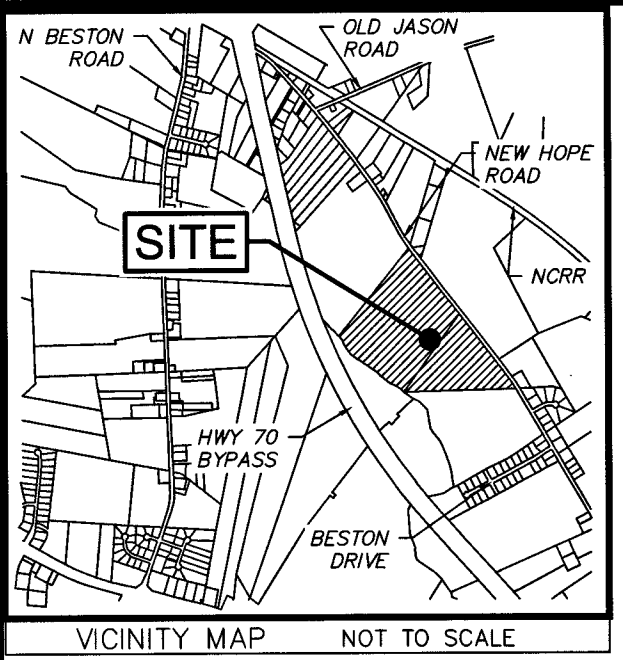


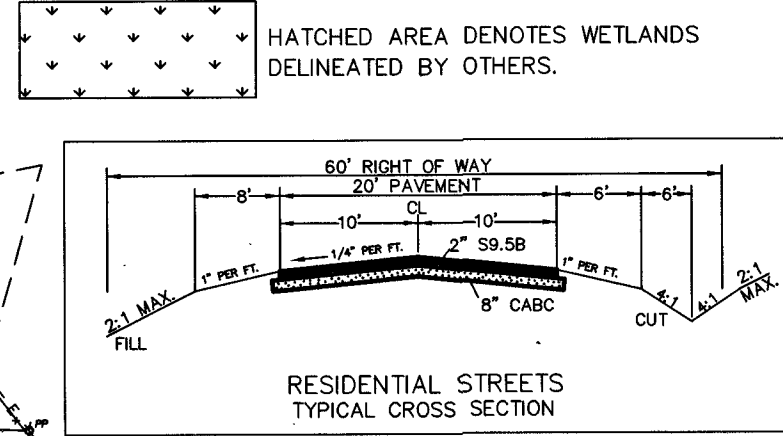
Q-12-A (1/3)



Certificate of the county health department:

The Wayne County Health Department has performed a soil analysis on each lot within this subdivision. Copies of the soil analysis for each lot are available for review in the office of Environmental Health Section. THE SOIL ANALYSIS IS NOT A PERMIT OR A GUARANTEE THAT A PERMIT WILL BE ISSUED. EACH LOT WILL HAVE TO BE RE-EVALUATED FOR AN IMPROVEMENT PERMIT USING STANDARDS CURRENT AT THE TIME PERMITS ARE REQUESTED AND A PLOT PLAN SHOWING THE PROPOSED STRUCTURE HAS BEEN MADE AVAILABLE TO THE HEALTH DEPARTMENT.

K. M... 3-7-25
Wayne County Health Department DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 3750, PAGE 264, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF WAYNE COUNTY.

J. Ghassan Al-Awar 03/06/2025
OWNER: DATE

Donald H. and Souheil Al-Awar 03/06/2025
MANAGERS, NEW MULBERRY GROUP, LLC

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. THIS PROPERTY IS LOCATED IN ZONE "X" REFERENCE F.E.M.A. COMMUNITY PANEL NO. 3720354700K EFFECTIVE DATE: 06/20/2018

N/F
SELECT GENETICS LLC
PIN: 3547-68-1159
D.B. 3718, PG. 1

REFERENCES

1. D.B. 3750, PG. 264
2. P.C. K, SL. 88-E
3. P.C. H, SL. 389
4. ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
5. WAYNE COUNTY G.I.S. INFO.

