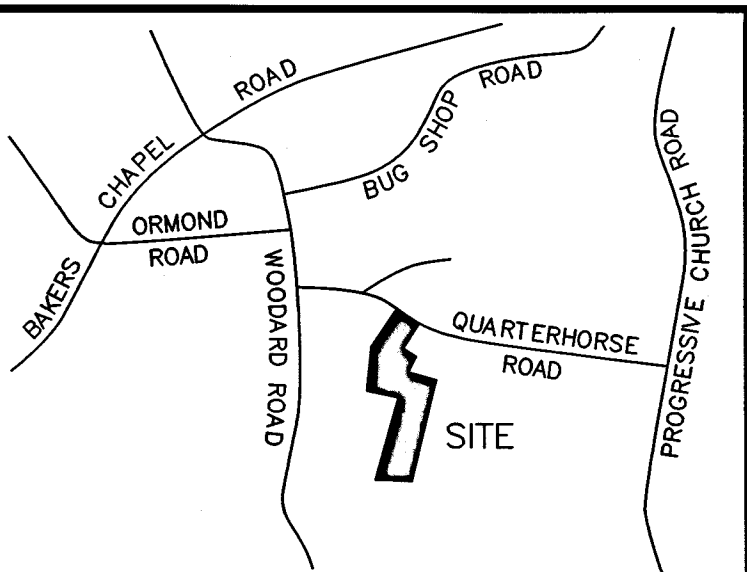




VICINITY MAP (NOT TO SCALE)

THIS SURVEY:

- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☒ C. IS ONE OF THE FOLLOWING:
- 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3) IS A CONTROL SURVEY
 - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

03-31-26
DATE

SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

03-31-26
DATE

SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6439, PAGE 284, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 6439, PAGE 284; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; 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 31st DAY OF MARCH, A.D. 2026



SURVEYOR

L - 3990
LICENSE NUMBER

PLAT PREVIOUSLY RECORDED IN PLAT BOOK 105 PAGE 259. THE PURPOSE OF THIS RECORDING IS TO CORRECT THE PROPERTY INFORMATION FOR THE 04012007E PARCEL, WHICH IS THE SOUTHERN 17.495 ACRE TRACT. NO PROPERTY LINES OR OTHER INFORMATION CHANGED. SEE PB 105 PG 259 FOR ORIGINAL SIGNATURES, NOTES AND APPROVALS.

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 5000 SQUARE FEET PER LOT

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720262000 K EFFECTIVE DATE: 6-20-18

03-31-26
DATE

SURVEYOR

I, CURK T. LANE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, FOR THE PURPOSE OF HORIZONTAL CONTROL IN ORDER TO TIE THIS SURVEY TO NC GRID; AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

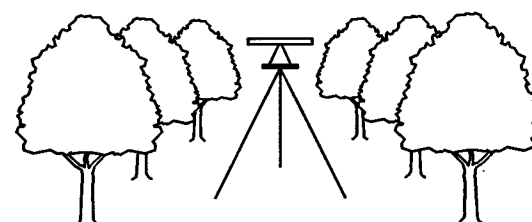
CLASS OF SURVEY: CLASS AA
POSITION ACCURACY: 0.039 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE: VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY: 1-15-26
DATUM/EPOCH: NAD 83(2011)/EPOCH 2010.000
PUBLISHED/FIXED-CONTROL USED: NC GNSS CORS AND RTK
GEOID MODEL: NAVD 88 USING GEOID 18
COMBINED GRID FACTOR: 0.99987564(AVG)
REPORTING UNITS: US FEET

