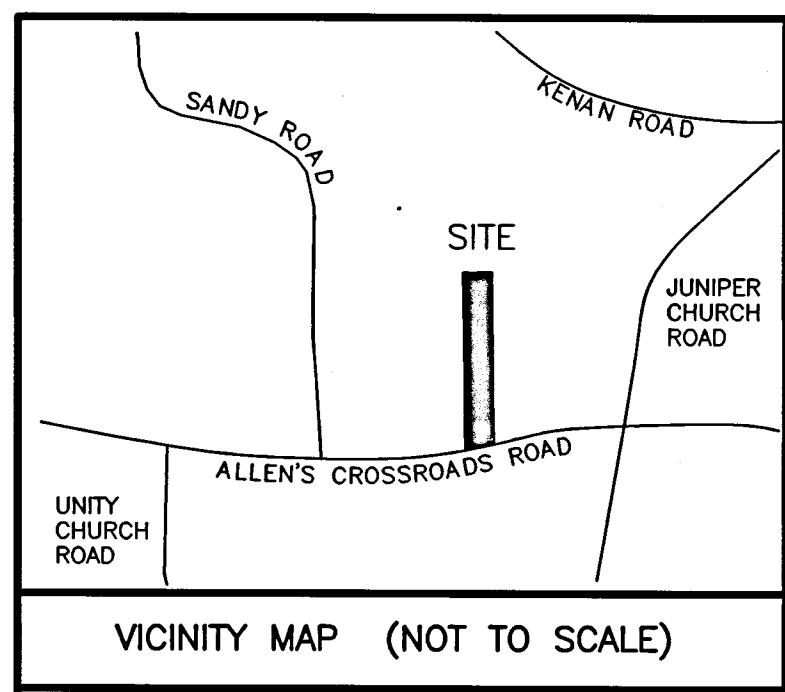


Filed in JOHNSTON, NC CRAIG OLIVE, Register of Deeds Filed 02/05/2025 09:01:02 AM
PLAT BOOK: 102 PAGE: 427-429 INSTRUMENT # 2025003214
Deputy/Assistant Register of Deeds: LaWanda Neal

Submitted electronically by "True Line Surveying"
in compliance with North Carolina statutes governing recording of deeds,
and the terms of the submitter 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.

12/4/2024 DATE
Signed by: Harold G. Carroll, Jr.
OWNER

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720154800 K EFFECTIVE DATE: 6-20-2018

11-12-24 DATE
[Signature] SURVEYOR

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

11-12-24 DATE
[Signature] 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.

11-12-24 DATE
[Signature] 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 6459, PAGE 901, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 6459, PAGE 901; 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 12th DAY OF NOVEMBER, A.D. 2024

NORTH CAROLINA PROFESSIONAL SEAL L-3990
CURK T. LANE SURVEYOR
L - 3990 LICENSE NUMBER

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN _____ SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II JOHNSTON COUNTY SUBDIVISION REGULATIONS. FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLANS FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

1/23/2025 DATE
Signed by: Todd Ramsey
COUNTY HEALTH OFFICER OR AUTHORIZED REP.

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.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING
Allens Crossroads Road Lan LLC

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.

NAME OF CORPORATION OR OWNER: Allens Crossroads Road Lan LLC
12/4/2024 DATE
Signed by: Harold G. Carroll, Jr.
DEVELOPER/OWNER/OFFICER OF CORPORATION

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.

2/3/2025 DATE
Signed by: Braxton Newton
SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE
Carolyn Allen

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

2/4/2025 DATE
Signed by: Carolyn Allen
REVIEW OFFICER

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: 0.024 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE: VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY: 10-15-24
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: 0.999871108(AVG)
REPORTING UNITS: US FEET

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.

15th DAY OF January 20, 2024

COUNTY OF JOHNSTON
Signed by: Chandra Farmer
DIRECTOR OF PUBLIC UTILITIES

MAXIMUM IMPERVIOUS AREA PER LOT SHALL NOT EXCEED 11161 SQUARE FEET

NOTES:

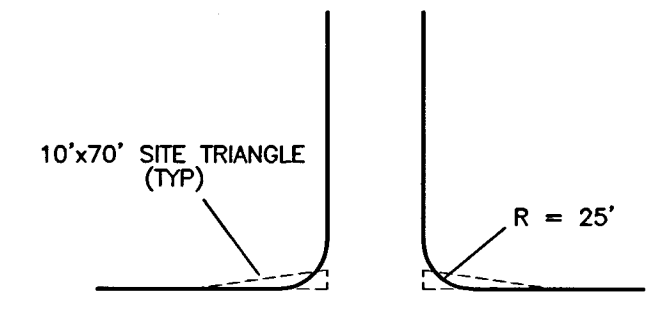
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 6) GRID TIE BY GPS
- 7) ZONING: AR (COUNTY)
- 8) PARENT TRACT DEED DB 6459 PG 901
- 9) PARCEL NO. 01G11057
- 10) ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5' EACH SIDE OF ALL LOT LINES
- 11) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
- 12) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIZE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY

