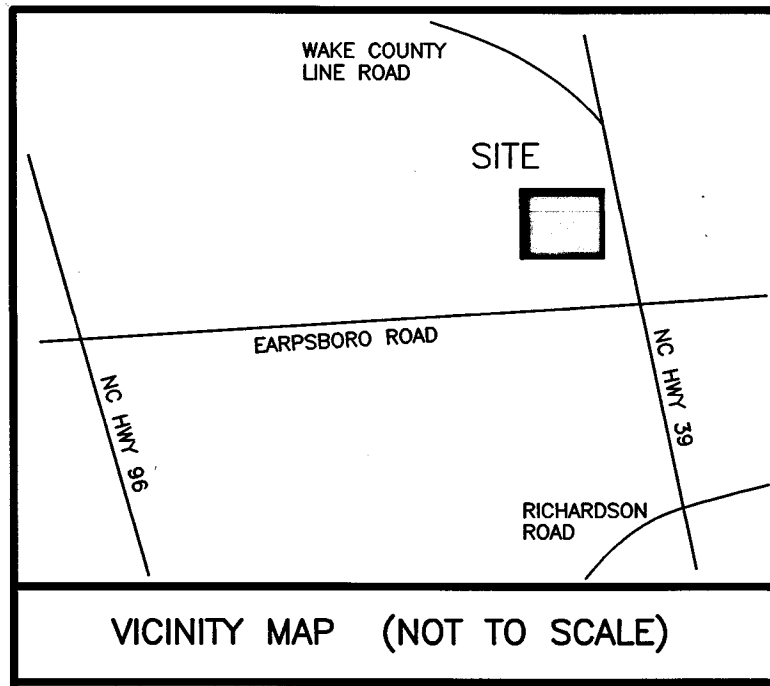


Filed in JOHNSTON COUNTY, NC CRAIG OLIVE Register of Deeds Filed 08/25/2022 08:14:10 AM
PLAT BOOK: 96 PAGE: 466-469 INSTRUMENT # 2022824524
Deputy/Assistant Register of Deeds: Lynn Kirby

submitted electronically by "True Line Surveying" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter's agreement with the Johnston County Register of Deeds.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

7/7/22 DATE
Tracy Lantz OWNER

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES

THE DIRECTOR OF PUBLIC UTILITIES FOR JOHNSTON COUNTY, NORTH CAROLINA, HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE JOHNSTON COUNTY ORDINANCES. UPON RECORDATION OF THIS PLAT, JOHNSTON COUNTY ACCEPTS THE OWNER'S OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES, ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS-OF-WAY SHOWN AND DELINEATED ON THIS PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. NO STRUCTURES OR FENCES SHALL BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS. ACCESS TO THE DEDICATED AREAS SHALL NOT BE BLOCKED OR OBSTRUCTED BY ANY FENCE OR STRUCTURES, UNLESS PRE-APPROVED ACCESS IS PROVIDED WITH A 12' MINIMUM OPENING GATE. THE COUNTY SHALL HAVE THE RIGHT TO CLEAR AND/OR REMOVE ANY VEGETATION WITHIN THE PUBLIC UTILITY EASEMENTS. FURTHERMORE, THE COUNTY WILL NOT REPLACE ANY LANDSCAPING (OTHER THAN GRASS, WHICH WILL BE REPLACED WITH SEED) WITHIN THE PUBLIC UTILITY EASEMENT AREA DISTURBED FOR MAINTENANCE OF THE UTILITIES.

12th August 22
THIS THE DAY OF 20,

COUNTY OF JOHNSTON
BY: Chandra Farmer DIRECTOR OF PUBLIC UTILITIES

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 4025 SQUARE FEET PER LOT

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, _____ AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF THE SUBDIVISION STREETS ON THIS PLAT UNTIL THE EARLIER OF THE FOLLOWING OCCURS:

APPROVED AND ACCEPTED FOR PERMANENT MAINTENANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS PUBLIC ROADS; OR

APPROVED AND TAKEN OVER BY THE HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS PERMANENT MAINTENANCE.