LEGEND

○	IPF	IRON PIPE FOUND
○	IFS	IRON PIPE SET
○	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
○	PKNS	PARKER-KALON NAIL SET
○	RRS	RAILROAD SPIKE
○	CSF	COTTON SPIKE FOUND
○	CSS	COTTON SPIKE SET
○	CC	CONTROL CORNER
○	CP	COMPUTED POINT
○	P/P	POWER POLE
○	OPW	OVERHEAD POWER LINE
○	R/W	RIGHT OF WAY
○	S.F.	SQUARE FEET
○	AC	ACRE
○	DB	DEED BOOK
○	PB	PLAT BOOK
○	BOM	BOOK OF MAPS
○	PG	PAGE
○	LF	LINEAR FEET
○	15S	LOT HAS OFFSITE SEWER
○	15SL	LOT HAS OFFSITE SEWER
○	15R	RECOMBINATION LOT
○	A/G	ABOVE GROUND
○	B/G	BELOW GROUND
○	[T00]	STREET ADDRESS
---	---	LINES NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	SHT1MOC.DWG
SURVEY DATE:	1-15-26
JOB NO.	4692.001

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5' EACH SIDE OF ALL LOT LINES
- 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
- 7) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
- 8) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 9) GRID TIE BY GPS
- 10) PARENT TRACT DEED DB 6439 PG 284
- 11) ZONING: AR (COUNTY)
- 12) PARCEL NO. 04012007

REFERENCES:

DB 6439 PG 284	PB 98 PG 70
DB 6661 PG 868	PB 54 PG 99
DB 6803 PG 047	PB 105 PG 259
DB 4774 PG 649	
DB 6225 PG 805	
DB 5967 PG 386	
DB 1173 PG 823	
DB 1631 PG 627	
DB 5967 PG 386	

