Unofficial Document Unofficial Document

9.62.5 SURVEYOR'S CERTIFICATION

I, Robert E. Boswell certify that this plat was drawn by me from an actual survey made by me (deed description recorded in Book 666, Page 798,); that the boundaries not surveyed are clearly indicated as drawn from information found in Book, Page; (Not Applicable) that the ratio of precision as calculated is 1:10,000 or greater; that this plat was prepared in accordance with G.S. 47-30 as amended; that the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Witness my original signature, registration number and seal this 10th day of November A.D., 20 25.

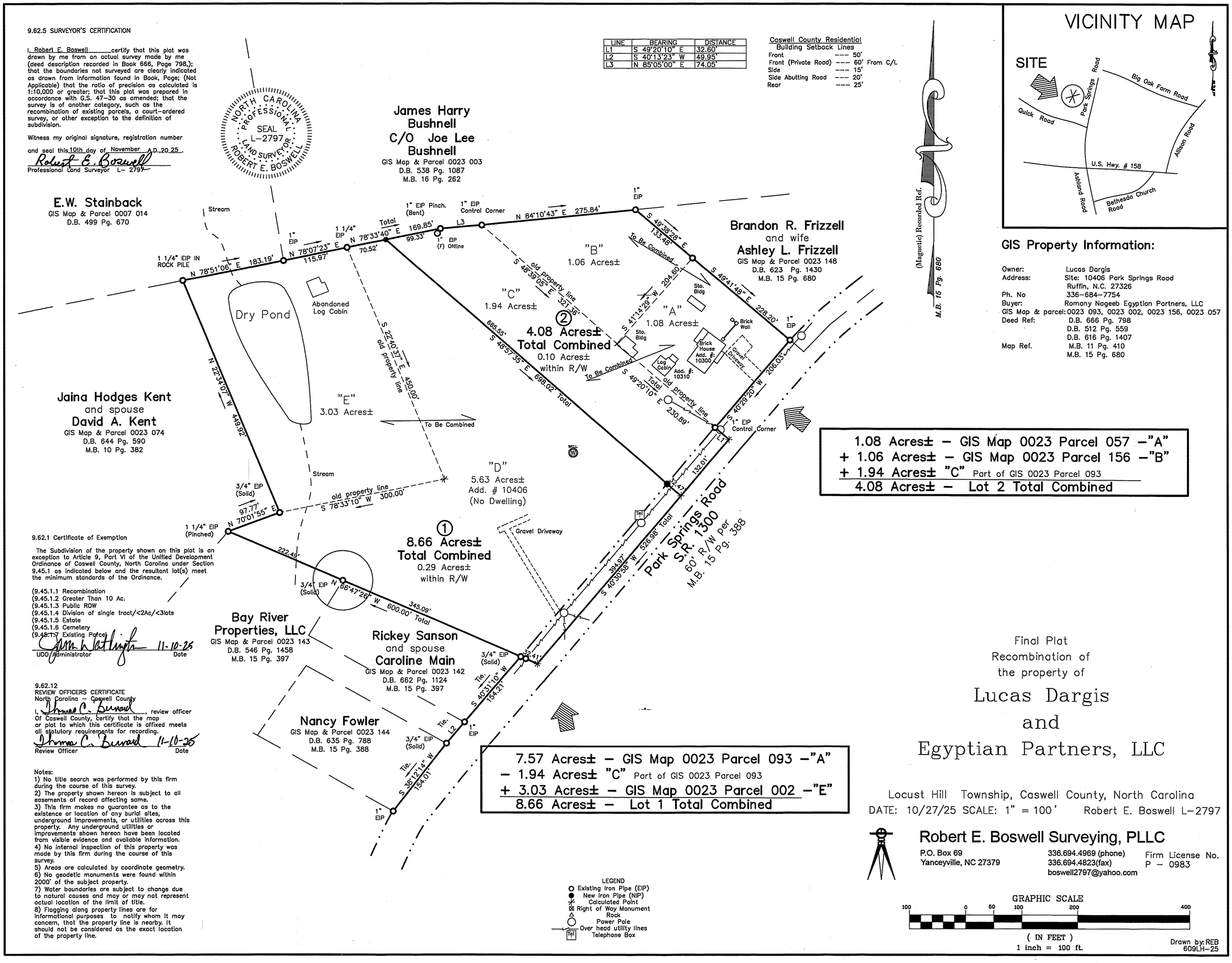
Robert E. Boswell
Professional Land Surveyor L- 2797

