

SURVEYOR'S DISCLAIMER:

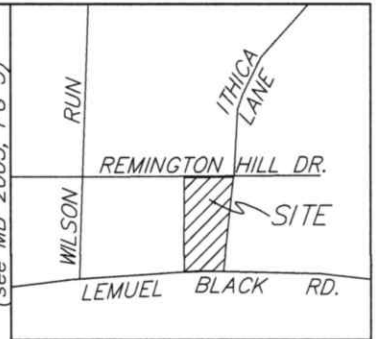
THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED; HOWEVER, A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATIONS OF ANY EASEMENTS, RIGHTS OF WAY, CEMETERIES OR FAMILY BURIAL GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THIS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

- R/W-RIGHT OF WAY
- SF-SQUARE FEET
- P-PROPOSED PORCH
- MB/BM-BOOK OF MAPS
- PG-PAGE

NOTE:

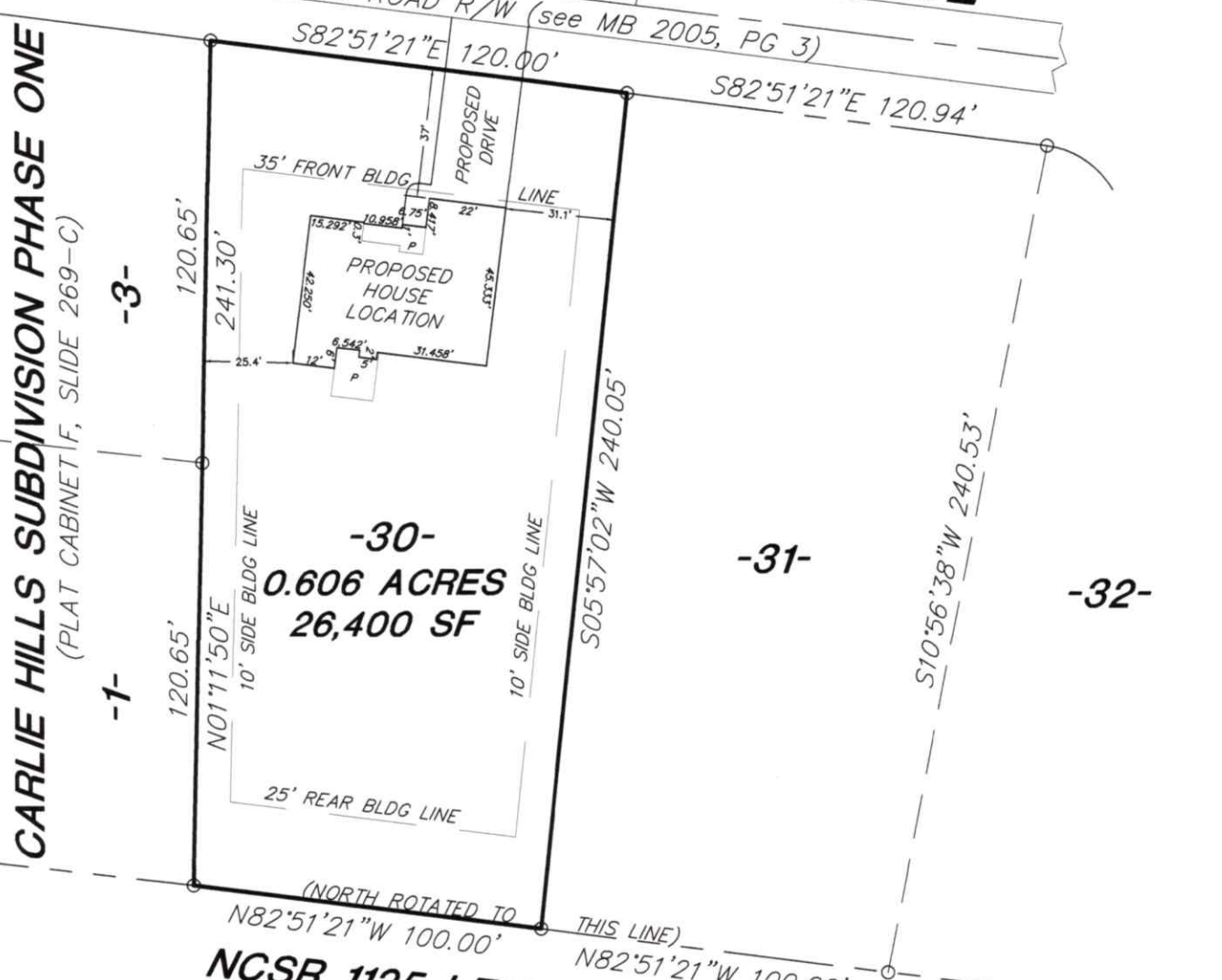
1. A 15' CONSTRUCTION EASEMENT SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS (from MB 2005, PG 3)
2. MINIMUM BUILDING SETBACK PER REF. PLAT: (MB 2005, PG 3)
FRONT (R/W)-35'
REAR-25'
SIDE-10'



VICINITY MAP
(NOT TO SCALE)

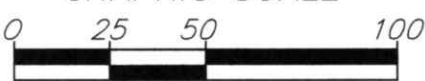
IMPERVIOUS AREA CALCULATIONS

THERE WERE NO IMPERVIOUS AREA RESTRICTIONS LIST ON MB 2005, PG 3. HOWEVER, THIS LOT CONTAINS 3,661 SF± OR 13.9% OF IMPERVIOUS AREA FOR THIS LOT. IT INCLUDES: HOUSE, PORCH, CONCRETE WALK, REAR PORCH AND PROPOSED CONCRETE DRIVE TO THE EDGE OF PAVEMENT OF REMINGTON HILL DRIVE. IMPERVIOUS AREA MAY CHANGE AFTER BUILDING IS COMPLETE.



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



PROPERTY ADDRESS:
65 REMINGTON HILL DRIVE
BUNN LEVEL, NC 28323

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 3514, Page 202, and from other sources as noted. See Plat/Map Book 2005, Page(s) 003 that the precision or positional accuracy is 1:10,000+; and that this map meets the requirements of THE STANDARDS of PRACTICE for PLANNING SURVEYING in North Carolina (21 NCA 156.1009) This 6th day of MAY, 2022.

DEED REFERENCE	DB 3514, PG 202	KEN DAWSON HOMES
PARCEL ID NO.	010525 0095 03	
SURVEYED BY	NO FIELD SURVEY	LOT 30 CARLIE HILLS SUBDIVISION PHASE THREE AS RECORDED IN: MAP BOOK 2005, PAGE 3
DATE	5-6-2022	ANDERSON CREEK TWP. HARNETT COUNTY NC
DRAWN BY	CSL	JIMMY BARBOUR SURVEYING, PA JIMMY C. BARBOUR, PLS, GSI C-3109 213 South Second Street P. O. BOX 28 SMITHFIELD, N.C. 27577 (919) 989-8842 PHONE Email: jimmy@bsurveying.com
SCALE	1"=50'	
DWG NO.	22-222	

PRELIMINARY
NOT FOR RECORDING, SALES OR CONVEYANCES
Jimmy C. Barbour, Professional Land Surveyor
North Carolina License Number L-2855