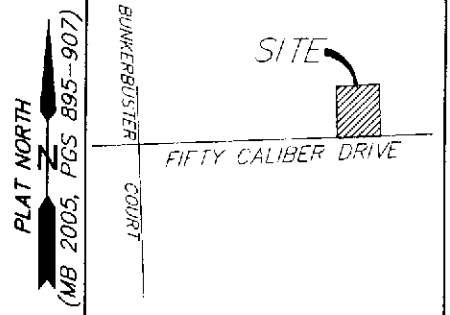


SURVEYOR'S DISCLAIMER:

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED; HOWEVER, A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF ANY EASEMENTS, RIGHTS OF WAY, EASEMENTS OR FAMILY BURIAL GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THIS SURVEYOR BY THE RECENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER QUESTIONS THAT MAY BE DEALT BY THE TITLE EXAMINATION INCLUDING ANY RESTRICTIVE COVENANTS. ALSO THIS SURVEYOR HAS NO KNOWLEDGE OF THE OWNERSHIP OR MAINTENANCE RESPONSIBILITIES OF ANY UTILITIES 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 GEOTHERMS, 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 THE 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, PLAT PLANS, CONSTRUCTION, LANDSCAPING, PRINTING, 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

- 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

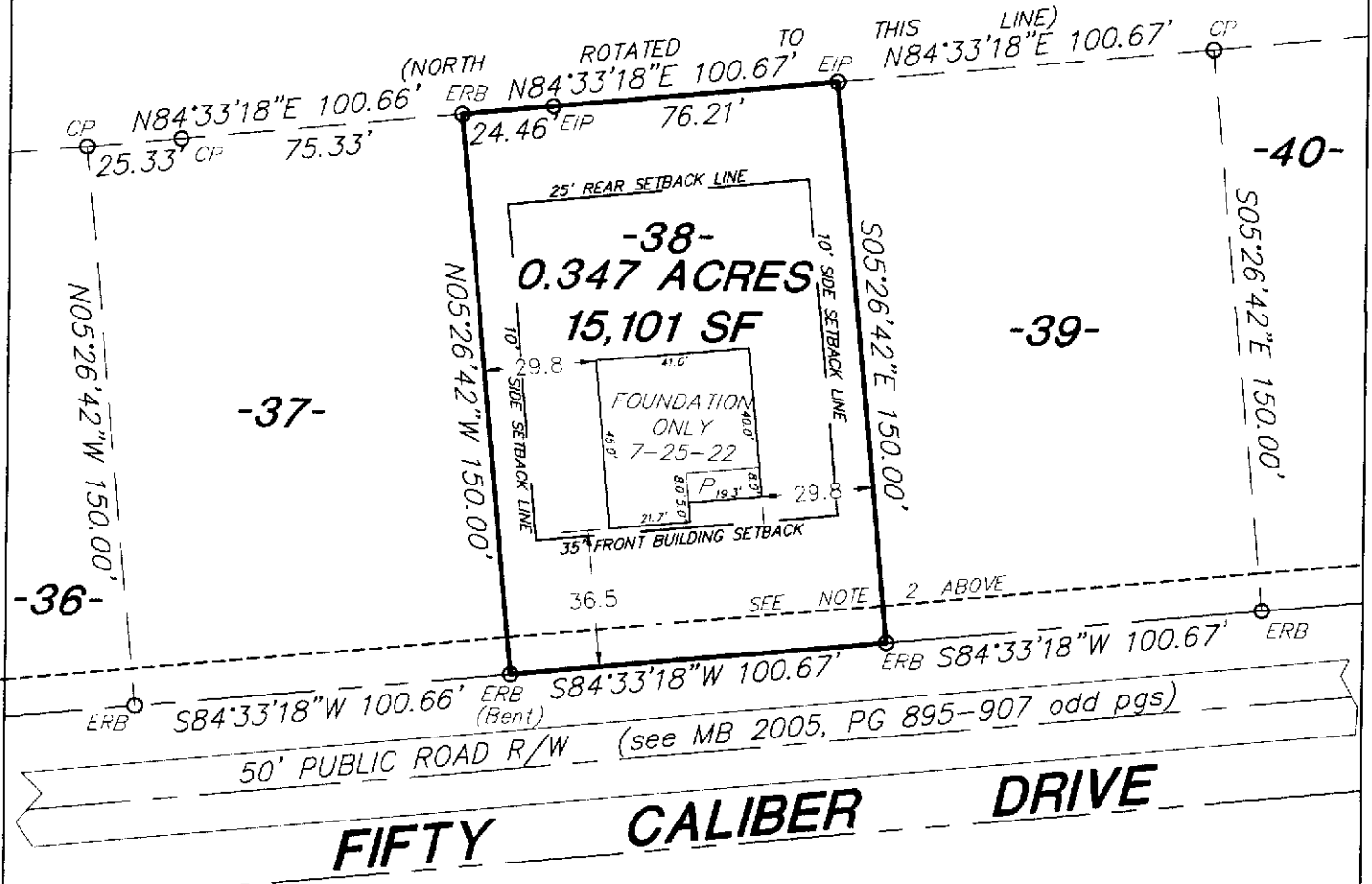


VICINITY MAP
(NOT TO SCALE)

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 AND PORCH-1748 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.

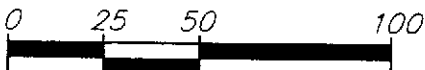
N/F
RUPERT E. BULLARD
DB 484, PG 137



NOTES:

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

GRAPHIC SCALE



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

FOUNDATION 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 STANDARD OF PRACTICE for LAND SURVEYING in North Carolina (N.C. STATUTE TITLE 86, CHAPTER 100, SECTION 100.1 (N.C.A.C. 56.1600) This 26th day of

DEED REFERENCE	
DB 2762, PG 976	
PARCEL ID NO. 039597 0039 34	
SURVEYED BY NO FIELD SURVEY	
FIELD BOOK N/A	
DATE 7-25-22	
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

BARBEQUE TWP. HARNETT COUNTY NC

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

