

C&B DEVELOPMENT, LLC.
DB 5740 PGS 707-712
PB 12 PG 171

TAX ID #08H10016A
AREA IN PARENT TRACT = 31.70 AC +/- (GIS DATA)
PHASE 2 AREA = 2.02 AC
RESIDUAL AREA IN PARENT TRACT = 29.68 AC +/-

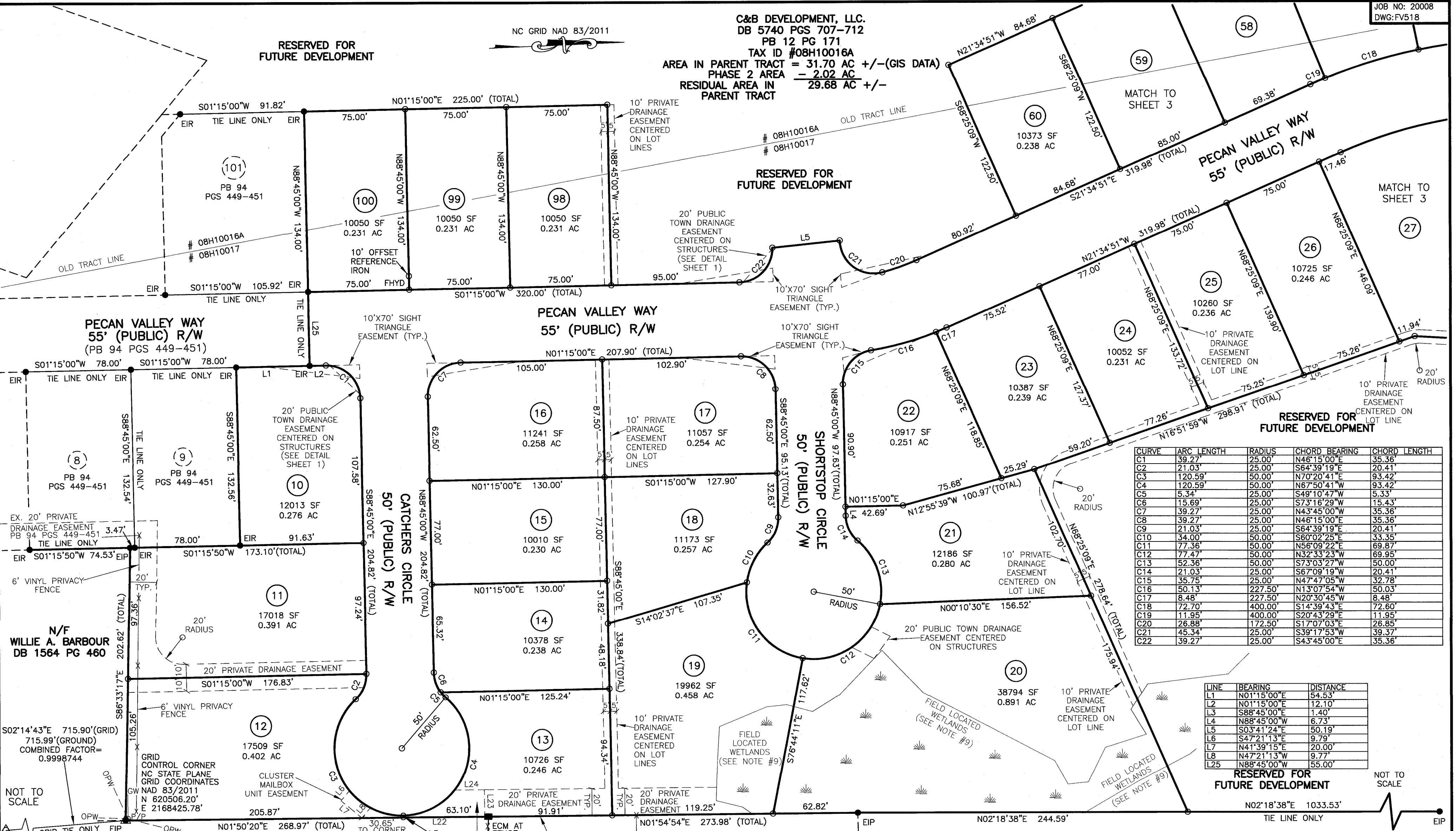
NC GRID NAD 83/2011

RESERVED FOR FUTURE DEVELOPMENT

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RESERVED FOR FUTURE DEVELOPMENT



| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|---------------|--------------|
| C1 | 39.27' | 25.00' | N46°15'00"E | 35.36' |
| C2 | 21.03' | 25.00' | S64°39'19"E | 20.41' |
| C3 | 120.59' | 50.00' | N70°20'41"E | 93.42' |
| C4 | 120.59' | 50.00' | N67°50'41"W | 93.42' |
| C5 | 5.34' | 25.00' | S49°10'47"W | 5.33' |
| C6 | 15.69' | 25.00' | S73°18'29"W | 15.43' |
| C7 | 39.27' | 25.00' | N43°45'00"W | 35.36' |
| C8 | 39.27' | 25.00' | N46°15'00"W | 35.36' |
| C9 | 21.03' | 25.00' | S64°39'19"E | 20.41' |
| C10 | 34.00' | 50.00' | S60°02'25"E | 33.35' |
| C11 | 77.36' | 50.00' | N56°09'22"E | 69.87' |
| C12 | 77.47' | 50.00' | N32°33'23"W | 69.95' |
| C13 | 52.36' | 50.00' | S73°03'27"W | 50.00' |
| C14 | 21.03' | 25.00' | S67°09'19"W | 20.41' |
| C15 | 35.75' | 25.00' | N47°47'05"W | 32.78' |
| C16 | 50.13' | 227.50' | N13°07'54"W | 50.03' |
| C17 | 8.48' | 227.50' | N20°30'45"W | 8.48' |
| C18 | 72.70' | 400.00' | S14°39'43"E | 72.60' |
| C19 | 11.95' | 400.00' | S20°43'29"E | 11.95' |
| C20 | 26.88' | 172.50' | S17°07'03"E | 26.85' |
| C21 | 45.34' | 25.00' | S39°17'53"W | 39.37' |
| C22 | 39.27' | 25.00' | S43°45'00"E | 35.36' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N01°15'00"E | 54.53' |
| L2 | N01°15'00"E | 12.10' |
| L3 | S88°45'00"E | 1.40' |
| L4 | N88°45'00"W | 6.73' |
| L5 | S03°41'24"E | 50.19' |
| L6 | S47°21'13"E | 9.79' |
| L7 | N41°39'15"E | 20.00' |
| L8 | N47°21'13"W | 9.77' |
| L25 | N88°45'00"W | 55.00' |

N/F WILLIE A. BARBOUR
DB 1564 PG 460

N/F FOUR OAKS
CIVITAN CLUB
DB 1185 PG 862

N/F WILLIE A. BARBOUR
DB 4591 PG 605

N/F JOE MACK BARBOUR
DB 314 PG 564

NCGS MONUMENT "PLAY"
NC STATE PLANE GRID COORDINATES
NAD 83/2011
N 619790.85'
E 2168453.83'
ELEV= 201.41'(NAVD 88) (OBSERVED)

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L22 | N01°50'20"E | 60.48' |
| L23 | N88°09'40"W | 20.00' |
| L24 | S01°50'20"W | 22.10' |

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
I, ETHAN N. STAUFFER, DO HEREBY CERTIFY THAT
THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION USING
REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT
SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION
AS CALCULATED IS 1:10,000±. THAT THIS PLAT WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER,
AND SEAL THIS 18TH DAY OF MAY, A.D., 2022