Neuse Property Development LLC
NAME OF CORPORATION OR OWNER

7/7/22 DATE
BY: Tracy Lantz DEVELOPER/OWNER/OFFICER OF CORPORATION

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) ZONING: AR
- 11) PARENT TRACT DEED DB 5816 PG 001
- 12) PARCEL NO. 11M02019Q
- 12) FEE-IN-LIEU OF OPEN SPACE

REFERENCES:

- DB 5816 PG 001 PB 85 PG 114
- DB 5674 PG 147 PB 80 PG 290
- DB 4289 PG 591 PB 81 PG 249
- DB 4513 PG 178 PB 81 PG 408
- DB 5439 PG 965
- DB 4656 PG 155
- DB 5541 PG 739
- DB 5635 PG 976
- DB 5818 PG 769

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

8/17/2022 DATE
Braston Newton SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE

I, Jodie R.H. Gay REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

8/24/2022 DATE
Jodie Gay REVIEW OFFICER

THIS SURVEY:

CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

07-06-22 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.

07-06-22 DATE
SURVEYOR

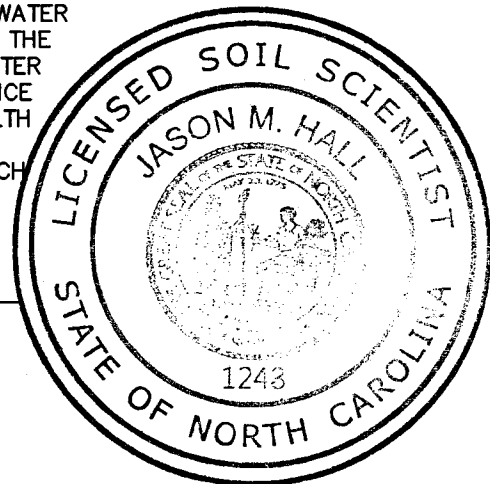
STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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 5816, PAGE 001, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5816, PAGE 001; 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 THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 6th DAY OF JULY, A.D. 2022

07-06-22 DATE
CURK T. LANE SURVEYOR
L-3990 LICENSE NUMBER

I, Jason Hall, CERTIFY THAT I AM A LICENSED SOIL SCIENTIST IN THE STATE OF NORTH CAROLINA AND HAVE EVALUATED THIS INSTALLATION IN Hawthorne West SUBDIVISION MEET PUBLIC SUBDIVISION AND FOUND THAT THE SOILS WITHIN THIS SUBDIVISION PROPERTY ARE SUITABLE TO ACCOMMODATE THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM NEEDS OF EACH OF THE LOTS DEPICTED HEREON. THE OWNER/DEVELOPER HAS ELECTED TO PERMIT THE ON-SITE WASTEWATER SYSTEMS FOR EACH LOT IN THIS SUBDIVISION. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE JOHNSTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MUST PERFORM A COMPLETENESS REVIEW OF A NOTICE OF INTENT TO CONSTRUCT AS SUBMITTED BY THE APPLICANT OF EACH LOT WITHIN THE SUBDIVISION AS SHOWN ON THIS PLAT.

7-15-22 DATE
Jason Hall SOIL SCIENTIST



NOTE: EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 15A NCAC 18A SECTION. 1900, THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

PROPERTY SHOWN HEREON IS PARTIALLY AS SHOWN LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720271400 K EFFECTIVE DATE: MAY 2, 2006

07-06-22 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: 0.035 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE: VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY: 3-15-22
DATUM/EPOCH: NAD 83(2011)/EPIC 2010.000
PUBLISHED/FIXED-CONTROL USED: NC GNSS CORRS AND RTK
GEOD MODEL: NAVD 88 USING GEOID 18
COMBINED GRID FACTOR: 0.99990629(AVG)
REPORTING UNITS: US FEET

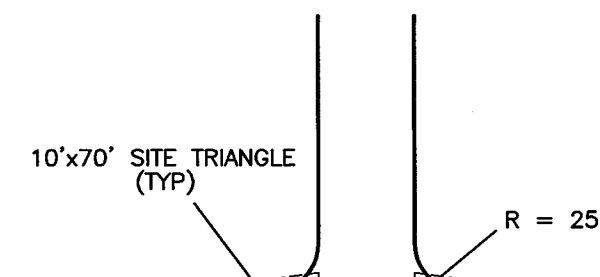
LEGEND

- 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 OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- 100 STREET ADDRESS
- LINES NOT SURVEYED

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED [Signature] DISTRICT ENGINEER
July 21, 2022



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

NOTE: SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT

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.

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 LOTS SHALL BE SERVED BY INTERNAL STREET SYSTEMS ONLY.

