

Legend:

- Iron Pipe Found
- Iron Rod Found
- Iron Nail Found
- Concrete Monument Found
- PK Nail Found
- Survey Marker
- Survey Station
- Water Valve
- Water Meter
- Telephone Pedestal
- Power Pole
- Light Pole
- Utility Pole
- HVAC
- Special Transformer
- Shed
- Sprinkler Head
- Compressed Metal Pipe
- Perforated Concrete Pipe
- Storm Drain Manhole
- 12" Pipe (Type)
- 12" Hardwood (Type)
- Existing Tree to be Removed
- Existing Tree to be Retained
- Building Footprint
- Building Contour Line
- Building Setback Line
- Building Perimeter
- Existing Fence
- Existing Underpass
- Existing Overpass
- Existing Gas Line
- Existing Light Pole
- Existing Water Line
- Existing Sewer Line
- Limit of Disturbance
- Existing Stream

REFERENCE:

- Deed Book 6417 Page 55
- Deed Book 6414 Page 55
- Deed Book 6248 Page 55
- Deed Book 6116 Page 479
- Deed Book 5778 Page 479
- Deed Book 4376 Page 53
- Deed Book 340 Page 473
- Map Book 6, Page 885
- Map Book 7, Page 40
- Moore County Registry

OWNER:
 JBC Holdings, LLC
 380 Creechview Drive
 Southern Pines, NC 28387

PLAN CABINET 19 SLIDE 51

For registration, recording, or access
 August 11, 2021 11:31 AM
 Book 19 Page 51-51
 Fee: \$21.00
 INSTRUMENT # 202108029

JBC Holdings, LLC
 5.30 Acre Tract and Lot 52
 Lots 1R & 52R
 Recombination

Survey for:
 McNeill Township, Moore County
 Southern Pines, North Carolina
 August 3rd, 2021 - Project# 20142
 Scale: 1" = 60'
 Drafter: LAM

- GENERAL NOTES:**
1. This map is in accordance with GS 47-36.
 2. Area by coordinate method.
 3. Checked files not surveyed; drawn from information as indicated.
 4. All distances are horizontal ground distances.
 5. This property does not lie in a water supply watershed.
 6. There are no visible encroachments other than those shown hereon.
 7. Parcel ID for Lot 52 - 00039602; Parcel ID for 5.30 Acre Tract - 00038802
 8. Property to be surveyed by public water and sewer.
 9. Property zoned RS-2 at time of survey.
 10. Property does not lie in a designated FEMA Special Flood Hazard Area per FEMA No. 371088820J with an effective date of 10/17/2006.
 11. Location of underground utilities, if shown, are based on visible evidence or drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist, including but not limited to, gas, electric, and fiber optic lines, not shown on this survey.
 12. This survey was done without the benefit of an attorney's title search. The surveyor does not warrant the accuracy of the survey information shown on this survey, but does warrant the accuracy of the survey data collected by the surveyor.