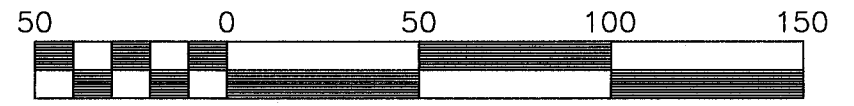
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION

AND RECORDING THIS _____ DAY OF _____
2022 AT _____

Filed in JOHNSTON COUNTY, NC
Filed 05/19/2022 10:13:33 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst asantos
PLAT B: 96 P: 93

SHEET 2 OF 3
FINAL SUBDIVISION PLAT
FIELDVIEW VILLAGE
PHASE 2
INGRAMS TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
DATE: MAY 18, 2022

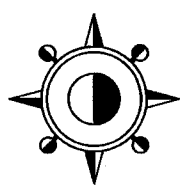
RECORDED IN PB _____ PG _____



Scale 1" = 50'

LEGEND

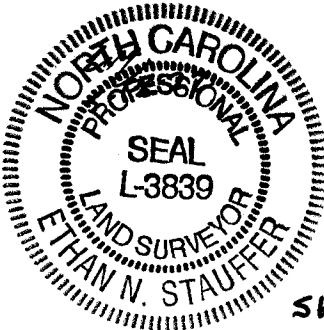
- EIR EXISTING REBAR FOUND
- EIP EXISTING IRON PIPE/PIN (FOUND)
- IPS IRON PIN SET - # 5 REBAR
- EPKN EXISTING PARKER KALON NAIL FOUND
- ECM EXISTING CONCRETE MONUMENT FOUND
- MNS MAG-NAIL SET
- GRC GRID CONTROL CORNER
- CP COMPUTED POINT
- R PROPERTY LINE
- FHYD FIRE HYDRANT
- P/P POWER POLE
- EOP EDGE OF PAVEMENT
- S.F. SQUARE FEET
- AC ACRE
- CBU CLUSTER MAILBOX UNIT
- N/F NOW OR FORMERLY
- TLO TIE LINE ONLY
- SSMH SANITARY SEWER MANHOLE
- DB DEED BOOK
- PG PAGE
- PB PLAT BOOK
- GW GUY WIRE
- OPW OVER HEAD POWER WIRE
- R/W RIGHT-OF-WAY
- TYP. TYPICAL
- LINES NOT SURVEYED