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. NO GRID MONUMENT FOUND WITHIN 2000 FEET OF PROPERTY.
7. DASHED LINES REPRESENT LINES NOT SURVEYED BY THIS OFFICE.
8. RESTRICTIVE COVENANTS RECORDED AT DEED BOOK _____ PAGE _____
9. IRON PIPES SET AT ALL NEW LOT CORNERS.
10. OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
11. WATER WILL BE PROVIDED BY EASTERN WAYNE SANITARY DISTRICT.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD

CONSTRUCTION STANDARDS CERTIFICATION

Approved: *Ken R. Collins/eso*
District Engineer

Date: MAR 7, 2025

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

- ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY.
- THE 10' X 70' SIGHT TRIANGLES TAKES PRECEDENCE OVER ANY SIGN EASEMENT.
- THE OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.
- ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

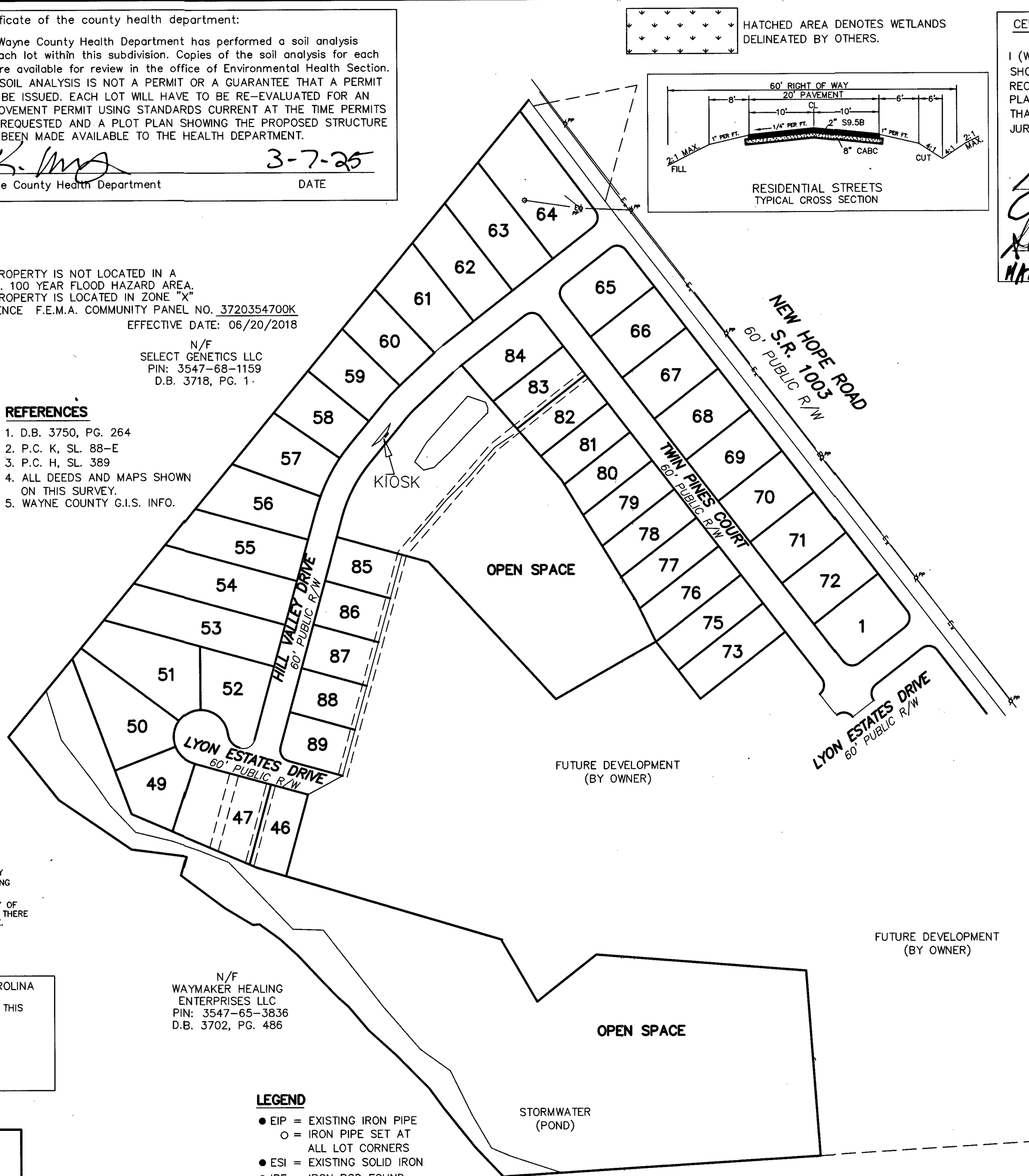
WAYNE COUNTY NORTH CAROLINA

THIS MAP WAS FILED FOR REGISTRATION AT 08:28:14 O'CLOCK P. M. ON THIS 13 DAY OF march, 2025

REGISTERED IN PLAT CABINET Q-12 SLIDE A

Lalia Ramirez, Deputy
REGISTER OF DEEDS

N/F
WAYMAKER HEALING ENTERPRISES LLC
PIN: 3547-65-3836
D.B. 3702, PG. 486



Certificate of approval for recording:

