMY BARBOUR SURVEYING, P.A., 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
- RBS-#5 IRON REBAR w/RED PLASTIC CAP SET
- CP-COMPUTED POINT
- BM-MAP BOOK DB-DEED BOOK PG-PAGE
- R/W-RIGHT OF WAY

NOTES:

1. THIS LOT CONTAINS 2,814 SF± OF IMPERVIOUS AREA. IT INCLUDES THE HOUSE, PORCH, DECK AND CONCRETE TO THE RIGHT OF WAY OF SNOW GOOSE CIRCLE.



VICINITY MAP
(NOT TO SCALE)

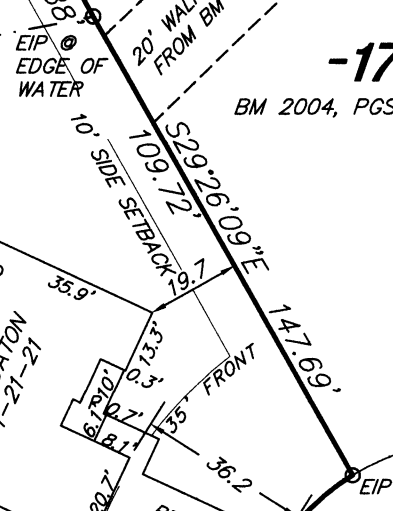
PLAT NORTH
(see BM 2020, PG 398)

OPEN SPACE#4
BM 2004, PGS 472-476

N1571'39"E 86.51'

20' DRAINAGE EASEMENT, SEE BM 2004, PGS 472-476
N60°33'51"E 137.38'

-18-
0.512 Acres
22,301 SF
PIN# 1529-20-9958.000



-17-
BM 2004, PGS 472-476

N85°13'28"W 77.85'

10' SIDE SETBACK

-19-
BM 2020, PG 398

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	46.68'	45.00'	S37°31'09"W
C2	50.00'	41.15'	40.00'	S18°48'09"E

LINE	BEARING	DISTANCE
L1	S02°48'41"W	4.51'

SEPTIC AND REPAIR EASEMENT FOR USE BY LOT 18 see BM 2020, PG 398

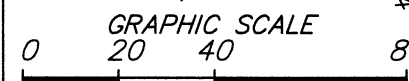
N24°40'02"W 101.74'

(NORTH ROTATED TO THIS LINE)
S47°37'09"W 182.84'
20' DRAINAGE EASEMENT (BM 2004, PGS 472-476)

ADAM GLENN FORD
DB 3079, PG 52

-20-
BM 2004, PGS 472-476

ZONING CLASSIFICATION RA-30
MINIMUM BUILDING SETBACKS FOR RA-30 ZONING
FRONT-35'
SIDE-10'
REAR-25'
SIDE CORNER-20'



AREA BY COORDINATE METHOD

FOUNDATION SURVEY FOR:

I certify that this map was drawn under my supervision from deed description(s) recorded in Deed Book 366.3, Page 844, and from other sources as noted. See Plat/Map Book 2020 Page(s) 398 that the precision or positional accuracy is 1/2000± and that this map meets the requirements of THE BOARD OF PRACTICE for LAND SURVEYING in North Carolina (G.S. NCAC 56. 1600) This 22nd day of Jan 2021.

DEED REFERENCE	DB 366.3, PG 844
PARCEL ID NO.	1529-20-9958.000
SURVEYED BY	JS
FIELD BOOK	SEE FILE
DATE	1-21-21
DRAWN BY	CSL
SCALE	1"=40'
DWG NO.	20-352-18

KEN DAWSON HOMES

LOT 18
BENNETT PLACE RECOMBINATION LOTS 18 & 19
AS RECORDED IN: BOOK of MAPS 2020, PAGE 398

AVERASBORO TWP. HARNETT COUNTY NC

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