

VICINITY MAP (NTS)

LEGEND:

- EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
NIP - NEW IRON PIPE SET
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
SW - SIDEWALK
PO - PORCH
N/F - NOW OR FORMERLY
CVRD - COVERED
CB - CATCH BASIN
EOP - EDGE OF PAVEMENT
BOC - BACK OF CURB

SETBACKS:

- P.B. 2024, PG. 552
FRONT 35'
SIDE 20'
REAR 25'
SIDE STREET 20'

- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370328 PANEL 0600 SUFFIX J HARNETT COUNTY WITH AN EFFECTIVE DATE OF 10/03/2006.

THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PRELIMINARY

NICHOLAS M. FRENCH, PLS L-4817 DATE

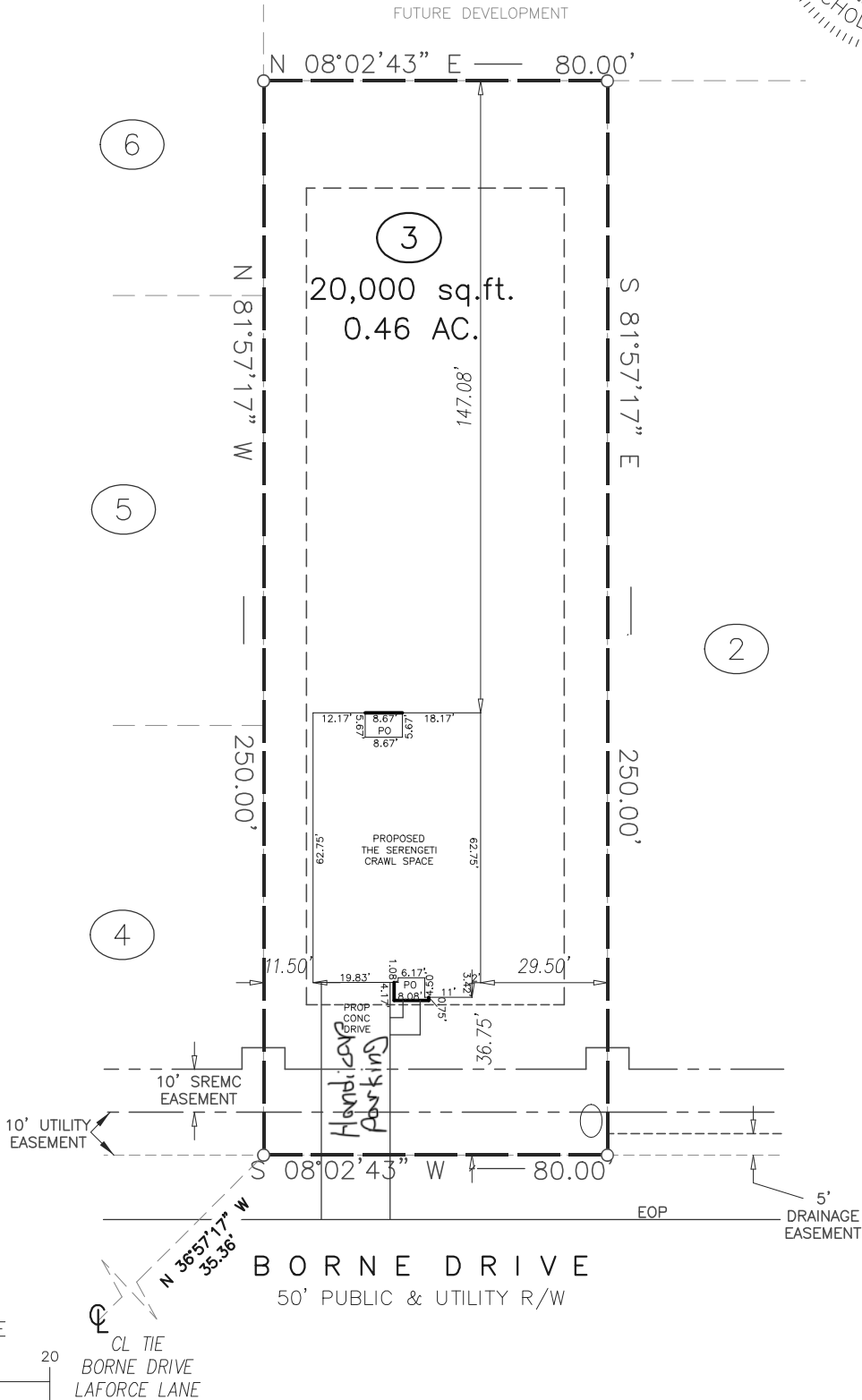
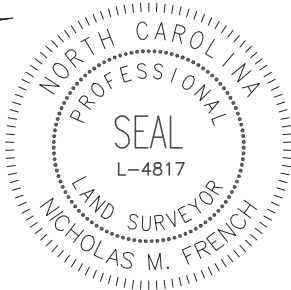
THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

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.

IMPERVIOUS SURFACE TABLE	
HOUSE	2,515 S.F.
DRIVEWAY	643 S.F.
SIDEWALKS	44 S.F.
TOTAL IMPERVIOUS AREA	3,202 S.F.
MAX ALLOWABLE IMPERVIOUS	6,000 S.F.



ADOPTED FROM M.B. 2024, PG. 552



GRAPHIC SCALE



1 inch = 40 ft.

PRELIMINARY

ECLS

PROJECT: BRAYDEN PRESERVE
DRAWN BY: VIH
SURVEYED BY:
FIELD WORK:
DWG DATE: 01-27-2025

PLOT PLAN

FOR
LGI HOMES

BORNE DRIVE
LOT 3 BRAYDEN PRESERVE SUBDIVISION
UPPER LITTLE RIVER TWP., HARNETT CO., NC
P.B. 2024, PG. 552



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