NORTH CAROLINA PROFESSIONAL SEAL L-2797 LAND SURVEYOR ROBERT E. BOSWELL

LINE	BEARING	DISTANCE
L1	S 49°20'10" E	32.60'
L2	S 40°13'23" W	49.95'
L3	N 85°05'00" E	74.05'

Caswell County Residential Building Setback Lines

Front	--- 50'
Front (Private Road)	--- 60' From C/L
Side	--- 15'
Side Abutting Road	--- 20'
Rear	--- 25'



GIS Property Information:

Owner:	Lucas Dargis
Address:	Site: 10406 Park Springs Road Ruffin, N.C. 27326
Ph. No	336-684-7754
Buyer:	Romany Nageeb Egyptian Partners, LLC
GIS Map & parcel:	0023 093, 0023 002, 0023 156, 0023 057
Deed Ref:	D.B. 666 Pg. 798 D.B. 512 Pg. 559 D.B. 616 Pg. 1407
Map Ref.	M.B. 11 Pg. 410 M.B. 15 Pg. 680

1.08 Acres± – GIS Map 0023 Parcel 057 –"A"
+ 1.06 Acres± – GIS Map 0023 Parcel 156 –"B"
+ 1.94 Acres± "C" Part of GIS 0023 Parcel 093
4.08 Acres± – Lot 2 Total Combined

7.57 Acres± – GIS Map 0023 Parcel 093 –"A"
– 1.94 Acres± "C" Part of GIS 0023 Parcel 093
+ 3.03 Acres± – GIS Map 0023 Parcel 002 –"E"
8.66 Acres± – Lot 1 Total Combined

9.62.1 Certificate of Exemption

The Subdivision of the property shown on this plat is an exception to Article 9, Part VI of the Unified Development Ordinance of Caswell County, North Carolina under Section 9.45.1 as indicated below and the resultant lot(s) meet the minimum standards of the Ordinance.

(9.45.1.1 Recombination
(9.45.1.2 Greater Than 10 Ac.
(9.45.1.3 Public ROW
(9.45.1.4 Division of single tract/<2Ac/<3lots
(9.45.1.5 Estate
(9.45.1.6 Cemetery
(9.45.1.7 Existing Parcel

UDO Administrator 11-10-25 Date

9.62.12
REVIEW OFFICERS CERTIFICATE
North Carolina – Caswell County
I, Thomas C. Bernard, review officer Of Caswell County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.

Review Officer 11-10-25 Date

Notes:
1) No title search was performed by this firm during the course of this survey.
2) The property shown hereon is subject to all easements of record affecting same.
3) This firm makes no guarantee as to the existence or location of any burial sites, underground improvements, or utilities across this property. Any underground utilities or improvements shown hereon have been located from visible evidence and available information.
4) No internal inspection of this property was made by this firm during the course of this survey.
5) Areas are calculated by coordinate geometry.
6) No geodetic monuments were found within 2000' of the subject property.
7) Water boundaries are subject to change due to natural causes and may or may not represent actual location of the limit of title.
8) Flagging along property lines are for informational purposes to notify whom it may concern, that the property line is nearby. It should not be considered as the exact location of the property line.

LEGEND
Existing Iron Pipe (EIP)
New Iron Pipe (NIP)
Calculated Point
Right of Way Monument
Rock
Power Pole
Over head utility lines
Telephone Box

Final Plat
Recombination of
the property of

Lucas Dargis and Egyptian Partners, LLC

Locust Hill Township, Caswell County, North Carolina
DATE: 10/27/25 SCALE: 1" = 100' Robert E. Boswell L-2797

Robert E. Boswell Surveying, PLLC
P.O. Box 69
Yanceyville, NC 27379
336.694.4969 (phone)
336.694.4823(fax)
boswell2797@yahoo.com
Firm License No. P – 0983

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Drawn by: REB
609LH-25

BOOK 18 PAGE 247(1) 362240
Filed: 11/10/2025 03:40:45 PM
Ginny S. Mitchell, Register of Deeds
Caswell County, NC

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