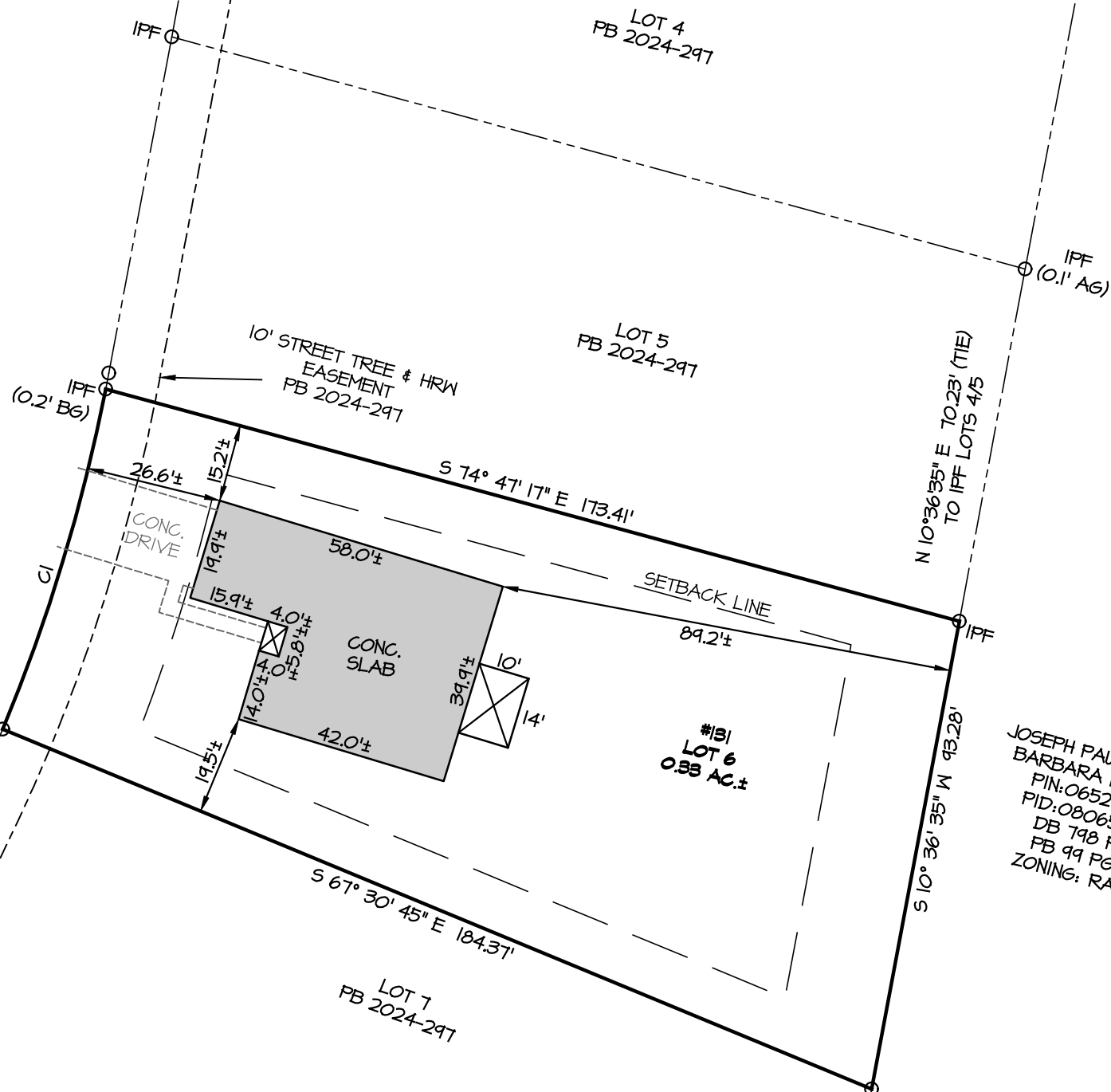
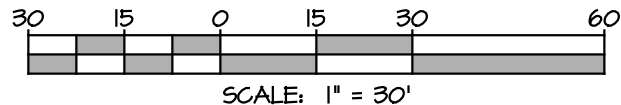