I hereby certify that the plat shown hereon has been found to comply with the Subdivision Regulations of Wayne County, North Carolina, and that this plat has been approved for recording in the Office of the Register of Deeds of Wayne County.

B... 3/11/25
Chairman, Wayne County Board of Commissioners
or Wayne County Planning Board
or Wayne County Planning Director DATE

Road Maintenance Certification

I/We New Mulberry Group, LLC *GHASSAN AL-AWAR* Manager
Member, am/are responsible for the construction, maintenance and required road improvements of subdivision streets until:

- a) Approved / taken over by North Carolina Department of Transportation for public roads, or
- b) Approved / taken over by homeowners association for private roads maintenance, or
- c) Private road maintenance agreement is signed and recorded by owners of each lot.

J. Ghassan Al-Awar 03/06/2025
Owner(s) DATE

SITE DATA PHASE 1

- PIN 3547768375, 3547669929
- ZONED OH
- MINIMUM REQUIRED LOT SIZE ALONG NEW HOPE RD. = 20,000 S.F.
- MINIMUM LOT SIZE ALONG NEW HOPE RD. = 20,700 S.F.
- MINIMUM REQUIRED LOT SIZE = 15,000 S.F.
- MINIMUM LOT SIZE = 15,000 S.F.
- MINIMUM REQUIRED LOT WIDTH = 60'
- MINIMUM LOT WIDTH = 80'
- TOTAL TRACT SIZE = 43.90 ACRES
- NO. OF PROPOSED LOTS = 43
- OPEN SPACE PROVIDED = 18.08 ACRES
- AVERAGE LOT SIZE = 0.49 ACRES (21,626 SF)
- AREA IN LOTS = 21.35 ACRES
- AREA IN R/W = 4.47 ACRES
- LINEAR FEET OF STREET = 3,227 LF
- IMPERVIOUS IN STREET = 1.56 ACRES
- IMPERVIOUS IN LOTS = 3.70 ACRES
- TOTAL IMPERVIOUS = 5.26 ACRES
- % IMPERVIOUS = 11.7%

I Herbert H. Proctor Jr., certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 3750, page 264; that the boundaries not surveyed are clearly indicated as drawn from references noted on said map; that the ratio of precision as calculated is 1: 10,000; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey.

Class of survey "A"
Positional accuracy 0.10'
Type of GPS field procedure: VRS (NC)
Dates of survey: 12/08/23 to 03/03/2025
Datum/Epoch: NAD83 NSRS 2011
Published/Fixed-control use: NC GNSS RTN
Geoid model: Geoid 12B
Combined grid factor(s): 0.999994687
Units: US Survey Feet



That this plat was prepared in accordance with G.S. 47-30 as amended. That this plat meets the requirement of G.S. 47-30 section F-11-A. Witness my original signature and seal this 14 day of MARCH, 2025.

SHEET 1 OF 3 SUBDIVISION PLAT FOR

LYON ESTATES SUBDIVISION
PHASE 1

LOT 1, LOTS 46, 47, 49 THRU 73 & LOTS 75 THRU 89

NEW HOPE TOWNSHIP	NORTH CAROLINA
WAYNE COUNTY	OWNER
ZONED OH	P.I.N. 3547-66-9929
	3547-76-8373
STEWART-PROCTOR, PLLC	
ENGINEERING and SURVEYING (FIRM LICENSE NUMBER P-0148)	
319 CHAPANOK ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661	
DATE 03/03/2025	SURVEYED BY RBJ
SCALE 1"=200'	DRAWN BY MSR
	DWG. NO. LYON ESTATES-PH 1
REVISIONS	-PLATS-03-03-2025

