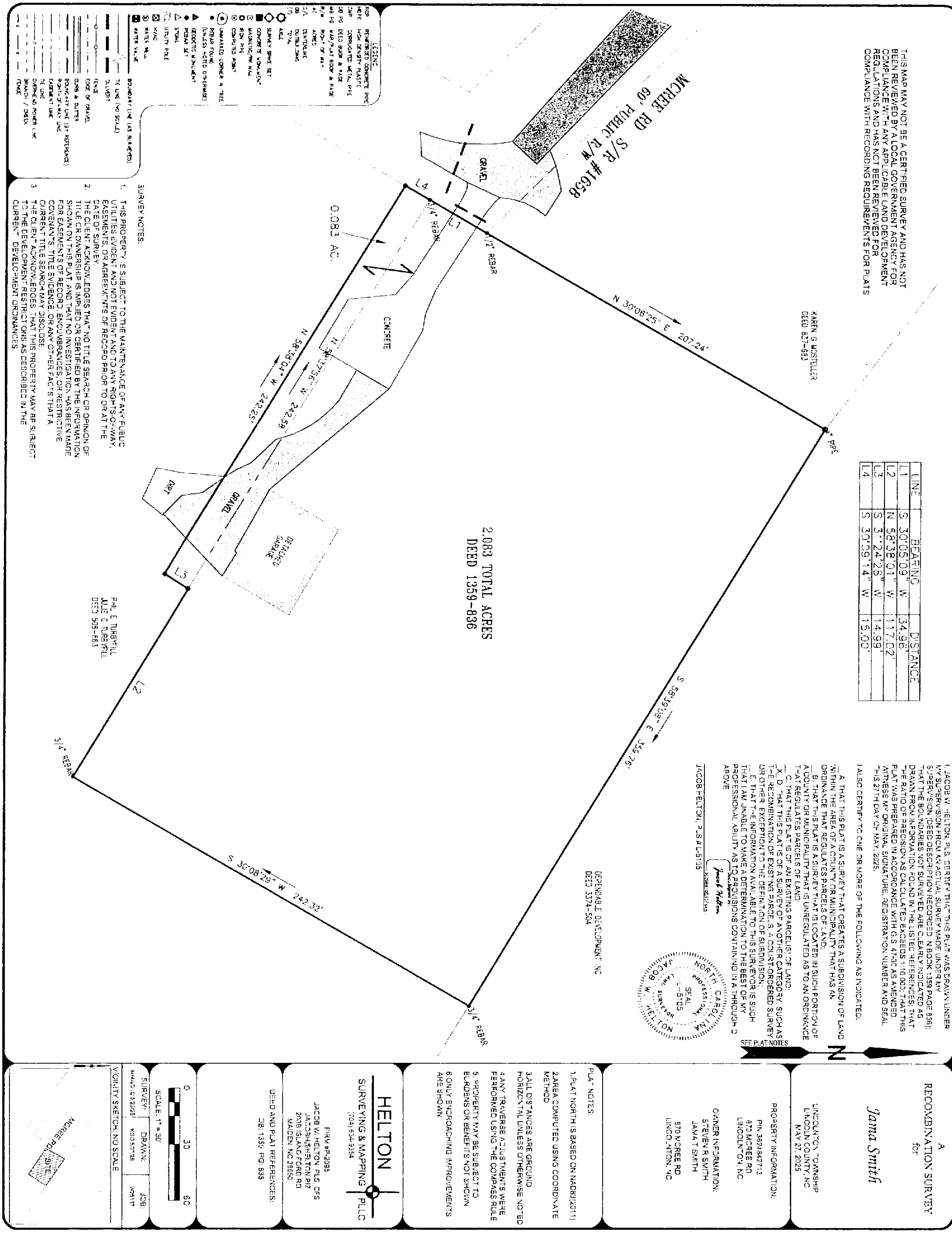
EXHIBIT B


THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS
MCREE RD S/R #1658
60' PUBLIC R/W
GRAVEL
CONCRETE
DIRT
DETACHED GARAGE
0.083 AC.
2.083 TOTAL ACRES
DEED 1359-836
KAREN G MOSTELLER
DEED 837-683
PHIL E TURBYFILL
JULIE C TURBYFILL
DEED 505-663
DEPENDABLE DEVELOPMENT INC
DEED 3374-504
N 30°06'25" E 207.24'
S 58°39'08" E 359.76'
S 30°08'29" W 242.32'
N 58°38'04" W 242.25'
N 58°37'56" W 242.58
1/2" REBAR
3/4" REBAR
PIPE
L1 L2 L3 L4
LINE | BEARING | DISTANCE
L1 | S 30°05'09" W | 34.96'
L2 | N 58°38'01" W | 117.02'
L3 | S 31°24'28" W | 14.99'
L4 | S 30°09'14" W | 15.00'
LEGEND
RCP REINFORCED CONCRETE PIPE
HDPE HIGH DENSITY PLASTIC
CMP CORRUGATED METAL PIPE
DB PG DEED BOOK & PAGE
MB PG MAP/PLAT BOOK & PAGE
R/W RIGHT OF WAY
AC ACRES
C/L CENTERLINE
OB OUTBUILDING
(T) TOTAL
AXLE
SURVEY SPIKE SET
CONCRETE MONUMENT
MAGNETIC/PK NAIL
IRON PIPE
COMPUTED POINT
UNMARKED CORNER IN TREE
REBAR FOUND (UNLESS NOTED OTHERWISE)
GEODETIC MONUMENT
REBAR SET
STONE
UTILITY POLE
HVAC
WATER WELL
WATER VALVE
BOUNDARY LINE (AS SURVEYED)
TIE LINE (NO SCALE)
CULVERT
FENCE
EDGE OF GRAVEL
CURB & GUTTER
BOUNDARY LINE (BY REFERENCE)
RIGHT-OF-WAY LINE
EASEMENT LINE
TIE LINE
OVERHEAD POWER LINE
BRANCH / CREEK
FENCE
SURVEY NOTES:
1. THIS PROPERTY IS SUBJECT TO THE MAINTENANCE OF ANY PUBLIC UTILITIES EVIDENT AND NOT EVIDENT AND TO ANY RIGHTS-OF-WAY, EASEMENTS, OR AGREEMENTS OF RECORD PRIOR TO OR AT THE DATE OF SURVEY.
2. THE CLIENT ACKNOWLEDGES THAT NO TITLE SEARCH OR OPINION OF TITLE OR OWNERSHIP IS IMPLIED OR CERTIFIED BY THE INFORMATION SHOWN ON THIS PLAT, AND THAT NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE CLIENT ACKNOWLEDGES THAT THIS PROPERTY MAY BE SUBJECT TO THE DEVELOPMENT RESTRICTIONS AS DESCRIBED IN THE CURRENT DEVELOPMENT ORDINANCES.
I, JACOB W. HELTON, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1359 PAGE 836); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE LISTED REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27TH DAY OF MAY, 2025.
I ALSO CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:
_ A. THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
_ B. THAT THIS PLAT IS A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
_ C. THAT THIS PLAT IS OF AN EXISTING PARCEL(S) OF LAND;
_X_ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
_ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINING IN A THROUGH D ABOVE
JACOB HELTON, PLS # L-5105
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-5105 JACOB W. HELTON
SEE PLAT NOTES
N
A RECOMBINATION SURVEY for
Jama Smith
LINCOLNTON TOWNSHIP
LINCOLN COUNTY, NC
MAY 27, 2025
PROPERTY INFORMATION:
PIN 3624842713
870 MCREE RD
LINCOLNTON, NC
OWNER INFORMATION:
STEVEN R SMITH
JAMA T SMITH
870 MCREE RD
LINCOLNTON, NC
PLAT NOTES:
1. PLAT NORTH IS BASED ON NAD83(2011)
2. AREA COMPUTED USING COORDINATE METHOD
3. ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
4. ANY TRAVERSE ADJUSTMENTS WERE PERFORMED USING THE COMPASS RULE
5. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN
6. ONLY ENCROACHING IMPROVEMENTS ARE SHOWN
HELTON SURVEYING & MAPPING PLLC
(704) 634-9354
FIRM #P-2095
JACOB W. HELTON, PLS, CFS
JACOBH@HELTON.BIZ
2038 ISLAND FORD RD
MAIDEN NC 28650
DEED AND PLAT REFERENCES:
DB: 1359 PG: 836
0 30 60
SCALE: 1" = 30'
SURVEY: DRAWN: JOB:
W2517
VICINITY SKETCH: NO SCALE
MCREE RD
SITE