SUBDIVISION PLAT FOR

HAWTHORNE WEST

O'NEALS TOWNSHIP, JOHNSTON COUNTY

NORTH CAROLINA

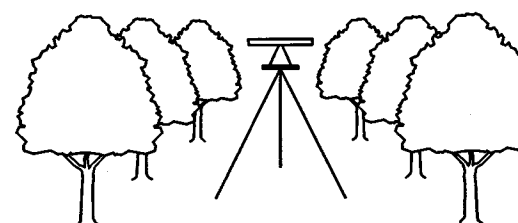
APRIL 26, 2022

SHEET 1 OF 4

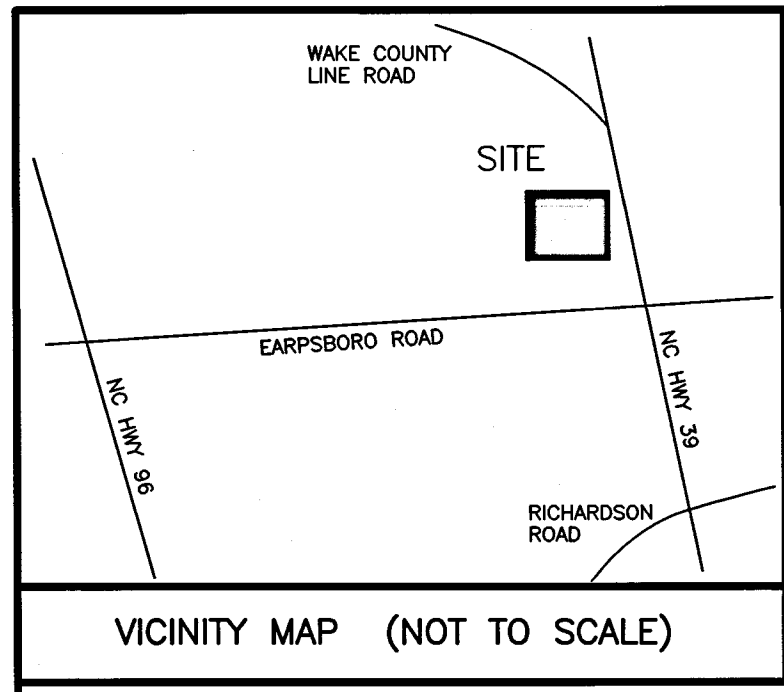
OWNER: NEUSE PROPERTY DEV., LLC.
179 TOWNSEND DRIVE
CLAYTON, N.C. 27527

SURVEYED BY: TLS
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: WESTSHT1.DWG
SURVEY DATE: 3-15-22
JOB NO. 2088.003

TRUE LINE SURVEYING, P.C.



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



PLAT B: 96 P: 467
 Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed
 INSTRUMENT # TN190671
 Deputy/Assistant Register of Deeds

OWNER: NEUSE PROPERTY DEV., LLC.
 179 TOWNSEND DRIVE
 CLAYTON, N.C. 27527

N/F
 TIMOTHY M. BROWN
 DB 5818 PG 769
 PN 11M01035G

SUBDIVISION PLAT FOR

HAWTHORNE WEST

O'NEALS TOWNSHIP
 JOHNSTON COUNTY
 NORTH CAROLINA
 APRIL 26, 2022
 SHEET 2 OF 4

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 5816, PAGE 001, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5816, PAGE 001; 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 THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 6th DAY OF JULY, A.D. 2022