MAP OF CORRECTION
OF

PENDERGRASS

FOR

J&N

DEVELOPERS LLC

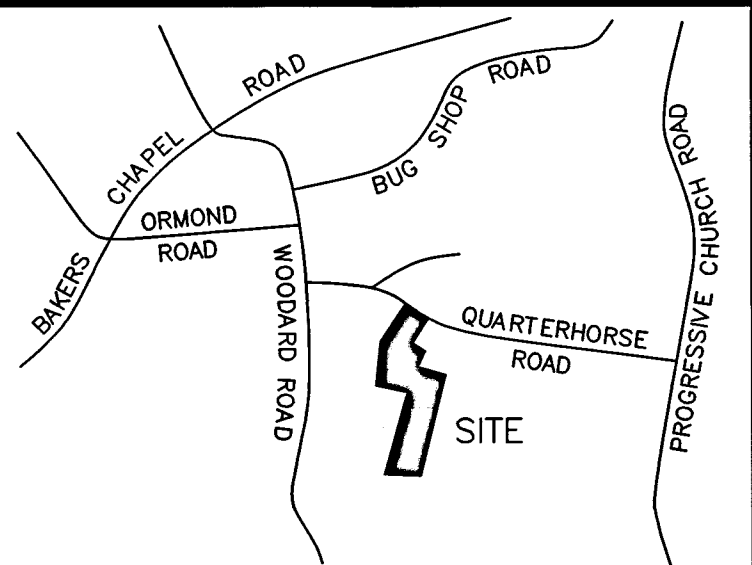
BOON HILL TOWNSHIP, JOHNSTON COUNTY

NORTH CAROLINA

MARCH 31, 2026

SHEET 1 OF 3

OWNER: J&N DEVELOPERS LLC
P.O. BOX 658
PRINCETON, N.C. 27569

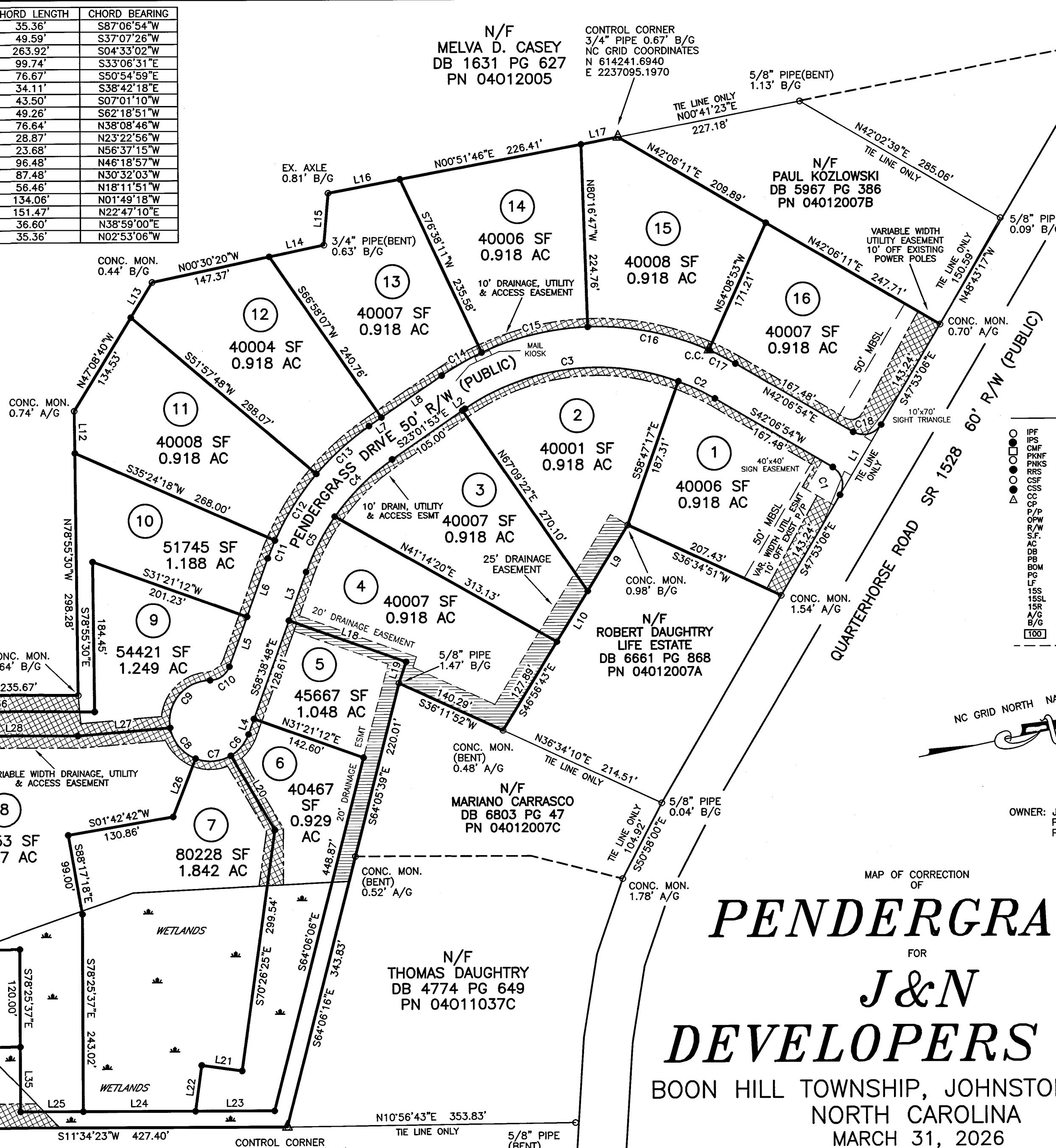


VICINITY MAP (NOT TO SCALE)

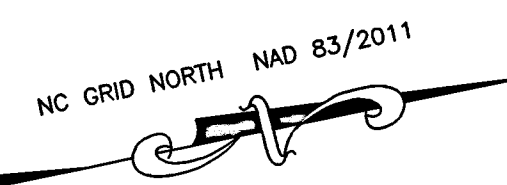
LINE	BEARING	DISTANCE
L1	S47°53'06"E	100.00'
L2	S23°01'53"E	3.90'
L3	S58°38'48"E	63.44'
L4	S58°38'48"E	20.20'
L5	N58°38'48"W	65.22'
L6	N58°38'48"W	76.31'
L7	N23°01'53"W	18.54'
L8	N23°01'53"W	90.36'
L9	S46°56'43"E	94.84'
L10	S46°56'43"E	72.61'
L11	S11°34'23"W	62.72'
L12	N78°55'30"W	51.61'
L13	N47°08'40"W	50.75'
L14	N00°30'20"W	68.66'
L15	N73°26'49"W	64.02'
L16	N00°51'46"E	89.65'
L17	N00°51'46"E	46.25'
L18	N31°21'12"E	152.55'
L19	N59°43'22"W	27.73'
L20	N71°14'11"E	106.35'
L21	S19°33'35"W	50.00'
L22	S70°26'25"E	57.02'
L23	S11°34'23"W	97.09'
L24	S11°34'23"W	137.78'
L25	S11°34'23"W	77.00'
L26	S57°11'51"E	76.72'

