

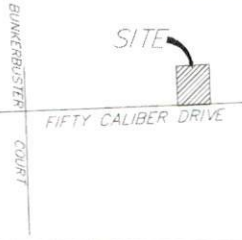
SURVEYOR'S DISCLAIMER:

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED. HOWEVER, A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT DIMENSIONS, WIDTH, AND LOCATIONS OF ANY EASEMENTS, RIGHTS OF WAY, ETC. LOCATIONS OF ANY UNRECORDED RIGHTS OF WAY OR OTHER INTERESTS THAT MAY BE REVEALED BY THE TITLE EXAMINATION INCLUDING ANY RESTRICTIVE COVENANTS. ALSO THE SURVEYOR HAS NO KNOWLEDGE OF THE OWNERSHIP OR MAINTENANCE RESPONSIBILITY OF ANY UTILITIES OR NEAR THE BOUNDARY LINES AND ANY UTILITIES OR BUFFERS ASSOCIATED WITH SAID UTILITIES OR FEATURES SHOWN HEREIN ARE SHOWN ACCORDING ONLY TO WHAT WAS KNOWN OR REVEALED AT THE TIME OF THIS SURVEY BY THE SURVEYOR. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHTS-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 DETERMINE 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 HEREIN THE WORD "SHOULD" MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. OTHER EXPRESS OR IMPLIED. THE MAP OR PLAT SHOWN HEREIN SHALL NOT BE USED WITH AN INSTRUMENT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO FUTURE LOAN CLOSINGS, PLAT 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 THE MAP OR PLAT.

LEGEND

- ERB-EXISTING IRON REBAR FOUND
- EIP-EXISTING IRON PIPE
- CP-COMPUTED POINT FROM REF. PLAT
- R/W-RIGHT OF WAY
- SF-SQUARE FEET
- AC-ACRE
- N/F-NOW OR FORMERLY

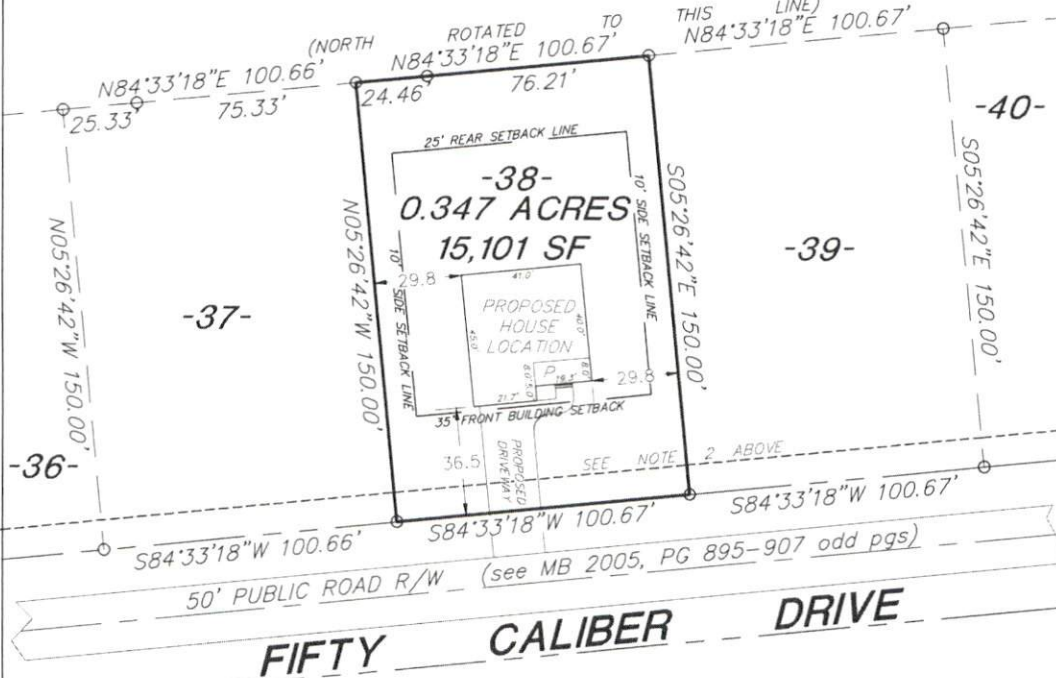
PLAT NORTH
(MB 2005, PGS 895-907)



NOTES:

1. IMPERVIOUS AREA RESTRICTIONS WERE NOT LISTED ON REFERENCED PLAT MAP. THIS LOT CONTAINS A PRELIMINARY TOTAL IMPERVIOUS AREA OF 2,764 SF±. IT INCLUDES HOUSE, PORCH AND PORCH STEPS-1,756 SF±, CONCRETE WALK AND DRIVEWAY TO THE EDGE OF PAVEMENT-1,008 SF±
2. A 10' UTILITY, STREET MAINTENANCE AND DRAINAGE EASEMENT IS RESERVED ALONG THE STREET SIDE OF ALL LOTS.
3. NO FIELD SURVEY DONE AT THIS TIME. ALL INFORMATION TAKEN FROM REFERENCED MAP BOOK.

N/F
RUPERT E. BULLARD
DB 484, PG 137



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.

NOTES:

1. REFERENCED PLAT SHOW THE FOLLOWING SETBACKS ON MAP RECORDED IN MAP BOOK 2005, PGS 895-907.



PROPERTY ADDRESS:
256 FIFTY CALIBER DRIVE
BROADWAY, NC 27505

FRONT-35' FROM R/W OF ROAD
SIDE- 10'
REAR-25'
CORNER SIDE LOT-20'

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 2762, Page 976, and from other sources as noted. See Plat/Map Book 2005, Page(s) 895-907 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 28th day of MARCH, 2022.

PRELIMINARY
NOT FOR RECORDING.
SALES OR CONVEYANCES

Jimmy C. Barbour, Professional Land Surveyor
North Carolina License Number: 12396

DEED REFERENCE	DB 2762, PG 976
PARCEL ID NO.	039597 0039 34
SURVEYED BY	NO FIELD SURVEY
FIELD BOOK	N/A
DATE	3-28-22
DRAWN BY	CSL
SCALE	1"=50'
DWG NO.	22-162

KEN DAWSON HOMES

LOT 38
PATTON'S POINT
AS RECORDED IN: Map Book 2005, Pgs 895-907

BARBECUE TWP. HARNETT COUNTY NC

JIMMY BARBOUR SURVEYING, P.A.
JIMMY C. BARBOUR, PLS., GSI
C-3108
213 South Second Street
P. O. BOX 28
SMITHFIELD, N.C. 27577
(919) 889-6643 PHONE Email: jimmy@barboursurveying.com

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