

**SURVEYOR'S DISCLAIMER:**

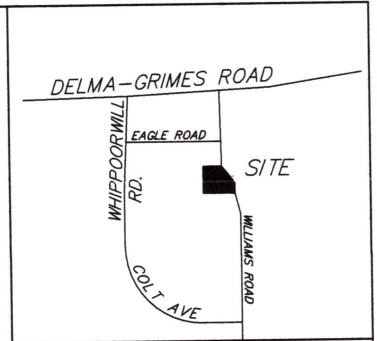
THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED; HOWEVER, A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATIONS OF ANY EASEMENTS, RIGHTS OF WAY, CEMETERIES OR FAMILY BURIAL GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THIS 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 ACT 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**

- ERB-EXISTING IRON REBAR FOUND
- EIP-EXISTING IRON PIPE FOUND
- EIS-EXISTING IRON STAKE FOUND
- N/F-NOW OR FORMERLY R/W RIGHT OF WAY
- MB-MAP BOOK PC-PLAT CABINET PG-PAGE
- DB-DEED BOOK

THIS LOT CONTAINS 2,642 SF± OF IMPERVIOUS AREA. IT INCLUDES HOUSE, PORCH, STEPS, AND ALL CONCRETE DRIVE TO PROPERTY LINE.