Certification of No Approval Required

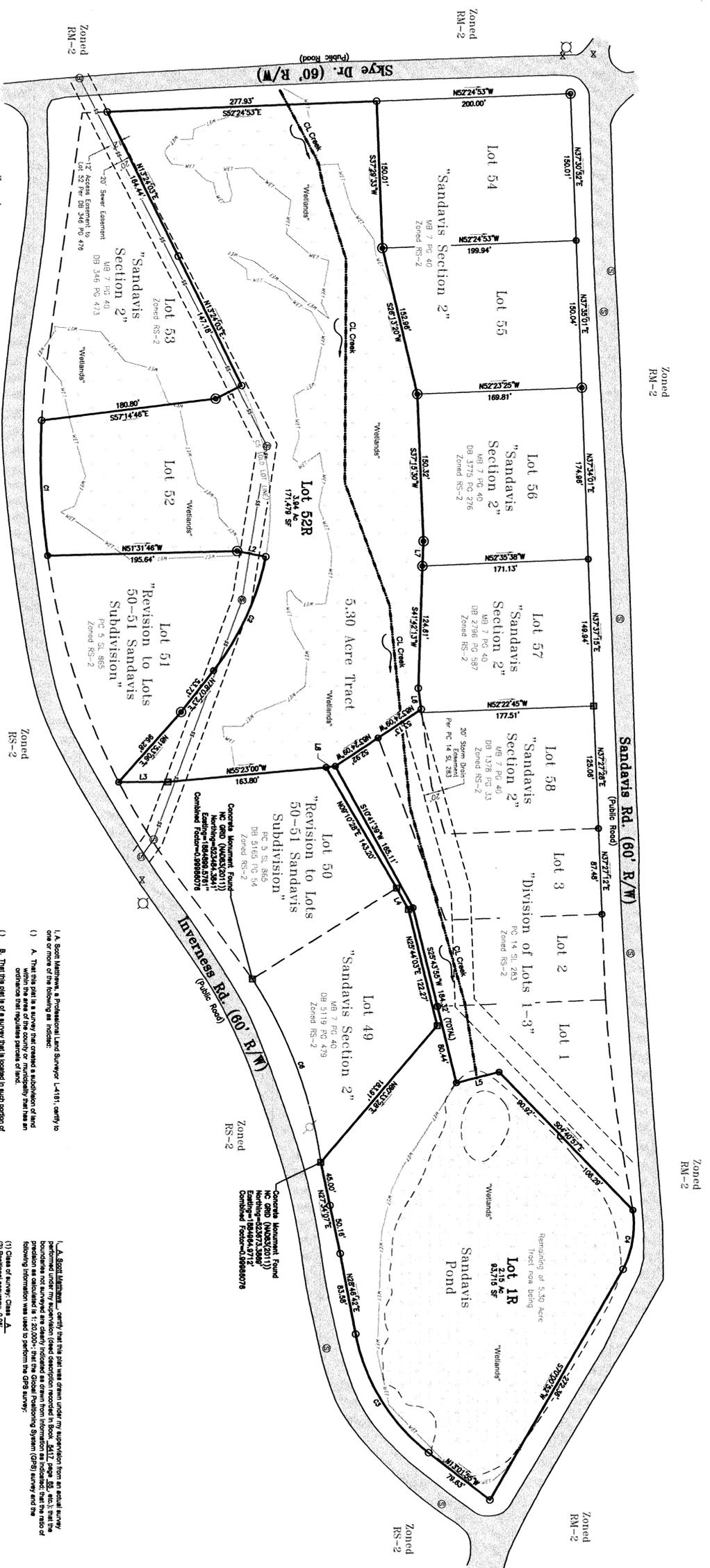
I, the undersigned, being a duly qualified and licensed Surveyor in the State of North Carolina, do hereby certify that the survey shown and described hereon is a true and correct survey of the land shown hereon, and that the same is in accordance with the provisions of the General Statutes of the State of North Carolina, and that the same is in accordance with the provisions of the General Statutes of the State of North Carolina, and that the same is in accordance with the provisions of the General Statutes of the State of North Carolina.

[Signature]
 Date: 8/6/21

State of North Carolina
 County of Moore

I, *[Signature]*, Review Officer of Moore County, do hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

[Signature]
 Date: 8-10-21

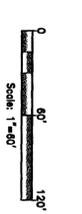


Line Table

Line #	Length	Bearing
L1	30.00'	S78°38'48"E
L2	30.00'	N59°04'46"W
L3	50.83'	N52°11'05"W
L4	26.02'	N107°34'42"E
L5	44.51'	S84°15'51"E
L6	21.77'	S31°54'15"W
L7	23.34'	S42°23'37"W
L8	9.84'	S58°44'48"E

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	138.24'	711.92'	138.02'	N37°12'14"E
C2	128.21'	224.00'	128.02'	N44°40'44"E
C3	146.58'	200.00'	146.73'	N07°32'23"E
C4	82.11'	100.00'	81.11'	S48°13'20"W
C5	178.65'	224.00'	178.45'	S31°38'38"W
C6	201.67'	454.00'	200.02'	N17°03'48"E



I, A. Scott Matthews, a Professional Land Surveyor (L-4181), certify to the accuracy of the following as indicated:

- (1) A. That this plat is a survey that created a subdivision of land and contains the information required by law to be recorded.
- (2) B. That the plat is of a survey that is based in such portion of the State of North Carolina as to be within the jurisdiction of the State of North Carolina.
- (3) C. That this plat is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.
- (4) D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court survey or other exception to the definition of subdivision.
- (5) E. That the information available to the surveyor is such that I am unable to make a determination to the best of my knowledge and belief as to the information contained in (A) through (D) above.