LEGEND

- EIP = EXISTING IRON PIPE
- = IRON PIPE SET AT ALL LOT CORNERS
- ESI = EXISTING SOLID IRON
- IRF = IRON ROD FOUND
- ECM = EXISTING CONCRETE MONUMENT
- ERB = EXISTING REBAR
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- - - ADJOINER LINE NOT SURVEYED
- - - PROPERTY LINE SURVEYED
- - - NEUSE RIVER BUFFER LINE
- - - NEUSE RIVER BUFFER
- MISA = MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA IN EACH LOT
- PDE = PUBLIC DRAINAGE EASEMENT
- AG = ABOVE GROUND
- BG = BELOW GROUND
- CL = CENTERLINE
- PP○ = POWER POLE
- LP○ = LIGHT POLE
- ε = OVERHEAD ELECTRIC
- YI = YARD INLET

State of North Carolina
County of Wayne

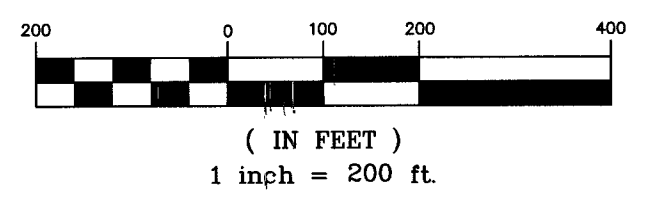
N/F
DONALD C. BEST
PIN: 3547-85-3280
D.B. 2026, PG. 552

I, *Berry Gray* Review Officer of Wayne County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Berry Gray 3/11/25
Review Officer

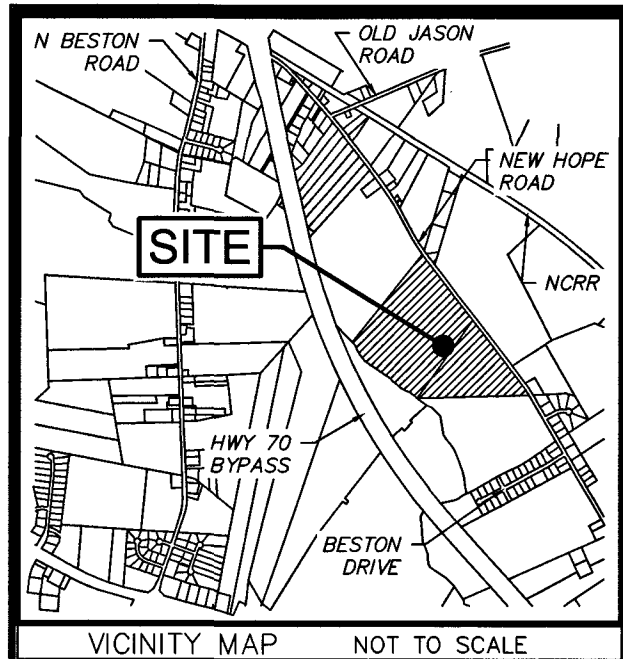
MINIMUM BUILDING SETBACKS WAYNE COUNTY

- FRONT & CORNER	= 30'
- SIDE	= 10'
- REAR	= 25'
- SIDE CORNER	= 25'
- REAR (NEW HOPE ROAD)	= 60'



OWNER:
NEW MULBERRY GROUP LLC.
14201 WYNDFIELD CIRCLE
RALEIGH, NC 27615

Q-12-A (213)



- REFERENCES**
1. D.B. 3750, PG. 264
 2. P.C. K, SL. 88-E
 3. P.C. H, SL. 389
 4. ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
 5. WAYNE COUNTY G.I.S. INFO.

- NOTES**
1. AREA BY COORDINATE CALCULATION.
 2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
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MINIMUM BUILDING SETBACKS WAYNE COUNTY

- FRONT & CORNER	= 30'
- SIDE	= 10'
- REAR	= 25'
- SIDE CORNER	= 25'
- REAR (NEW HOPE ROAD)	= 60'

LINE TABLE

LINE	BEARING	LENGTH
L1	N37°49'20"W	110.00'
L2	S37°50'34"E	109.66'
L3	S46°51'29"W	105.75'
L4	S46°51'29"W	9.91'
L5	S15°18'44"W	66.89'
L6	S85°08'08"W	63.92'
L7	S15°18'44"W	44.84'