REFERENCES:

- DB 6459 PG 901
- DB 2900 PG 054
- DB 1889 PG 596
- DB 3750 PG 881
- DB 6177 PG 553

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED Jessie K. Callin DISTRICT ENGINEER
Nov 13, 2024



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.

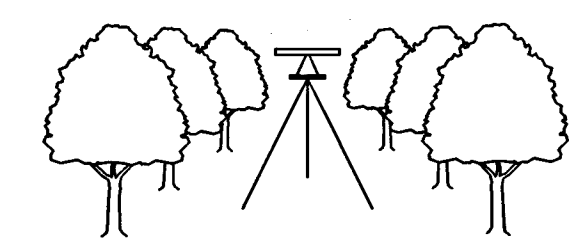
THE OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

ALL LOTS SHALL BE SERVED BY INTERNAL STREET SYSTEMS ONLY.

OWNER: ALLEN'S CROSSROADS-LAN DEVELOPMENT, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

SUBDIVISION PLAT OF
JACOBS RIDGE
FOR
ALLEN'S CROSSROADS-LAN DEVELOPMENT, LLC
BANNER TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
OCTOBER 25, 2024
SHEET 1 OF 3

TRUE LINE SURVEYING, P.C.

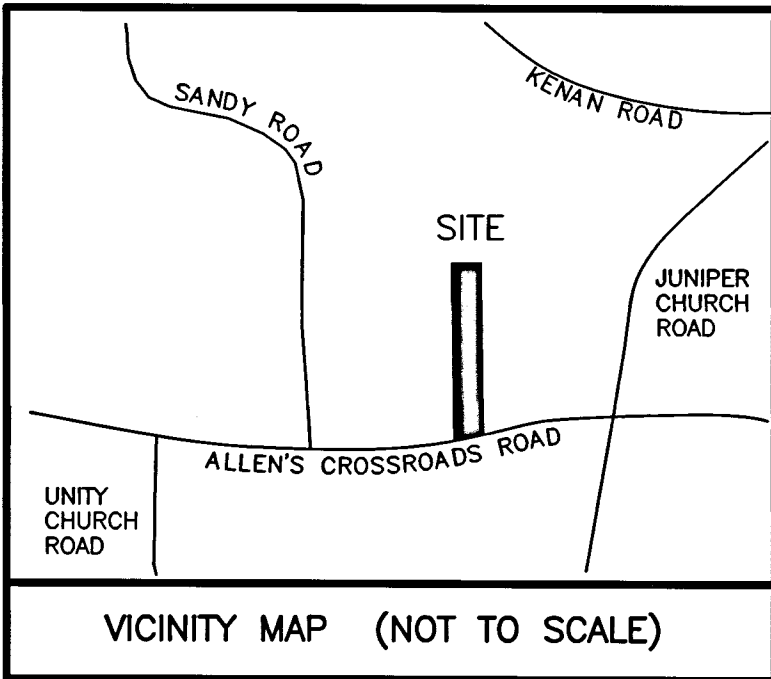


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

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
- 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
- 1SS LOT HAS OFFSITE SEWER
- 1SSL OFFSITE SEWER LOT
- 1SR RECOMBINATION LOT
- A/G ABOVE GROUND
- B/G BELOW GROUND
- 100 STREET ADDRESS
- LINES NOT SURVEYED

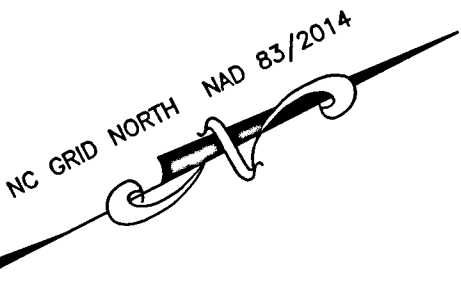
SURVEYED BY: TLS
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: RECORDSHT1.DWG
SURVEY DATE: 10-15-24
JOB NO. 122.429



