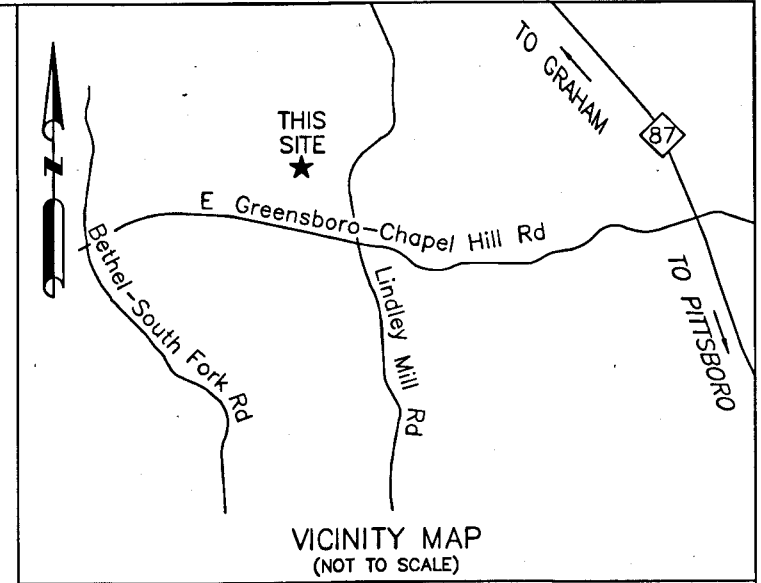




- LEGEND**
- Existing Iron Pipe
 - Existing Iron Rod
 - Existing Angle Iron Stake
 - Iron Rod Set
 - △ Calculated Point, not set
 - EG Edge of Gravel
 - EP Edge of Pavement
 - R/W Right-of-Way
 - PIN Property Index Number

YARD SETBACK

- Front - 30'
- Side - 10'
- Rear - 20' *

* Accessory structures may be located to within three (3) feet of rear property line or easement line, if one exists.

Doc ID: 015175810001 Type: PLT
Recorded: 01/09/2026 at 04:00:05 PM
Fee Amt: \$21.00 Page 1 of 1
Alamance, NC
David Barber Register of Deeds
BK 86 PG 182

ADDITIONAL REFERENCES

Deed Book/Page	Plat Book/Page
266/82	28/84 61/9
299/194	37/159 63/9
337/644	54/194 64/357
503/737	59/145 84/466

NOTES:

- Distances shown are horizontal ground distances in International Feet.
- Only evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown.
- The premises shown and described hereon are subject to any existing easements, right-of-ways, restrictions and setback lines whether or not shown on the plat hereon or whether or not recorded in the public records.
- No title search was performed for this survey. The field survey is based upon plats and/or deeds.
- There is no Special Flood Hazard Area (SFHA) located within boundary of the parcel shown hereon, per FEMA's Flood Insurance Rate Map (FIRM) No. 3710879800K, Revised Date 11/17/2017. Flood boundaries are subject to change based on periodic amendments to flood maps. Determination is based on current, best available data.
- Errors were found in the legal description in D.B. 299, pg. 194. The description did not mathematically close by 411.78'. It describes the parcel containing 23 acres more or less, but, it actually contains 30.405 acres, more or less.
- No Geodetic Monuments found within 2,000 feet of site.

DESCRIPTION:

Being all of parcel of land as described in Deed Book 28, page 84, recorded in the Registrar of Deeds Office, Alamance County, North Carolina. (See Note 6)

REFERENCE:

Deed Book 299, page 194
Standing in the names of Donald F. Mears, AKA: Donald Fulton Mears (Deceased) and wife, Mary B. Mears AKA: Mary Elizabeth Mears (Deceased)
C/O David F. Mears

I, Donald E Robinson, certify that this survey 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; that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

Class of survey: C
Positional accuracy: 0.02' (0.007m)
Type of GPS field procedure: Static & Real-time Kinematic & Online Position User System

Dates of survey: 12/22,23,27,29,30/2025, 01/06/2026
Datum/Epoch: NAD83(2011) (Epoch: 2010.0000)

Published/Fixed-control use:

DESIGNATION	LATITUDE	LONGITUDE	DISTANCE
DURH(CORS)	N 35°59'46.12936"	W 78°53'58.03646"	139,012.630'
NCBU(CORS)	N 36°05'29.58607"	W 79°26'12.17612"	60,047.380'
NCJL(CORS)	N 35°46'52.49638"	W 79°02'03.92776"	107,196.005'
NCZO(CORS)	N 35°37'49.38493"	W 79°45'53.75313"	158,658.398'
SNFD(CORS)	N 35°28'24.67780"	W 79°09'28.98443"	170,643.272'

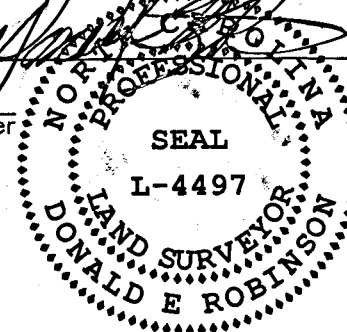
GEIOD Model: 18

Combined grid factor(s): 0.99991423

Units: International Feet

Witness my hand and seal this 9th day of January, 2026 A.D.

Surveyor
L-4497
License Number



OWNER'S ADDRESS:

305 Father Judge Rd
Amherst, VA 24521

NEWLIN TOWNSHIP, ALAMANCE COUNTY, NORTH CAROLINA

SCALE: 1"=150' DATE: 12/22,23,27,29,30/2025
01/06/2026

DONALD E. ROBINSON LAND SURVEYING

2132 Neese Road • Graham, NC 27253-5022
Office (336) 229-5977 • FAX (336) 525-6311
dersurvey@att.net