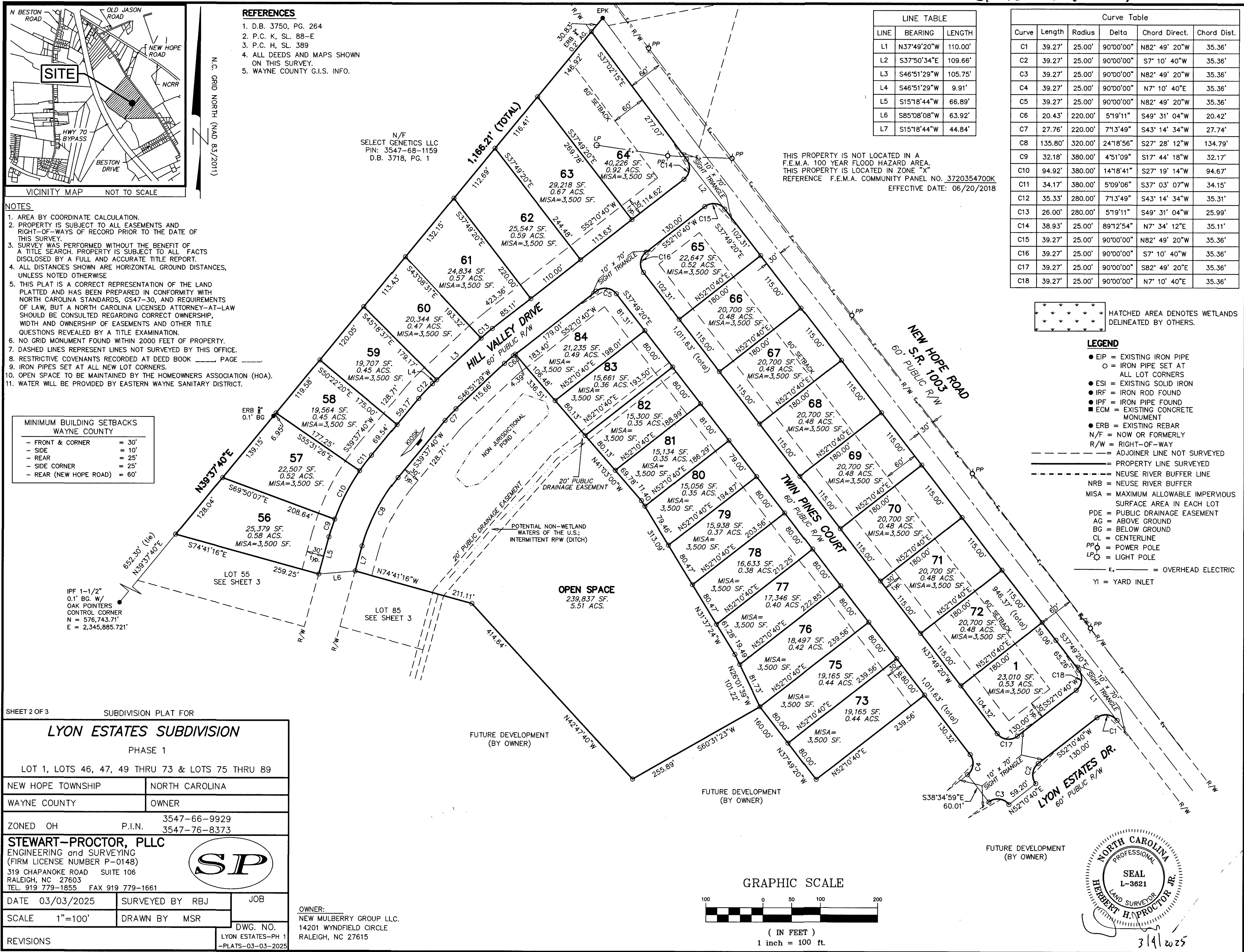
Curve Table

Curve	Length	Radius	Delta	Chord Direct.	Chord Dist.
C1	39.27'	25.00'	90°00'00"	N82° 49' 20"W	35.36'
C2	39.27'	25.00'	90°00'00"	S7° 10' 40"W	35.36'
C3	39.27'	25.00'	90°00'00"	N82° 49' 20"W	35.36'
C4	39.27'	25.00'	90°00'00"	N7° 10' 40"E	35.36'
C5	39.27'	25.00'	90°00'00"	N82° 49' 20"W	35.36'
C6	20.43'	220.00'	5°19'11"	S49° 31' 04"W	20.42'
C7	27.76'	220.00'	7°13'49"	S43° 14' 34"W	27.74'
C8	135.80'	320.00'	24°18'56"	S27° 28' 12"W	134.79'
C9	32.18'	380.00'	4°51'09"	S17° 44' 18"W	32.17'
C10	94.92'	380.00'	14°18'41"	S27° 19' 14"W	94.67'
C11	34.17'	380.00'	5°09'06"	S37° 03' 07"W	34.15'
C12	35.33'	280.00'	7°13'49"	S43° 14' 34"W	35.31'
C13	26.00'	280.00'	5°19'11"	S49° 31' 04"W	25.99'
C14	38.93'	25.00'	89°12'54"	N7° 34' 12"E	35.11'
C15	39.27'	25.00'	90°00'00"	N82° 49' 20"W	35.36'
C16	39.27'	25.00'	90°00'00"	S7° 10' 40"W	35.36'
C17	39.27'	25.00'	90°00'00"	S82° 49' 20"E	35.36'
C18	39.27'	25.00'	90°00'00"	N7° 10' 40"E	35.36'