SOUTH BREEZE WAY
50' PUBLIC R/W - PB 2024-297



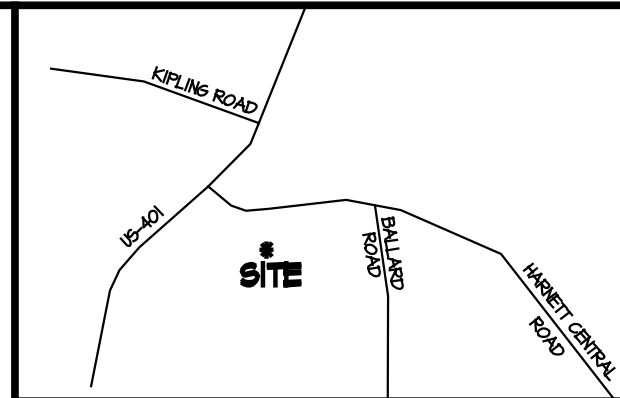
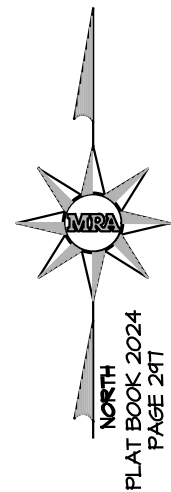
NF
JOSEPH PAUL BARBOUR &
BARBARA M BARBOUR
PIN: 0652-48-6110
PID: 080652 0067
DB 798 PG 551
PB 99 PG 335
ZONING: RA-20M

THIS MAP IS NOT A CERTIFIED SURVEY AND
HAS NOT BEEN REVIEWED BY A LOCAL
GOVERNMENT AGENCY FOR COMPLIANCE WITH
ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS



LEGEND

- IPF IRON PIPE FND.
- IPS IRON PIPE SET
- IRF REBAR FND.
- CALCULATED POINT
- ⊞ WATER METER
- CLEANOUT
- ⊞ YARD DRAIN
- ⊞ ELEC. TRANSFORMER
- ⊞ CABLE BOX
- ⊞ ELEC. BOX
- ⊞ COMM. VAULT
- ⊞ TELE. PEDESTAL
- ⊞ HVAC
- CONC. CONCRETE
- AG ABOVE GROUND
- BG BELOW GROUND
- PB PLAT BOOK



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
CI	69.78'	350.00'	N 16° 51' 07" E	69.66'

GENERAL NOTES

1. DISTANCES DEPICTED HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. AREAS COMPUTED USING THE COORDINATE METHOD.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF CURRENT TITLE REPORT. PROPERTY DEPICTED HEREON MAY BE SUBJECT TO SUCH EASEMENTS, ETC. AS A CURRENT TITLE PACKAGE MAY DISCLOSE.
3. PLAT REFERENCE: PLAT BOOK 2024, PAGES 295-300.
4. OFFSETS AND DIMENSIONS DEPICTED HEREON FROM THE PROPERTY LINES TO THE FOUNDATION OR BUILDING LINE ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES AND ARE NOT TO BE USED TO GUIDE OR ASSIST IN THE ERECTION OF FENCES, STRUCTURES, OR ANY OTHER IMPROVEMENTS.
5. ALL PROPERTY CORNERS FOUND ARE 5/8" IRON PIPES (OR REBAR) FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
6. ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
7. ADJOINING OWNER INFORMATION TAKEN FROM DEEDS AND MAPS OF RECORD.
8. SETBACKS: FRONT - 25'
SIDE - 10'
REAR - 20'
9. PER RECORDED MAP, PORTION OF PROPERTY IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREA PER F.I.R.M. FLOOD RATE INSURANCE MAP NO. 3720064200J, BEARING EFFECTIVE DATE OF 10/03/2006.
10. ZONING - RA-20R
11. DATE OF FIELD SURVEY: 01/30/2025
12. SURFACE LOCATIONS OF UTILITIES DEPICTED HERON. U/G UTILITIES NOT SURVEYED.

I HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD-RUN SURVEY AND THAT THERE ARE NO ENCRAGEMENTS UNLESS OTHERWISE SHOWN. DEED REFERENCES ARE AS DEPICTED HEREON. THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+ AND THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56, 1600).

CALEB TROY CLAYTON SR., PLS L-5306
02/05/25



 MORRIS & RITCHE ASSOCIATES OF NC, PC ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 530 HINTON POND ROAD, SUITE 104 KNIGHTDALE, NORTH CAROLINA 27545 (984) 200-2103 LICENSE # C-4182, G-492 MRAGTA.COM <small>© 2025 MORRIS & RITCHE ASSOCIATES, INC.</small>	FOUNDATION AS-BUILT SURVEY LOT 6 - #131 SOUTH BREEZE WAY KIPLING VILLAGE - PHASE 1A HARNETT COUNTY-FUGUAY-VARINA-NORTH CAROLINA				
	SURVEYED FOR: RYAN HOMES - RALEIGH 5734 TRINITY ROAD, SUITE 200 RALEIGH, NC 27607				
SCALE: 1"=30'	DATE: 02/03/2025	DRAWN BY: GDM	REVISED:	REVIEW BY: CTC	JOB NO.: 21103