GREENBROOK SURVEYING, P.C.
C-4414

305 East Main Street
Clayton, North Carolina 27520

919-427-8210 ncsurveyor@aol.com
ethan@greenbrooksurveying.com



Ethan N. Stauffer
PROFESSIONAL LAND SURVEYOR

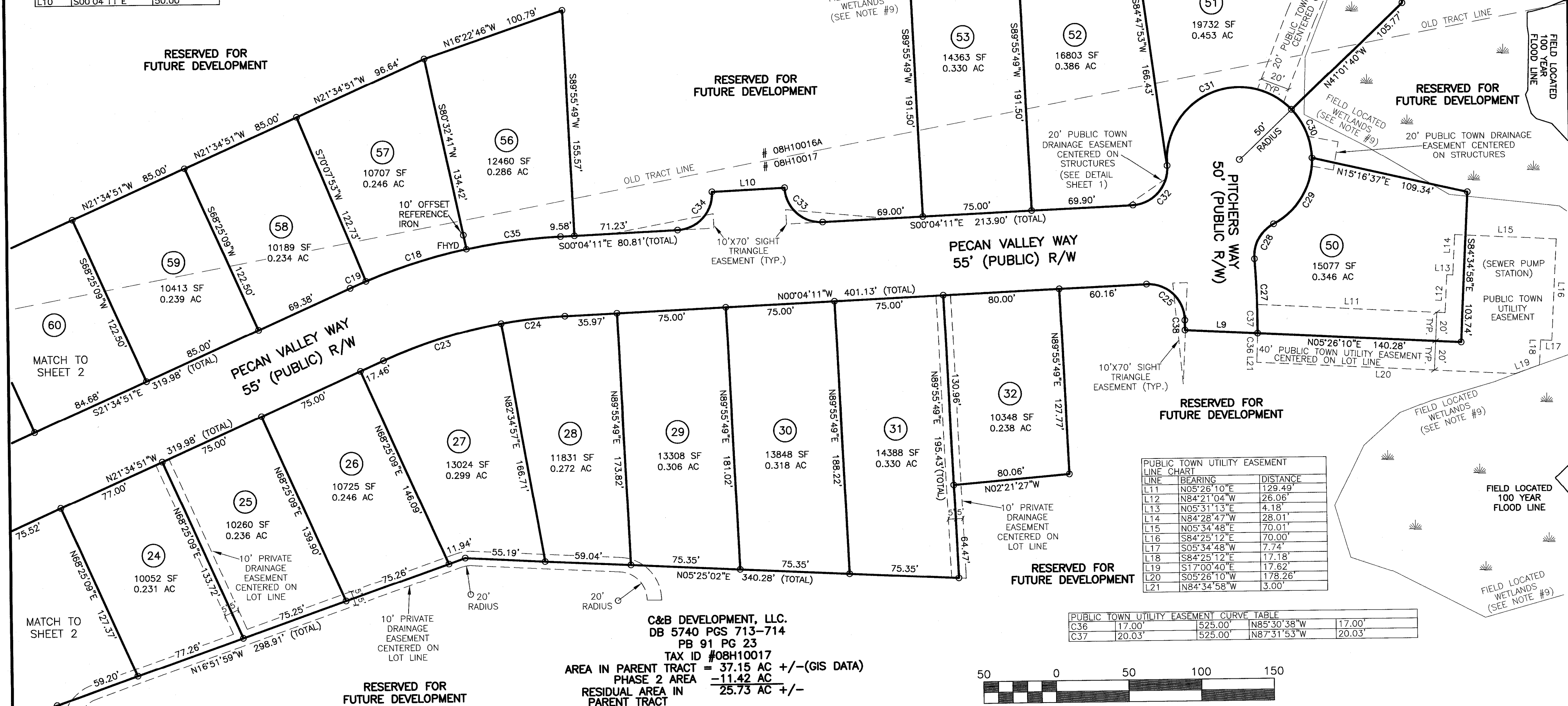
L - 3839
LICENSE NUMBER

NC GRID NAD 83/2011

| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|---------------|--------------|
| C18 | 72.70' | 400.00' | S14°39'43"E | 72.60' |
| C19 | 11.95' | 400.00' | S20°43'29"E | 11.95' |
| C23 | 85.28' | 345.00' | N14°29'57"W | 85.07' |
| C24 | 44.24' | 345.00' | N03°44'37"W | 44.21' |
| C25 | 40.40' | 25.00' | N46°13'16"E | 36.14' |
| C27 | 51.34' | 525.00' | N89°14'25"W | 51.32' |
| C28 | 29.26' | 25.00' | N58°30'56"W | 27.62' |
| C29 | 55.34' | 50.00' | N56°41'41"W | 52.56' |
| C30 | 37.20' | 50.00' | S70°17'09"W | 36.35' |
| C31 | 122.81' | 50.00' | S21°23'41"E | 94.19' |
| C32 | 40.01' | 25.00' | S45°54'57"E | 35.87' |
| C33 | 39.27' | 25.00' | S44°55'49"W | 35.36' |
| C34 | 39.27' | 25.00' | S45°04'11"E | 35.36' |
| C35 | 65.52' | 400.00' | S04°45'45"E | 65.45' |
| C38 | 7.07' | 475.00' | N87°03'43"W | 7.07' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L9 | N05°26'10"E | 50.03' |
| L10 | S00°04'11"E | 50.00' |