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. THIS PROPERTY IS LOCATED IN ZONE "X" REFERENCE F.E.M.A. COMMUNITY PANEL NO. 3720354700K EFFECTIVE DATE: 06/20/2018

HATCHED AREA DENOTES WETLANDS DELINEATED BY OTHERS.

- LEGEND**
- EIP = EXISTING IRON PIPE
 - = IRON PIPE SET AT ALL LOT CORNERS
 - ESI = EXISTING SOLID IRON
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
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 - YI = YARD INLET



SHEET 2 OF 3 SUBDIVISION PLAT FOR

LYON ESTATES SUBDIVISION

PHASE 1

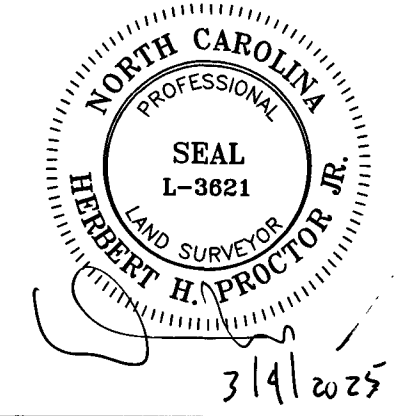
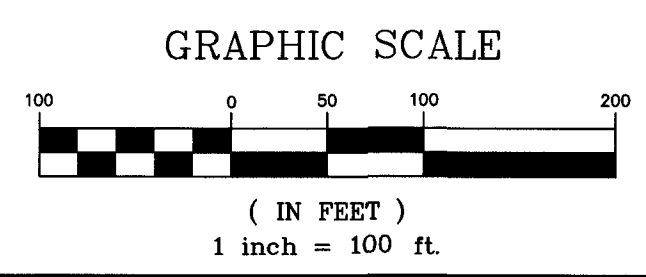
LOT 1, LOTS 46, 47, 49 THRU 73 & LOTS 75 THRU 89

NEW HOPE TOWNSHIP	NORTH CAROLINA
WAYNE COUNTY	OWNER
ZONED OH	P.I.N. 3547-66-9929
	3547-76-8373

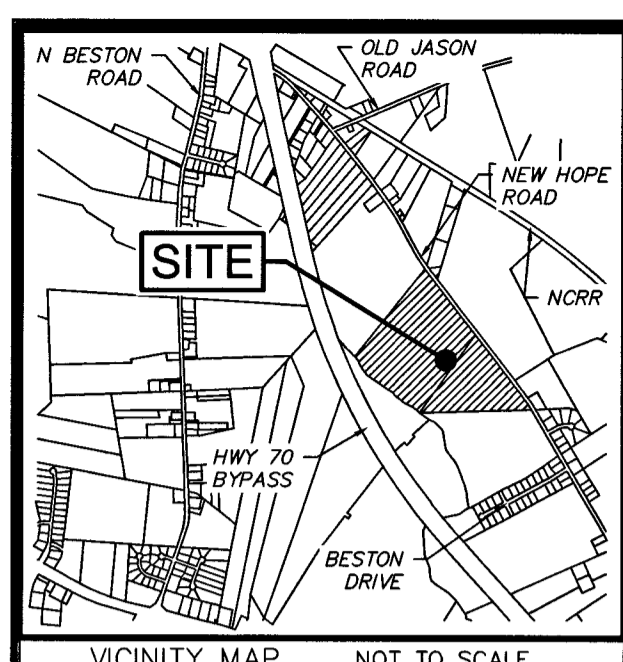
STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
(FIRM LICENSE NUMBER P-0148)
319 CHAPANOKE ROAD SUITE 106
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661