LINE	BEARING	DISTANCE
L27	S06°37'03"W	113.48'
L28	S12°02'16"W	156.63'
L29	S36°46'11"E	58.12'
L30	N11°34'23"E	122.72'
L31	N11°34'23"E	100.00'
L32	N11°34'23"E	42.72'
L33	S78°25'37"E	50.00'
L34	S78°25'37"E	100.00'
L35	S78°25'37"E	80.00'
L36	S12°02'16"W	235.84'

N/F
MELVA D. CASEY
DB 1631 PG 627
PN 04012005



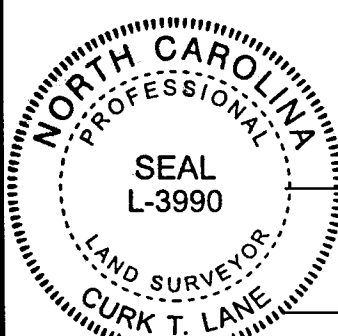
- LEGEND
- IPF IRON PIPE FOUND
 - CMF IRON PIPE SET
 - PKNF CONCRETE MONUMENT FOUND
 - PKNS PARKER-KALON NAIL FOUND
 - RRS RAILROAD SPIKE FOUND
 - CSF COTTON SPIKE FOUND
 - CCS COTTON SPIKE SET
 - CCP CONTROL CORNER
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - AC ACRE
 - DB DEED BOOK
 - PB PLAT BOOK
 - BM BOOK OF MAPS
 - PG PAGE
 - LF LINEAR FEET
 - 15S LOT HAS OFFSITE SEWER
 - 15SL OFFSITE SEWER LOT
 - 15R RECOMBINATION LOT
 - A/G ABOVE GROUND
 - B/G BELOW GROUND
 - 100 STREET ADDRESS
 - LINES NOT SURVEYED



OWNER: J&N DEVELOPERS LLC
P.O. BOX 658
PRINCETON, N.C. 27569

MAP OF CORRECTION OF
PENDERGRASS
FOR
J&N DEVELOPERS LLC
BOON HILL TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MARCH 31, 2026
SHEET 2 OF 3

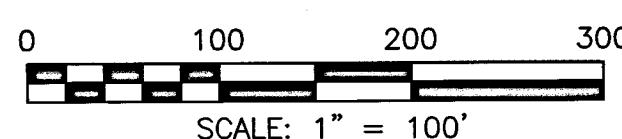
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
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[Signature]
SURVEYOR
L - 3990
LICENSE NUMBER

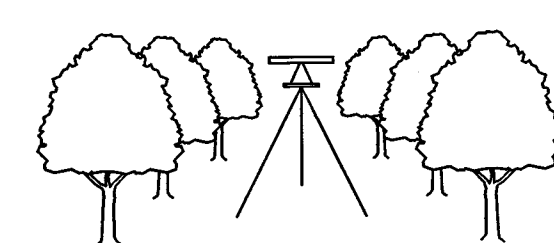
N/F
D & P LAND, LLC
DB 6225 PG 805
PN 04P12002