C&B DEVELOPMENT, LLC.
DB 5740 PGS 707-712
PB 12 PG 171
TAX ID #08H10016A
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PHASE 2 AREA = 2.02 AC
RESIDUAL AREA IN PARENT TRACT = 29.68 AC +/-

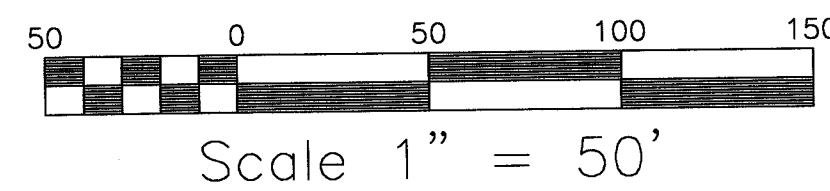


PUBLIC TOWN UTILITY EASEMENT LINE CHART

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L11 | N05°26'10"E | 129.49' |
| L12 | N84°21'04"W | 26.06' |
| L13 | N05°31'13"E | 4.18' |
| L14 | N84°28'47"W | 28.01' |
| L15 | N05°34'48"E | 70.01' |
| L16 | S84°25'12"E | 70.00' |
| L17 | S05°34'48"W | 7.74' |
| L18 | S84°25'12"E | 17.18' |
| L19 | S17°00'40"E | 17.62' |
| L20 | S05°26'10"W | 178.26' |
| L21 | N84°34'58"W | 3.00' |

PUBLIC TOWN UTILITY EASEMENT CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|---------------|--------------|
| C36 | 17.00' | 525.00' | N85°30'38"W | 17.00' |
| C37 | 20.03' | 525.00' | N87°31'53"W | 20.03' |



C&B DEVELOPMENT, LLC.
DB 5740 PGS 713-714
PB 91 PG 23
TAX ID #08H10017
AREA IN PARENT TRACT = 37.15 AC +/- (GIS DATA)
PHASE 2 AREA = 11.42 AC
RESIDUAL AREA IN PARENT TRACT = 25.73 AC +/-

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
I, ETHAN N. STAUFFER, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 18TH DAY OF MAY, A.D., 2022



Ethan N. Stauffer
PROFESSIONAL LAND SURVEYOR

L - 3839
LICENSE NUMBER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION
AND RECORDING THIS _____ DAY OF _____
2022 AT _____
BY _____
REGISTER OF DEEDS DEPUTY REG. OF DEEDS

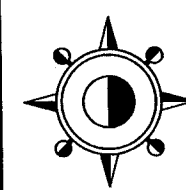
Filed in JOHNSTON COUNTY, NC
Filed 05/19/2022 10:13:33 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst asantos
PLAT B: 96 P: 94

SHEET 3 OF 3
FINAL SUBDIVISION PLAT
FIELDVIEW VILLAGE
PHASE 2
INGRAMS TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
DATE: MAY 18, 2022

RECORDED IN PB _____ PG _____

- LEGEND
- EIR EXISTING REBAR FOUND
 - EP EXISTING IRON PIPE/PIN (FOUND)
 - IPS IRON PIN SET - # 5 REBAR
 - EPKN EXISTING PARKER KALON NAIL FOUND
 - ECM EXISTING CONCRETE MONUMENT FOUND
 - MNS MAG-NAIL SET
 - GRID CONTROL CORNER
 - △ COMPUTED POINT
 - PROPERTY LINE
 - FIRE HYDRANT
 - P/P POWER POLE
 - EOP EDGE OF PAVEMENT
 - S.F. SQUARE FEET
 - AC ACRE
 - CBU CLUSTER MAILBOX UNIT
 - N/F NOW OR FORMERLY
 - TLO TIE LINE ONLY
 - SSMH SANITARY SEWER MANHOLE
 - DB DEED BOOK
 - PG PAGE
 - PB PLAT BOOK
 - GW GUY WIRE
 - OPW OVER HEAD POWER WIRE
 - R/W RIGHT-OF-WAY
 - TYP. TYPICAL
 - LINES NOT SURVEYED