**NCSR 1881-EAGLE ROAD**



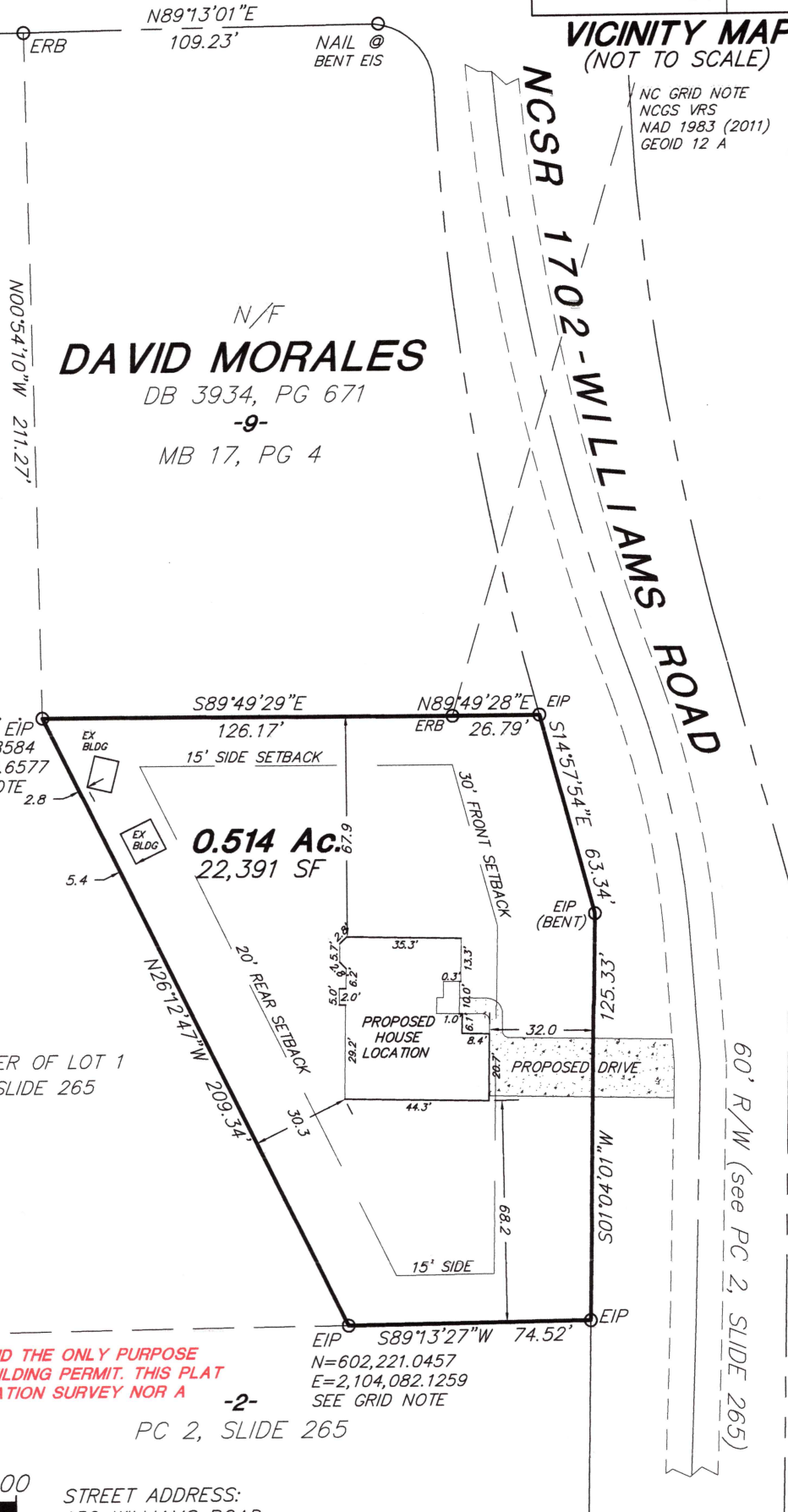
**VICINITY MAP (NOT TO SCALE)**

NC GRID NOTE  
NCGS VRS  
NAD 1983 (2011)  
GEOID 12 A



N/F  
**JASON HOUTS**  
DB 3680, PG 122  
-10-  
MB 17, PG 4

N/F  
**DAVID MORALES**  
DB 3934, PG 671  
-9-  
MB 17, PG 4



N=602,408.8584  
E=2,103,989.6577  
SEE GRID NOTE

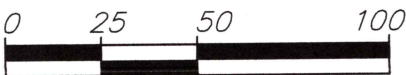
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SEE GRID NOTE

REMAINDER OF LOT 1  
PC 2, SLIDE 265

60' R/W (see PC 2, SLIDE 265)

**NOTE:**  
THIS IS A PROPOSED SITE PLAN AND THE ONLY PURPOSE FOR THIS PLAT IS TO OBTAIN A BUILDING PERMIT. THIS PLAT IS NOT TO BE USED FOR A FOUNDATION SURVEY NOR A FINAL MAP FOR A LOAN CLOSING.

**GRAPHIC SCALE**



STREET ADDRESS:  
152 WILLIAMS ROAD  
COATS, NC

AREA BY COORDINATE METHOD

**PROPOSED SITE PLAN FOR:**

I certify that this map was drawn under my supervision from deed description(s) recorded in Deed Book 3921, Page 148, and from other sources as noted. See Plat/Map Book \_\_\_\_\_ Page(s) \_\_\_\_\_ that the precision or positional accuracy is 1:10,000 and that this map meets the requirements of the STANDARD OF PRACTICE for LAND SURVEYING in North Carolina (N.C. AC 6.1600) This 24th day of FEBRUARY 2021.

DEED REFERENCE	DB 3921, PG 148
PARCEL ID NO.	1600-42-0330
SURVEYED BY	JS
FIELD BOOK	SEE FILE
DATE	2-16-2021
DRAWN BY	CSL
SCALE	1"=50'
DWG NO.	21-063

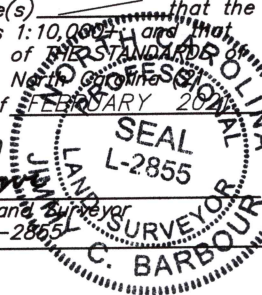
**KEN DAWSON HOMES, INC.**

0.514 ACRES LOT

AS RECORDED IN: DEED BOOK 3921, PAGE 148

CITY OF COATS  
GROVE TWP. HARNETT COUNTY NC

*Jimmy C. Barbour*  
Jimmy C. Barbour, Professional Land Surveyor  
North Carolina license Number L-2865L



**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@bsurveying.com