I, A. Scott Matthews, certify that this map was drawn under my supervision from a field survey performed under my supervision (field description recorded in Book 3612, page 55, etc.), that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of production as indicated is 1:20,000; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey:

- (1) Class of survey: Class A
- (2) Positional accuracy: 2.00"
- (3) Type of GPS base processor: Trimble Raptor User Service (Raptor-Base)
- (4) Type of GPS rover processor: Trimble Raptor User Service (Raptor-Rover)
- (5) Datum/EPOCH: NAD83(2011)
- (6) Published/Field-corrected user: O-UIS
- (7) Good mode: (GEO)D12
- (8) Units: US Survey Feet

Horizontal positions are referenced to NAD83(2011).
 Vertical positions are referenced to NAVD83 using (GEO)D12B.

Witness my original signature and seal this 10th day of August, 2021.

Professional Land Surveyor
 L-4181
 License Number: 8321
 Date: 8/6/21

[Signature]

Professional Land Surveyor
 L-4181
 License Number: 8321
 Date: 8/6/21

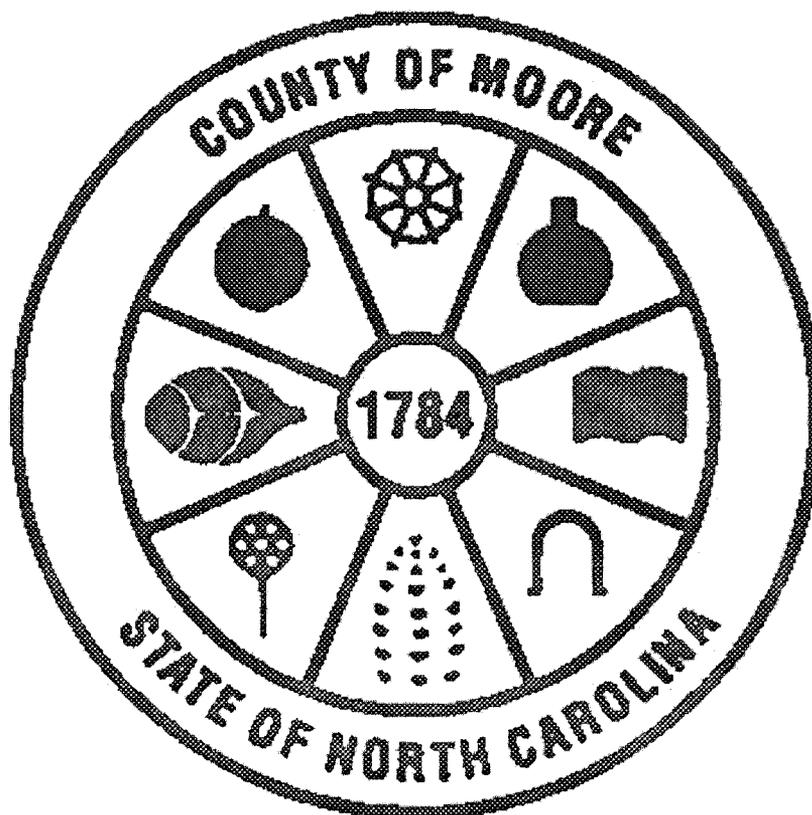
[Signature]

Professional Land Surveyor
 L-4181
 License Number: 8321
 Date: 8/6/21

[Signature]

Professional Land Surveyor
 L-4181
 License Number: 8321
 Date: 8/6/21

[Signature]



Judy D. Martin

Register of Deeds

Moore County, North Carolina

MAP

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
August 11, 2021 11:34:03 AM
Book 19 Page 51-51
FEE: \$21.00
INSTRUMENT # 2021018029



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