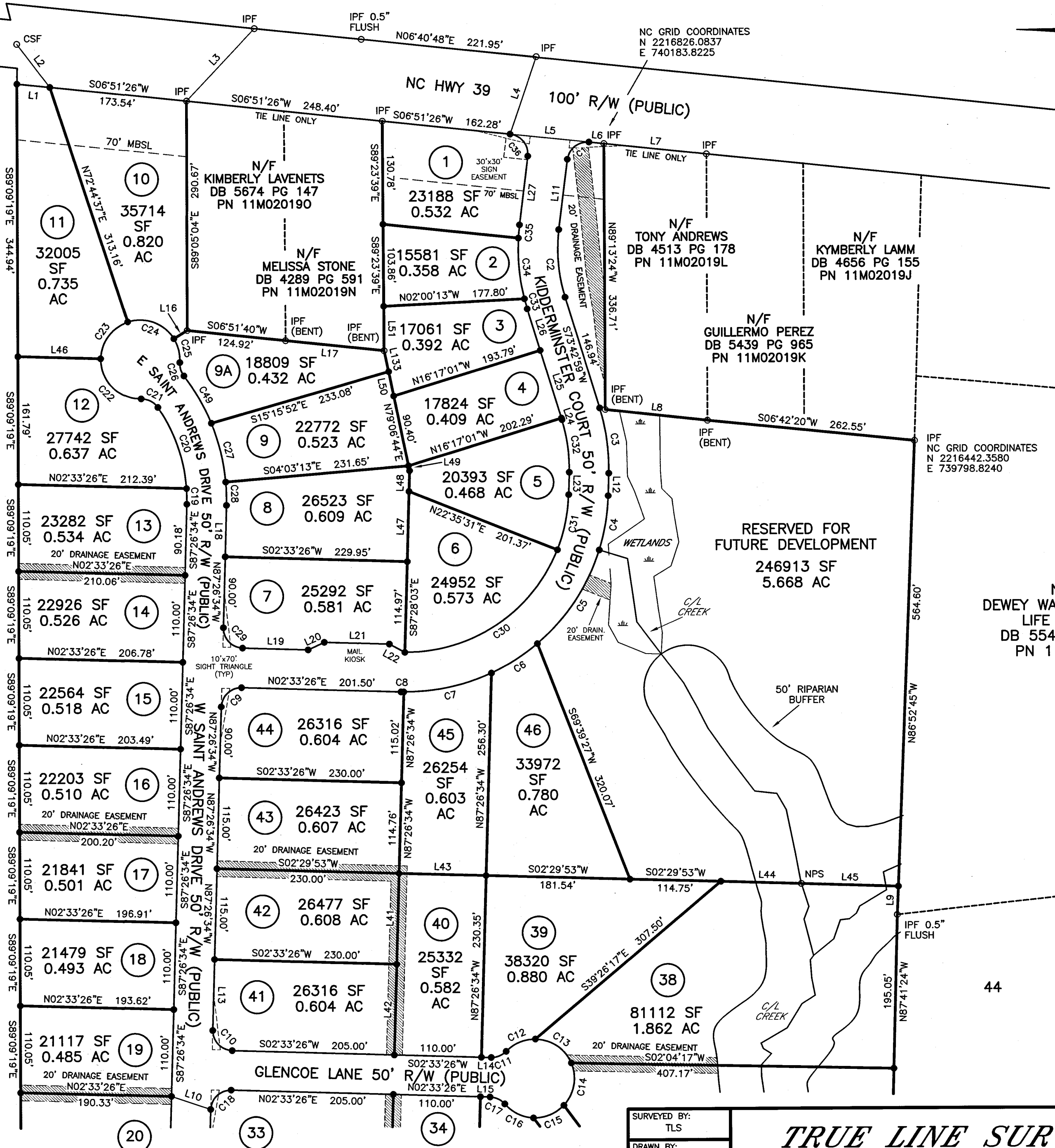
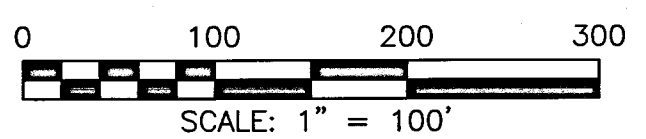


[Signature]
 SURVEYOR

L - 3990
 LICENSE NUMBER

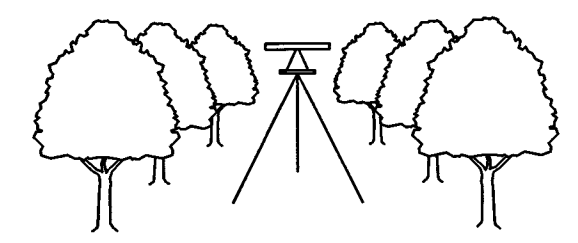
NOTE: L10 IS A TIE LINE ONLY

MATCH TO SHEET 3 OF 4



SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	WESTSHT2.DWG
SURVEY DATE:	3-15-22
JOB NO.	2088.003