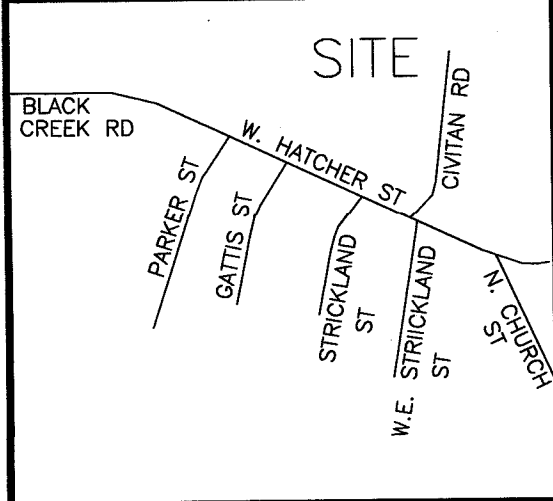
OWNER CONTACT:
C & B DEVELOPMENT, LLC.
2880 ELEVATION ROAD
FOUR OAKS, NC 27524
DB 5740 PGS 707-712
DB 5740 PGS 713-714



GREENBROOK
SURVEYING, P.C.
C-4414

305 East Main Street
Clayton, North Carolina 27520

919-427-8210 ncsurveyor@aol.com
ethan@greenbrooksurveying.com



SITE DATA

PIN # 166220-81-2752
 TAX ID # 08H10017
 PIN # 166220-71-6611
 TAX ID # 08H10016A
 NUMBER OF LOTS PHASE 2: 35
 AREA IN LOTS 10.59 ACRES
 AREA IN STREET R/W 2.85 ACRES
 13.44 TOTAL ACRES IN PHASE 2

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF FOUR OAKS, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF FOUR OAKS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

5-18-22 *[Signature]*
 DATE MAYOR TOWN OF FOUR OAKS
[Signature]
 PLANNING/ZONING DIRECTOR

REFERENCES

- AS SHOWN HEREON
 DB 5740 PGS 707-712
 DB 5740 PGS 713-714
 DB 5092 PG 452
 DB 4908 PG 966
 DB 3654 PG 395
 DB 721 PG 270
 DB 3934 PG 859
 DB 876 PG 385
 DB 689 PG 241
 DB 689 PG 239
 DB 1564 PG 460
 DB 665 PG 62
 DB 465 PG 17
 DB 1227 PG 315
 DB 2261 PG 966
 DB 5033 PG 787
 PB 94 PGS 449-451
 PB 94 PGS 300-302
 PB 91 PG 23
 PB 12 PG 171
 PB 13 PG 43
 PB 43 PG 151

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES (U.S. SURVEY FEET)
- 2) AREAS COMPUTED BY COORDINATE METHOD
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) ALL INTERIOR LOTS SHALL HAVE A 10' DRAINAGE & UTILITY EASEMENT, 5' EACH SIDE OF ALL LOT LINES
- 5) A 5' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
- 6) A 10' WIDE GRADING, SLOPE, DRAINAGE, SIDEWALK AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAYS
- 7) # 5 REBAR STAKES SET AT LOT CORNERS UNLESS OTHERWISE NOTED
- 8) 50' RIPARIAN BUFFERS MEASURED FROM TOP OF CREEK BANKS.
- 9) WETLANDS THAT MAY EXIST INSIDE OF 50' RIPARIAN BUFFERS WERE NOT FIELD LOCATED OR SHOWN. ANY IMPACT INSIDE OF RIPARIAN BUFFERS SHOULD BE EVALUATED FOR WETLANDS IN ADDITION TO ALL APPLICABLE RULES PERTAINING TO THE RIPARIAN BUFFER. BUFFER CALLS TAKEN FROM ADAMS & HODGE ENGINEERING CONSTRUCTION PLANS.
- 9) WETLANDS WERE FIELD LOCATED UNLESS OTHERWISE NOTED. NO DISTURBANCE IN WETLANDS. WETLANDS DELINEATED BY BROWN ENVIRONMENTAL GROUP.