DATE 03/03/2025 SURVEYED BY RBJ JOB
SCALE 1"=100' DRAWN BY MSR DWG. NO.
REVISIONS LYON ESTATES-PH 1
-PLATS-03-03-2025

OWNER:
NEW MULBERRY GROUP LLC.
14201 WYNDFIELD CIRCLE
RALEIGH, NC 27615



Q-12-A (3/3)



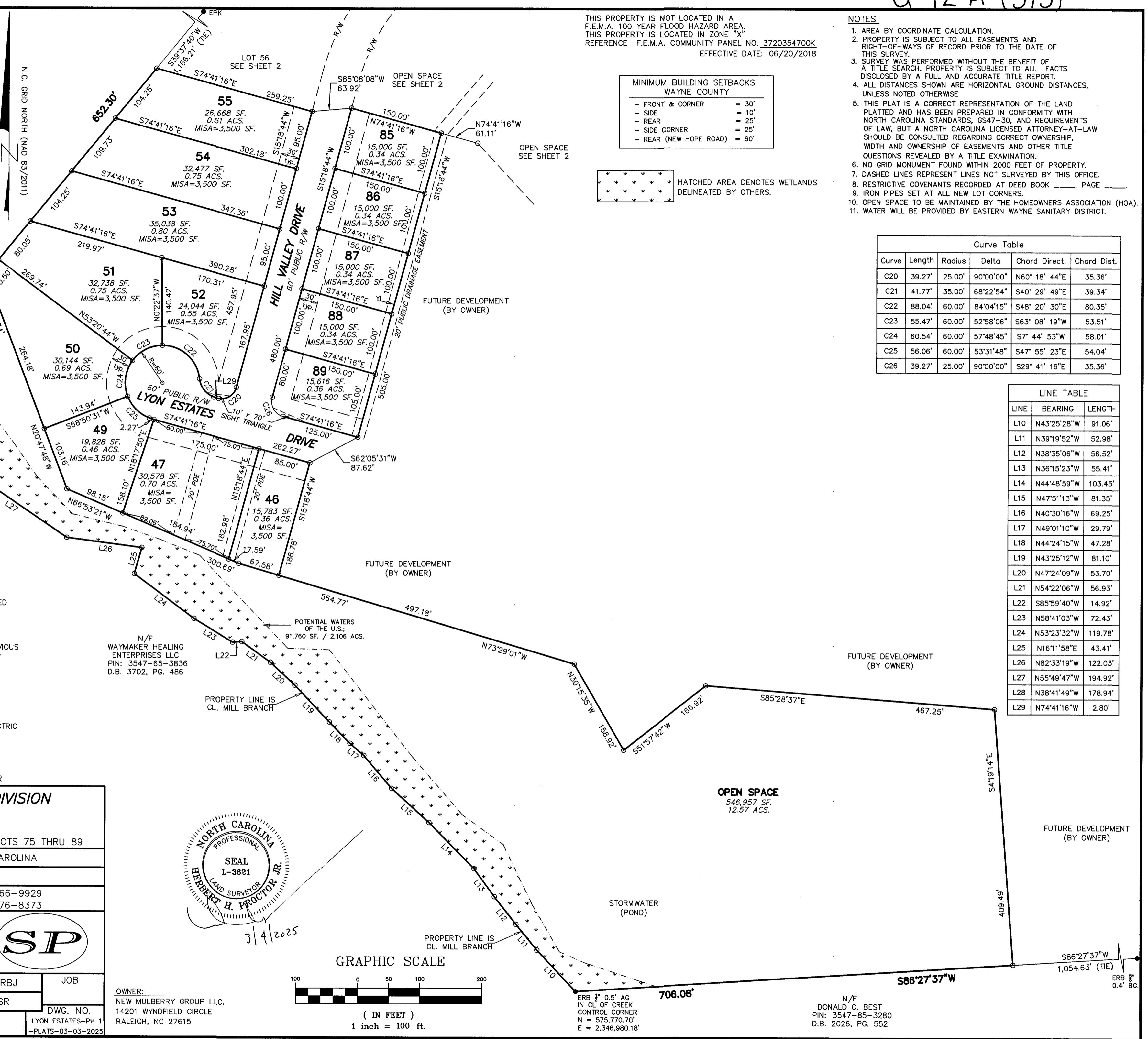
REFERENCES

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 2. P.C. K, SL. 88-E
 3. P.C. H, SL. 389
 4. ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
 5. WAYNE COUNTY G.I.S. INFO.