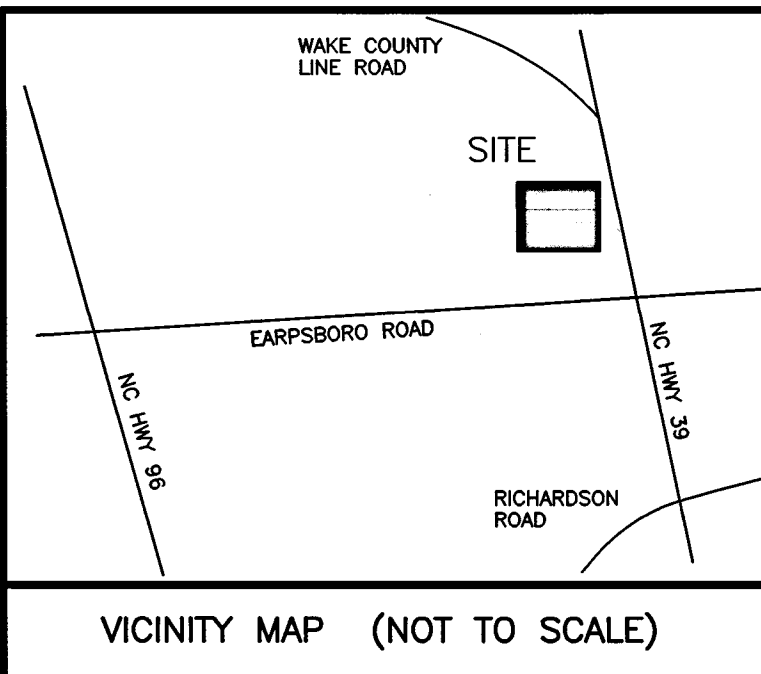
TRUE LINE SURVEYING, P.C.



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

MATCH TO SHEET 2 OF 4

NOTE: L10 IS A TIE LINE ONLY



N/F
TIMOTHY M. BROWN
DB 5818 PG 769
PN 11M01035G

NOTE: L123 IS A TIE LINE ONLY

RUN OF SNIPES CREEK IS PROPERTY LINE. SEE LINE CHART L55-L121 FOR CREEK DESCRIPTION. SOME ANNOTATION HIDDEN FOR CLARITY. LINE SEGMENTS RUN CONSECUTIVELY.

RUN OF SNIPES CREEK IS PROPERTY LINE. SEE LINE CHART L55-L121 FOR CREEK DESCRIPTION. SOME ANNOTATION HIDDEN FOR CLARITY. LINE SEGMENTS RUN CONSECUTIVELY.

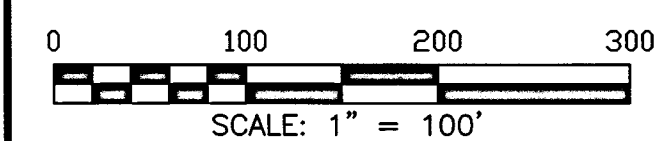
N/F
TERRY FAMILY
IRREVOCABLE TRUST
DB 5635 PG 976
PN 11M02018

SUBDIVISION PLAT FOR

HAWTHORNE WEST

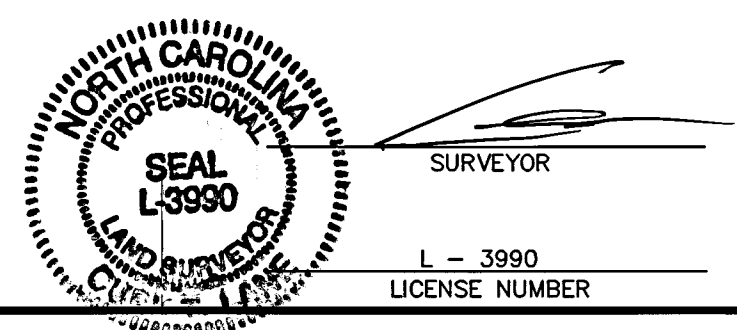
O'NEALS TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
APRIL 26, 2022
SHEET 3 OF 4

OWNER: NEUSE PROPERTY DEV., LLC.
179 TOWNSEND DRIVE
CLAYTON, N.C. 27527



STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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GLEN IRIS PHASE FIVE
PB 80 PG 290