ZONED R-10
 LOTS TO BE SERVED BY PUBLIC WATER SYSTEM AND PUBLIC SEWER SYSTEMS

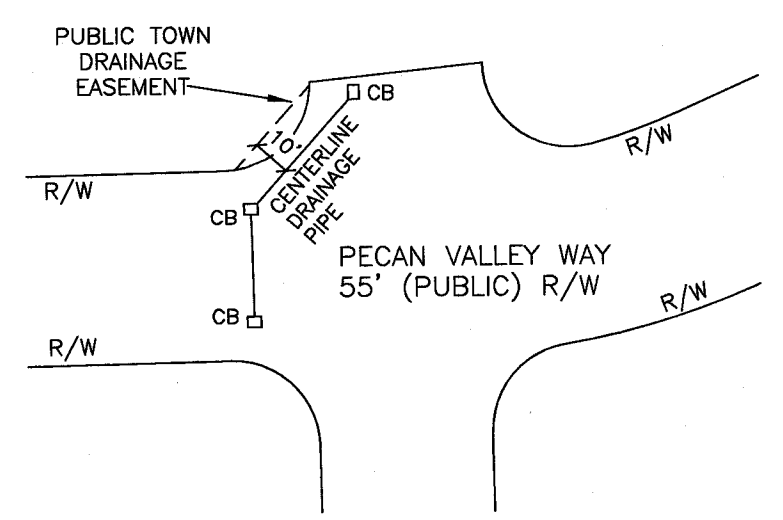
MAXIMUM IMPERVIOUS SURFACE AREA PER LOT IS 5400 SQUARE FEET (NOT TO INCLUDE PUBLIC SIDEWALKS)
 MAXIMUM IMPERVIOUS SURFACE AREA PER LOT FROM ADAMS AND HODGE ENGINEERING

NOTES FOR TOWN OF FOUR OAKS:

1. TOWN OF FOUR OAKS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE OR DRAINAGE EASEMENTS OUTSIDE OF STREET RIGHT-OF-WAY (UNLESS SPECIFICALLY DEDICATED AND ACCEPTED AS A TOWN EASEMENT HEREON); BUT SHALL HAVE THE RIGHT TO ENTER, AND REPAIR OR CONSTRUCT, WITHIN ALL DEDICATED DRAINAGE EASEMENTS IF DRAINAGE FROM WITHIN THE EASEMENT NEGATIVELY IMPACTS THE PUBLIC STREET RIGHT-OF-WAY.
2. TOWN OF FOUR OAKS SHALL NOT BE RESPONSIBLE FOR PRIVATE DRIVEWAYS OR OPEN-END DRIVEWAY CULVERTS WITHIN THE STREET RIGHT-OF-WAY.

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT
 NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM
 HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER (AND SEWER, WHERE AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPAL STRUCTURE.

TYPICAL PUBLIC TOWN DRAINAGE EASEMENT EASEMENTS ARE 10' FROM CL DRAINAGE PIPES CONNECTING CATCH BASINS



NOT TO SCALE

CERTIFICATE OF FLOODWAY INFORMATION:
 NO LOTS IN PHASE 2 ARE LOCATED IN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN HOWEVER A PORTION OF THIS PARENT TRACT IS LOCATED IN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 3720166200K EFFECTIVE DATE: JUNE 20, 2018

5/18/22 *[Signature]*
 DATE PROFESSIONAL LAND SURVEYOR

THIS SURVEY:

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

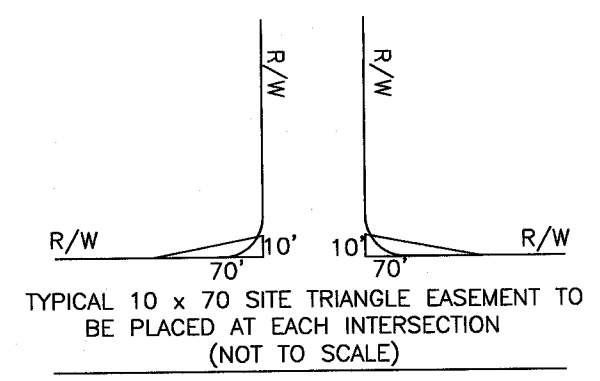
5/18/22 *[Signature]*
 DATE PROFESSIONAL LAND SURVEYOR

TIE TO NORTH CAROLINA STATE PLANE COORDINATE SYSTEM

I, ETHAN N. STAUFFER CERTIFY THAT THIS SURVEY WAS TIED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE TIE:

CLASS OF SURVEY: AA
 POSITIONAL ACCURACY: .04'
 TYPE OF GPS FIELD PROCEDURE: RTK VRS
 DATES OF SURVEY: 6/1/20
 DATUM/EPOCH: NAD83/(2011) 2010.00
 PUBLISHED/FIXED CONTROL USE: FIXED CONTROL
 GEOID MODEL: 12B
 COMBINED GRID FACTOR: 0.9998744
 UNITS: U.S. SURVEY FEET
 GNSS RECEIVER USED: SPECTRA SP60

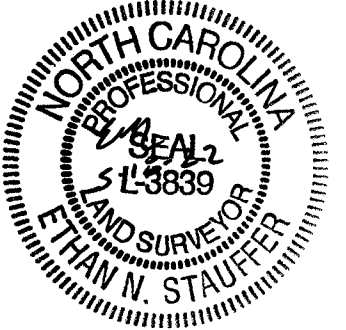
5/18/22 *[Signature]*
 DATE PROFESSIONAL LAND SURVEYOR



SURVEYORS STATEMENT:

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS; ANY CEMETERIES OR FAMILY BURYING GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THE SURVEYOR BY THE PRESENT OWNERS AT TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY OTHER NATURE IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN SUCH AS: UNDERGROUND UTILITIES WETLANDS, TOXIC OR HAZARDOUS WASTE MATERIALS, ETC.

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
 I, ETHAN N. STAUFFER, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000± THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 18TH DAY OF MAY, A.D., 2022



[Signature]
 PROFESSIONAL LAND SURVEYOR

L - 3839
 LICENSE NUMBER

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.

5-19-2022 *[Signature]*
 DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
 THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION

AND RECORDING THIS _____ DAY OF _____ 2022 AT _____ BY _____ REGISTER OF DEEDS DEPUTY REG. OF DEEDS

Filed in JOHNSTON COUNTY, NC
 Filed 05/19/2022 10:13:33 AM
 CRAIG OLIVE, Register of Deeds
 Dep/Asst asantos
 PLAT B: 96 P: 92

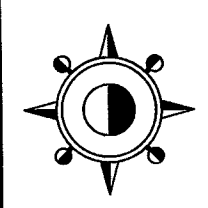
SHEET 1 OF 3
 FINAL SUBDIVISION PLAT
**FIELDVIEW VILLAGE
 PHASE 2**

INGRAMS TOWNSHIP, JOHNSTON COUNTY
 NORTH CAROLINA
 DATE: MAY 18, 2022

RECORDED IN PB _____ PG _____

LEGEND

- EIR EXISTING REBAR FOUND
- EP EXISTING IRON PIPE/PIN (FOUND)
- IPS IRON PIPE SET - # 5 REBAR
- EPKN EXISTING PARKER KALON NAIL FOUND
- ECM EXISTING CONCRETE MONUMENT FOUND
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- LINES NOT SURVEYED



**GREENBROOK
 SURVEYING, P.C.
 C-4414**

305 East Main Street
 Clayton, North Carolina 27520

919-427-8210 ncsurveyor@aol.com
 ethan@greenbrooksurveying.com