LINE	BEARING	DISTANCE
L1	S74°50'00"W	58.21'
L2	S77°52'14"W	101.04'
L3	S01°21'28"W	2.74'
L4	S01°42'10"W	29.95'
L5	N19°48'20"E	54.14'
L6	N19°48'20"E	32.50'
L7	N00°58'40"E	92.37'
L8	S00°58'40"W	62.87'
L9	S25°35'15"E	22.36'
L10	S00°58'40"W	27.08'
L11	S27°32'34"W	22.36'
L12	S00°58'40"W	73.65'
L13	S19°48'20"W	86.64'
L14	N01°21'28"E	185.79'
L15	N46°12'27"E	92.39'
L16	N89°01'20"W	111.57'
L17	N01°21'28"E	92.38'
L18	N89°01'20"W	110.95'
L19	N89°01'20"W	85.16'
L20	N89°01'20"W	58.34'
L21	S53°53'02"W	101.22'
L22	N85°15'56"W	51.80'
L23	S84°54'08"E	81.61'
L24	S68°11'00"E	114.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3970.00'	159.93'	159.92'	S75°59'15"W
C2	3970.00'	132.75'	132.75'	S79°33'27"W
C3	25.00'	37.76'	34.27'	N35°19'42"E
C4	280.00'	135.61'	134.28'	N05°55'52"E
C5	205.00'	67.36'	67.06'	N10°23'30"E
C6	25.00'	21.03'	20.41'	N23°07'02"W
C7	50.00'	64.03'	59.75'	N10°31'28"W
C8	50.00'	105.05'	86.77'	N86°21'06"E
C9	50.00'	72.11'	66.02'	S07°51'14"W
C10	25.00'	21.03'	20.41'	S25°04'21"W
C11	255.00'	83.80'	83.42'	S10°23'30"W
C12	230.00'	103.17'	102.30'	S06°57'20"W
C13	25.00'	42.31'	37.44'	S54°22'35"E

PLAT B: 102 P: 428



3/4" REBAR 0.03' B/G

3/4" REBAR (BENT) 0.45' A/G

PAINT RING

IPF (BENT)

10'x70' SIGHT TRIANGLE (TYP)

50' MBSL

30'x30' SIGN EASEMENT (TYP)

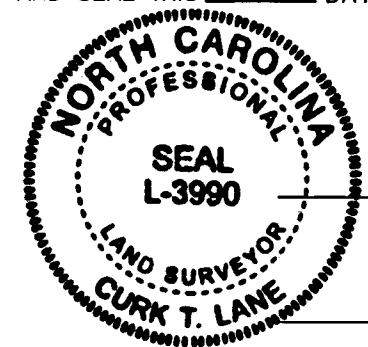
50' MBSL

50' RIPARIAN BUFFER

0.5" REBAR FLUSH NC GRID COORDINATES N 596331.1140 E 2156064.8846

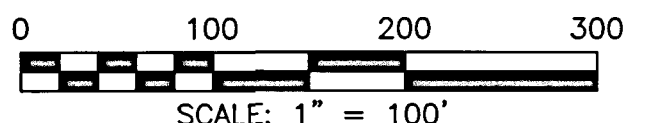
STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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CURK T. LANE SURVEYOR

L - 3990 LICENSE NUMBER



LEGEND

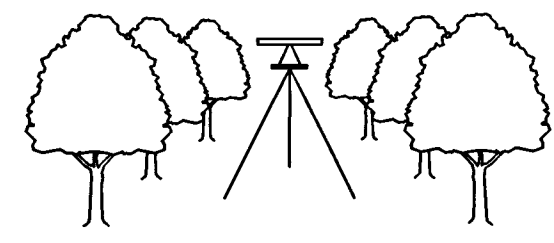
- IPF
 - IPS
 - CMF
 - PKNF
 - PNKS
 - R/S
 - CSF
 - CSS
 - CC
 - CP
 - P/P
 - OPW
 - R/W
 - SF
 - AC
 - DB
 - FB
 - BOM
 - PG
 - LF
 - 1SS
 - 1SSL
 - 1SR
 - A/G
 - B/G
 - []
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 - RIGHT-OF-WAY
 - SQUARE FEET
 - ACRE
 - DEED BOOK
 - PLAT BOOK
 - BOOK OF MAPS
 - PAGE
 - LINEAR FEET
 - LOT HAS OFFSITE SEWER
 - OFFSITE SEWER LOT
 - RECOMBINATION LOT
 - ABOVE GROUND
 - BELOW GROUND
 - STREET ADDRESS
 - LINE NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	RECORDSHT2.DWG
SURVEY DATE:	10-15-24
JOB NO.	122.429

