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/ZONES, 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
PB–PLAT BOOK
DB–DEED BOOK
PG–PAGE
N/F–NOW OR FORMERLY OWNED BY
SF–SQUARE FEET
PC–PLAT CABINET
R/W–RIGHT OF WAY

PLAT NORTH (see PB 2023, PG 114)

VICINITY MAP
(NOT TO SCALE)

N/F
MA JO GENERATIONAL PROPERTIES, LLC
DB 1083, PG 694
PC F, SLIDE 734 A and C

N17°44'58"E 110.00'

S42°07'49"E 215.32'

-2-
PB 2023, PG 114

S42°07'49"E 250.00'

N33°33'31"E 95.23'

25' REAR SETBACK

-1-
0.562 ACRES
24,465 SF
INCLUDES HWY R/W

12' SIDE SETBACK

S42°07'49"E 250.00'

30' SHARED DRIVEWAY ESMT. SEE PB 2023, PG 114

34.68'

21.6

PROPOSED HOUSE

CONC PAD

60.6'

110.00' S17°44'58"W

34.68'

245.36' N42°06'45"W (NORTH ROTATED 15.0' TO THIS LINE)

12' SIDE SETBACK

25' FRONT SETBACK

280.05'

106.78' S17°44'48"W

34.69'

C P AND L EASEMENT
70' PER PB 2023, PG 114

HARNETT COUNTY RAIL TRAILS CORRIDOR
100' R/W PER PB 2005, PG 863 & PB 2023, PG 114

NCSR 1725 ASHE AVENUE
60' PUBLIC ROAD R/W per PB 2023, PG 114

(TIE LINE ONLY) S17°44'58"W 118.83'

NO FIELD SURVEY AT THIS TIME. INFORMATION TAKEN FROM PB 2023, PG 114 ONLY.

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
0 30 60 120

AREA BY COORDINATE METHOD

PROPERTY ADDRESS:
3570 ASHE AVENUE
DUNN, NC 28334

PROPOSED SITE PLAN FOR:

FREDY ERNESTO VARGAS

LOT 1
MARIA MERCADO PROPERTY
AS RECORDED IN: PLAT BOOK 2023, PAGE 114
TOWN OF ERWIN / DUKE TWP. HARNETT COUNTY NC

I certify that this map was drawn under my supervision from deed description(s) recorded in Deed Book 4138, Page 527, and from other sources as noted. See Plat/Map Book 2023 Page(s) 114 that the precision or positional accuracy 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) This 6th day of APRIL, 2023.

NORTH CAROLINA PROFESSIONAL SEAL L-2855 LAND SURVEYOR JIMMY C. BARBOUR

Jimmy C. Barbour, Professional Land Surveyor
North Carolina License Number L-2855

DEED REFERENCE	DB 4138, PG 527
PARCEL ID NO.	021507 0045 02
SURVEYED BY	NO FIELD SURVEY
FIELD BOOK	N/A
DATE	3-30-2023
DRAWN BY	CSL
SCALE	1"=60'
DWG NO.	22-291 A

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

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