

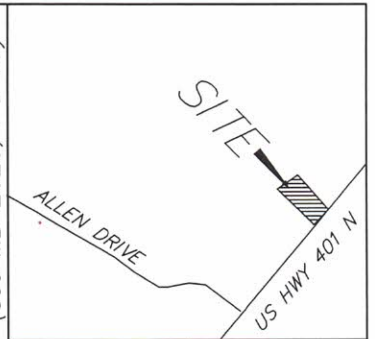
**SURVEYOR'S DISCLAIMER:**

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, EASEMENTS OR FAMILY BURIAL GROUNDS NOT SHOWN ON PREVIOUS 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, 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**

- SF-SQUARE FEET
- D-DECK
- P-PORCH
- R/W-ROAD RIGHT OF WAY
- MB-MAP BOOK
- DB-DEED BOOK
- PG-PAGE
- N/F-NOW OR FORMERLY OWNED BY

PLAT NORTH  
(see MB 2023, PG 63)



**VICINITY MAP**  
(NOT TO SCALE)

N/F  
**DEUTSCHE BANK  
NATIONAL TRUST  
CO, et al**  
DB 3601, PG 360

N/F  
**PURYEAR  
ELMER, et al**  
DB 4004, PG 840

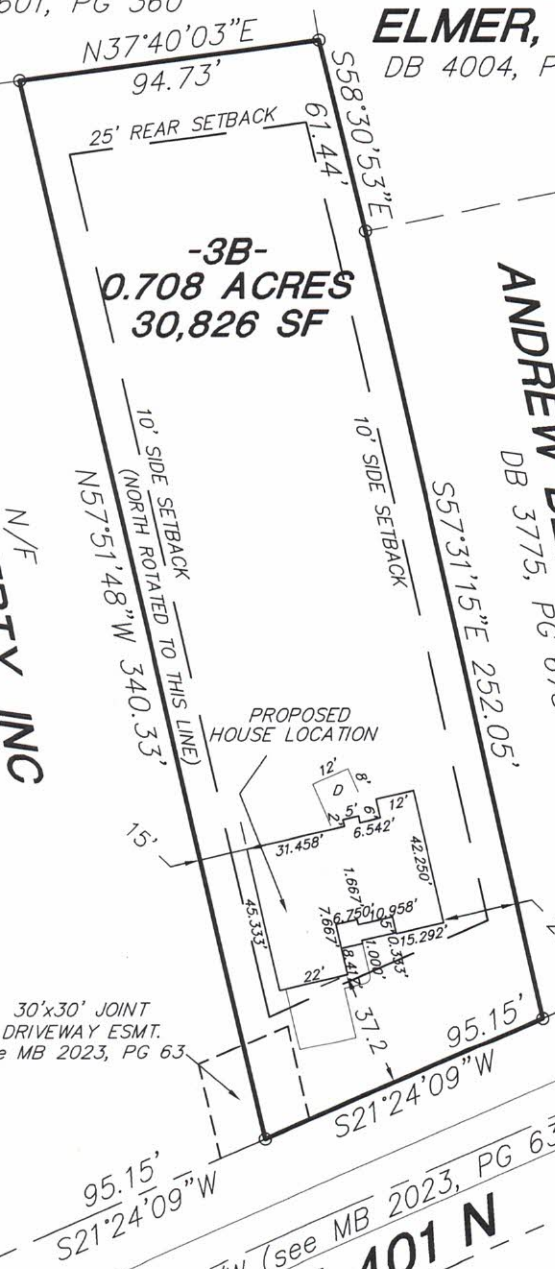
N/F  
**MICHAEL PHIPPS**  
DB 869, PG 64

N/F  
**GLENN C. SMITH**  
DB 3518, PG 647

N/F  
**MIX PROPERTY, INC**  
-3A-  
MB 2023, PG 63

N/F  
**GLENN C. SMITH**  
DB 608, PG 143

N/F  
**ANDREW BERRYANN, et al**  
DB 3775, PG 678



**NOTES:**

1. LOT 3B MUST USE 30'x30' JOINT DRIVEWAY EASEMENT. NO OTHER DRIVEWAY ACCESS WILL BE ALLOWED.
2. PROPOSED IMPERVIOUS AREA FOR THIS LOT IS 2,276 SF± FOR HOUSE AND PORCH. 158 SF± FOR DECK. ONCE HOUSE AND DRIVEWAY IS COMPLETED IMPERVIOUS AREA WILL CHANGE.

**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**



**AREA BY COORDINATE METHOD**

I certify that this map was drawn under my supervision from deed description(s) recorded in Deed Book 4151, Page 283, and from other sources as noted. See Plat/Map Book 2023, Page(s) 63 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 14th day of APRIL 2023.

DEED REFERENCE	DB 4151, PG 283
PARCEL ID NO.	080653 0125
SURVEYED BY	NO FIELD SURVEY
FIELD BOOK	N/A
DATE	4-13-2023
DRAWN BY	CSL
SCALE	1"=60'
DWG NO.	22-537

**PROPOSED SITE PLAN FOR:**

**KEN DAWSON HOMES**

LOT 3B  
MIX PROPERTY, INC.  
AS RECORDED IN: MAP BOOK 2023, PAGE 63

HECTOR'S CREEK TWP. | HARNETT COUNTY | NC

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**PRELIMINARY**  
NOT FOR RECORDING.

Jimmy C. Barbour, Professional Surveyor  
North Carolina License Number 12855