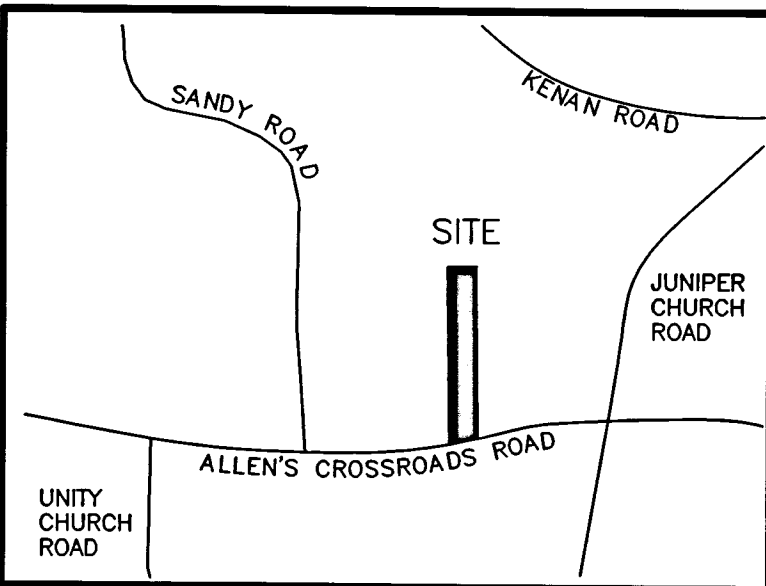
SUBDIVISION PLAT OF
JACOBS RIDGE
 FOR
ALLEN'S CROSSROADS-LAN DEVELOPMENT, LLC
 BANNER TOWNSHIP, JOHNSTON COUNTY
 NORTH CAROLINA
 OCTOBER 25, 2024
 SHEET 2 OF 3

OWNER: ALLEN'S CROSSROADS-LAN DEVELOPMENT, LLC
 5160 NC HWY 42 W
 GARNER, N.C. 27529

TRUE LINE SURVEYING, P.C.



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 www.truelinesurveying.com



VICINITY MAP (NOT TO SCALE)

LINE	BEARING	DISTANCE
L25	N89°16'06"W	57.82'
L26	S89°43'46"E	33.45'
L27	N89°48'40"E	101.05'

SUBMISSION PLAT
OF

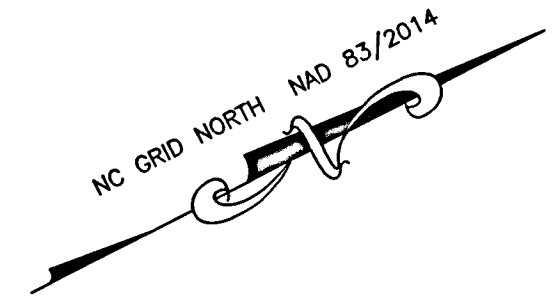
JACOBS RIDGE

FOR

ALLEN'S CROSSROADS-LAN DEVELOPMENT, LLC

BANNER TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
OCTOBER 25, 2024
SHEET 3 OF 3

OWNER: ALLEN'S CROSSROADS-LAN
DEVELOPMENT, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529



NC GRID COORDINATES
N 599082.3530
E 2155691.7740
EX. AXLE(BENT) 1.53' A/G

N/F
KENNETH E. JOHNSON
DB 1869 PG 596
PN 01G11031

N/F
CATHERINE ALLEN FORMOSA
DB 2900 PG 54
PN 01G11056

N/F
GLENN C. THORNTON
DB 3750 PG 881
PN 01G11058A

N/F
CARIUS EUGENE ALLEN
LIFE ESTATE
DB 6177 PG 553
PN 01G11058

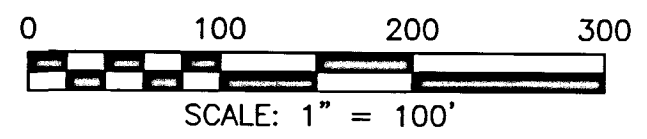
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I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM AN ACTUAL SURVEY RECORDED IN BOOK 6452, PAGE 801, ETC.; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 6452, PAGE 801; 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 12th DAY OF NOVEMBER, A.D. 2024



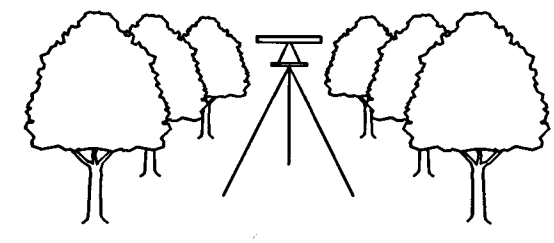
SURVEYOR
L - 3990
LICENSE NUMBER

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 - [---] LINES NOT SURVEYED



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