GLEN IRIS PHASE SIX
PB 81 PG 249

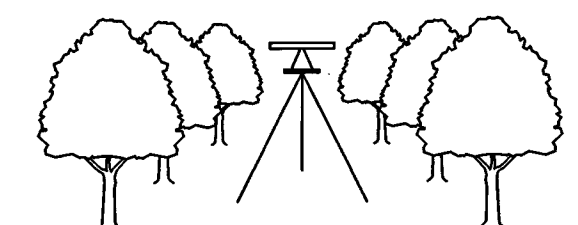
GLEN IRIS PHASE SEVEN
PB 81 PG 408

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
○	CSS	COTTON SPIKE FOUND
○	CC	COTTON SPIKE SET
○	CP	CONTROL CORNER
○	CP	COMPUTED POINT
○	P/P	POWER POLE
○	OP/W	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	OFFSITE SEWER LOT
○	15R	RECOMBINATION LOT
○	100	STREET ADDRESS
---	---	LINES NOT SURVEYED

SURVEYED BY:	TL
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	WESTSHT3.DWG
SURVEY DATE:	3-15-22
JOB NO.	2088.003

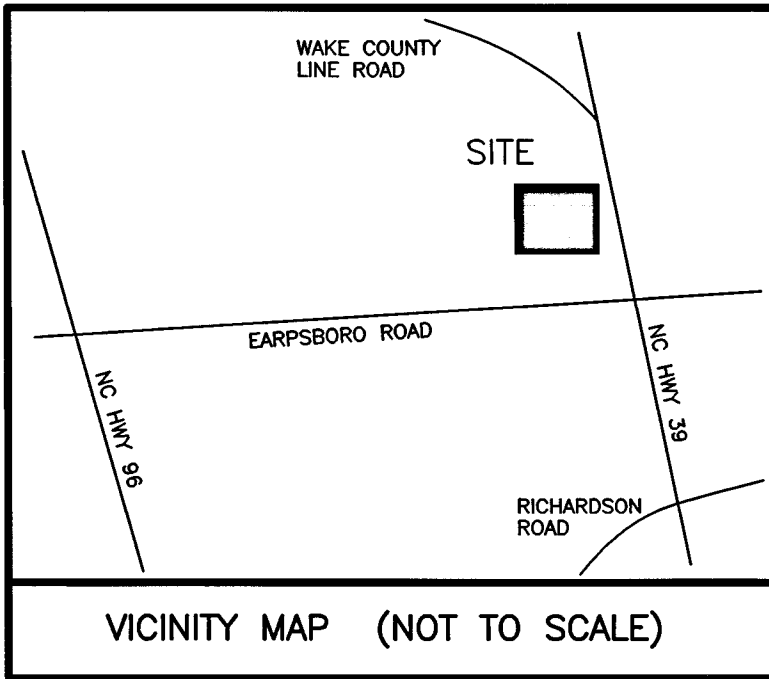
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Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed
INSTRUMENT # TN190671
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PLAT B: 96 P: 468



VICINITY MAP (NOT TO SCALE)

PLAT B. 96 P. 469

Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed INSTRUMENT # TN190671 Deputy/Assistant Register of Deeds.

Table with 3 columns: LINE, BEARING, DISTANCE. Lines 1-54.

Table with 3 columns: LINE, BEARING, DISTANCE. Lines 55-95.

Table with 3 columns: LINE, BEARING, DISTANCE. Lines 96-136.

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Curves C1-C49.

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 FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5816, PAGE 001, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5816, PAGE 001; 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 THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 6th DAY OF JULY, A.D. 2022



SURVEYOR [Signature]

L - 3990 LICENSE NUMBER

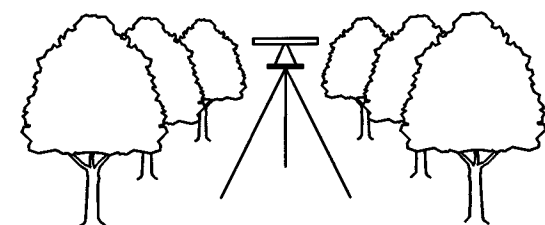
SUBDIVISION PLAT FOR HAWTHORNE WEST O'NEALS TOWNSHIP, JOHNSTON COUNTY NORTH CAROLINA APRIL 26, 2022 SHEET 4 OF 4

OWNER: NEUSE PROPERTY DEV., LLC, 179 TOWNSEND DRIVE CLAYTON, N.C. 27527

LEGEND table listing symbols for various survey features like iron pipe, concrete monument, cotton spike, etc.

Table with 2 columns: Field label (SURVEYED BY, DRAWN BY, etc.) and Value (T.L.S., MIKE, etc.)

TRUE LINE SURVEYING, P.C.



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