CONTROL CORNER
CONC. MON. 1.39' A/G
NC GRID COORDINATES
N 613594.3280
E 2238205.2490

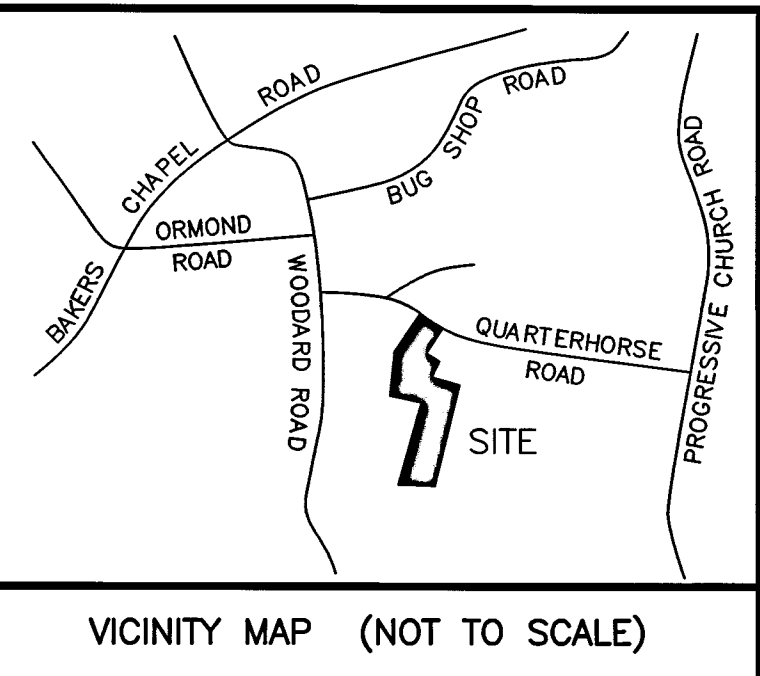


SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	SHT2MOC.DWG
SURVEY DATE:	1-15-26
JOB NO.	4692.001

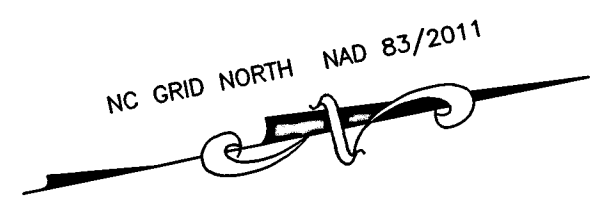
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VICINITY MAP (NOT TO SCALE)



MAP OF CORRECTION
OF
PENDERGRASS
FOR
J&N
DEVELOPERS LLC
BOON HILL TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MARCH 31, 2026
SHEET 3 OF 3

OWNER: J&N DEVELOPERS LLC
P.O. BOX 658
PRINCETON, N.C. 27569

LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PNKS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
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- CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- LS LOT HAS OFFSITE SEWER
- LSL OFFSITE SEWER LOT
- LSR RECOMBINATION LOT
- A/G ABOVE GROUND
- B/G BELOW GROUND
- 100 STREET ADDRESS
- LINES NOT SURVEYED

N/F
MELVA D. CASEY
DB 1631 PG 627
PN 04012005

N/F
MILDRED WOODARD GAME, HEIRS
DB 1173 PG 823
PN 04012026

N/F
AHW PROPERTIES, LLC.
DB 6439 PG 279
PB 98 PG 70
PN 04012007E
762069 SF
17.495 AC

N/F
MILDRED WOODARD GAME, HEIRS
DB 1173 PG 823
PN 04012026

N/F
D & P LAND, LLC
DB 6225 PG 805
PN 04P12002

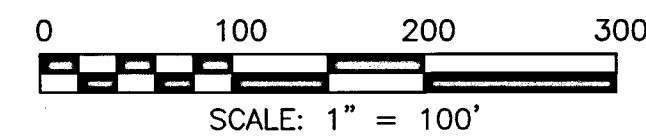
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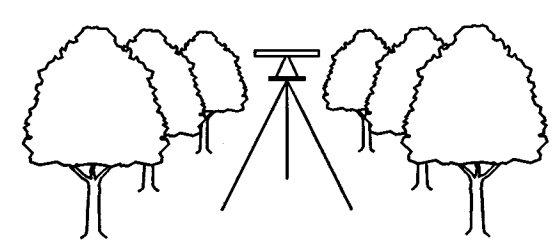
[Signature]
SURVEYOR

L - 3990
LICENSE NUMBER



SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	SHT3MOC.DWG
SURVEY DATE:	1-15-26
JOB NO.	4692.001

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PLAT B: 105 P: 335

MATCH TO SHEET 2 OF 3