N/F SELECT GENETICS LLC
 PIN: 3547-68-1159
 D.B. 3718, PG. 1

IPF 1-1/2" 0.1' BG. W/ OAK POINTERS CONTROL CORNER
 N = 576,743.71'
 E = 2,345,885.721'

- LEGEND**
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FRONT & CORNER	= 30'
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REAR	= 25'
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REAR (NEW HOPE ROAD)	= 60'

HATCHED AREA DENOTES WETLANDS DELINEATED BY OTHERS.

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Curve Table

Curve	Length	Radius	Delta	Chord Direct.	Chord Dist.
C20	39.27'	25.00'	90°00'00"	N60°18'44"E	35.36'
C21	41.77'	35.00'	68°22'54"	S40°29'49"E	39.34'
C22	88.04'	60.00'	84°04'15"	S48°20'30"E	80.35'
C23	55.47'	60.00'	52°58'06"	S63°08'19"W	53.51'
C24	60.54'	60.00'	57°48'45"	S7°44'53"W	58.01'
C25	56.06'	60.00'	53°31'48"	S47°55'23"E	54.04'
C26	39.27'	25.00'	90°00'00"	S29°41'16"E	35.36'

LINE TABLE

LINE	BEARING	LENGTH
L10	N43°25'28"W	91.06'
L11	N39°19'52"W	52.98'
L12	N38°35'06"W	56.52'
L13	N36°15'23"W	55.41'
L14	N44°48'59"W	103.45'
L15	N47°51'13"W	81.35'
L16	N40°30'16"W	69.25'
L17	N49°01'10"W	29.79'
L18	N44°24'15"W	47.28'
L19	N43°25'12"W	81.10'
L20	N47°24'09"W	53.70'
L21	N54°22'06"W	56.93'
L22	S85°59'40"W	14.92'
L23	N58°41'03"W	72.43'
L24	N53°23'32"W	119.78'
L25	N16°11'58"E	43.41'
L26	N82°33'19"W	122.03'
L27	N55°49'47"W	194.92'
L28	N38°41'49"W	178.94'
L29	N74°41'16"W	2.80'

SHEET 3 OF 3 SUBDIVISION PLAT FOR

LYON ESTATES SUBDIVISION

PHASE 1

LOT 1, LOTS 46, 47, 49 THRU 73 & LOTS 75 THRU 89

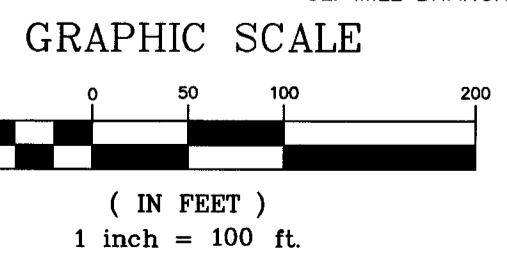
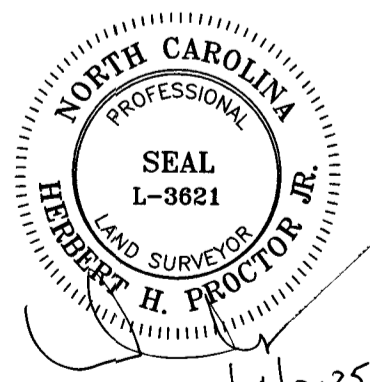
NEW HOPE TOWNSHIP	NORTH CAROLINA
WAYNE COUNTY	OWNER
ZONED OH	P.I.N. 3547-66-9929
	P.I.N. 3547-76-8373

STEWART-PROCTOR, PLLC
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 (FIRM LICENSE NUMBER P-0148)
 319 CHAPANOKE ROAD SUITE 106
 RALEIGH, NC 27603
 TEL. 919 779-1855 FAX 919 779-1661

SP

DATE 03/03/2025	SURVEYED BY RBJ	JOB
SCALE 1"=100'	DRAWN BY MSR	DWG. NO. LYON ESTATES-PH 1 -PLATS-03-03-2025

OWNER: NEW MULBERRY GROUP LLC.
 14201 WYNDFIELD CIRCLE
 RALEIGH, NC 27615



ERB 1/2" 0.5' AG IN CL OF CREEK CONTROL CORNER
 N = 575,770.70'
 E = 2,346,980.18'

N/F DONALD C. BEST
 PIN: 3547-85-3280
 D.B. 2026, PG. 552