

VICINITY MAP (NOT TO SCALE)

LEGEND

- IPS IRON PIPE SET
IPF IRON PIPE FOUND
ERB EXISTING REBAR
FOM FIBER OPTIC MARKER
PKF PK NAIL FOUND
CC COMPUTED CORNER
WM WATER METER
WFH WATER HYDRANT
WV WATER VALVE
MHSS MANHOLE SANITARY SEWER
CO SANITARY SEWER CLEANOUT
TRAN TRANSFORMER
OHU OVERHEAD UTILITIES
X EXISTING FENCE
CATV CABLE TELEVISION PESTAL TIE LINE ONLY
SATV SATELLITE TELEVISION DISH
UPED UTILITY PESTAL
UTV UTILITY VAULT
 ELECTRIC METER
 GAS METER
LP LAMP POST
UP UTILITY POLE
MB MAILBOX
BG BELOW GROUND
AG ABOVE GROUND
SIGN
NFNS NOT FOUND NOT SET
BOC BACK OF CURB
EOP EDGE OF PAVEMENT
OVH OVERHANG
WSS WOOD STAKE SET
WSO WOOD STAKE BY OTHERS
RTW RETAINING WALL
LSE LANDSCAPING EDGING CONCRETE
PVR CONCRETE PAVER
WELL WELL
RW RIGHT OF WAY
A/C AIR CONDITIONING
CONC. CONCRETE
--- (RCP) REINFORCED CONCRETE PIPE
--- ESMT --- EASEMENT PER PB 99 PG 408
--- BUILDING SETBACKS PER HARNETT COUNTY PLANNING DEPARTMENT

NOTES

1. LOT IS SUBJECT TO THE HARNETT COUNTY ZONING REQUIREMENTS
2. LOT IS SUBJECT TO ALL EASEMENTS, BUFFERS, SETBACKS AND RESTRICTIONS OF RECORD.
3. LOT IS INDEXED AS HARNETT COUNTY PIN# 0518-61-6347.000.
4. LOT IS ADDRESSED AS 92 RAD STREET IN LILLINGTON, NORTH CAROLINA.
5. NO TITLE SEARCH RECEIVED AT TIME OF SURVEY. SUBJECT TO REVIEW IF ONE IS PERFORMED.
6. INFORMATION SHOWN BASED ON FIELD LOCATED ABOVE GROUND STRUCTURES AND REFERENCES LISTED.
7. PRIOR TO LAND DISTURBING ACTIVITIES HAVE UNDERGROUND LINES DETERMINED BY PROFESSIONALS.
8. AREA COMPUTED BY COORDINATE METHOD. NO MONUMENT REPORTED WITHIN 200' OF SITE.
9. DISTANCES SHOWN ARE HORIZONTAL GROUND MEASURED IN FEET UNLESS OTHERWISE NOTED.
10. THE SOLE PURPOSE OF THIS DRAWING IS TO DEPICT THE EXISTING IMPROVEMENTS WITH IMPERVIOUS AREA LABELS SHOWN ONLY. FIELD VERIFY ALL DIMENSIONS PRIOR TO LAND DISTURBING ACTIVITIES.
11. THIS IS NOT A FLOOD STUDY AND RIPARIAN OR OTHER BUFFERS MAY EXIST.
12. BUILDING SETBACKS ARE TO FOUNDATION/WALL LINE OF STRUCTURE OVERHANGS WILL BE CLOSER.
13. CONTACT KRAUSE SURVEYING ASSOCIATES FOR ANY DESIRED ON OR OFFSITE LOCATIONS, REVISIONS OR COPIES IN THE FUTURE. ALL COPYRIGHTS RESERVED. NO PROPOSED ITEMS SHOWN NOR STAKED OUT AT THIS TIME.
14. PORTIONS OF THIS LOT WERE COVERED WITH DIRT AND OTHER DEBRIS ETC. AT TIME OF SURVEY THEREFORE ITEMS MAY EXIST OTHER THAN THOSE SHOWN. CONSTRUCTION WAS IN PROGRESS AT TIME OF SURVEY.
15. THIS PROPERTY LIES WITHIN ZONE X (MINIMAL RISK) PER FEMA MAP# 3720050800J EFFECTIVE DATE: OCT. 3, 2006.
16. IRON PIPES OR EXISTING REBARS FOUND AT OR NEAR GROUND SURFACE UNLESS OTHERWISE NOTED.
17. CONTACT AN ATTORNEY WITH QUESTIONS OF OWNERSHIP, EASEMENTS, RIGHTS OF WAY OF EXISTING AND POSSIBLE PROPOSED ROADS, SETBACKS, POSSIBLE OVERLAP/GAP, IMPERVIOUS AREAS, ADJACENT LOTS BEING BUILT ON TOO CLOSE TO PLAT LINES AND OTHER RIGHTS OR ISSUES PRIOR TO CREATING PLANS OF IMPROVEMENTS.
18. SETBACKS SHOWN PER HARNETT COUNTY PLANNING VIA TELEPHONE ON OCT. 31, 2023. CONTACT ALL LOCAL UTILITY COMPANIES FOR POSSIBLE LINES, EASEMENTS ETC. CONTACT HARNETT COUNTY PLANNING, HEALTH DEPARTMENT, INSPECTIONS, ETC. DEPARTMENTS WITH PROPOSED PLANS PRIOR TO LAND DISTURBING PLANS OR ACTIVITIES.
19. THIS SURVEY IS OF AN EXISTING PARCEL AND DOES NOT CREATE ANY NEW LOT LINES, EASEMENTS, ETC.

SEAGROVES PROPERTY

DB 1255 PG 922
PC# F SLIDE 780-D
PIN#0518-60-2773.000



LOT#11

DB 3399 PG 581
PB 99 PG 408
PIN#0518-61-6257.000

LOT#12

DB 4163 PG 530
PB 99 PG 408
PIN#0518-61-6347.000
24,734 SF +/-
0.567 ACRES +/-

LOT#13

DB 1421 PG 996
PB 99 PG 408
PIN#0518-61-6447.000

NOTE: HOUSE AND SHED FOR LOT# 13 APPEAR TO BE ABNORMALLY CLOSE TO PLAT LINE. CONTACT THE COUNTY PLANNING AND INSPECTIONS DEPARTMENTS AND AN ATTORNEY FOR MORE ADVICE PRIOR TO LAND DISTURBING PLANNING.

REFERENCES

DB 4163 PG 530
DB 3399 PG 581
DB 1255 PG 922
DB 1421 PG 996
PB 99 PG 408
PC # F SLIDE 780-D
PREVIOUS SURVEY BY KSA
DATED NOVEMBER 01, 2023
HARNETT COUNTY GIS &
REGISTRY ONLINE SERVICES

3/8" ERB BENT
0.6' BG 10' OFFSET
ERB TO CC
N20°45'54"W 0.04'

NOTE: AN EFFORT WAS MADE TO LOCATE THE EXISTING HOME ON LOT #11 BUT ACCESS TO THE FENCED AREA WAS DENIED BY OCCUPANT AND THERE WAS A VERY HEATED ARGUMENT BETWEEN MY CLIENT AND OCCUPANT ABOUT THE PROPERTY LINES WHICH WAS CLARIFIED AND SATISFIED PRIOR TO LEAVING THE SITE ON FEBRUARY 17, 2025



RAD STREET

50' PUBLIC RW
PB 99 PG 408

PLAT COMPUTED CENTER OF RW

EXISTING FOUNDATION SURVEY

LOT IS ZONED R-30

I, MICHAEL W. KRAUSE CERTIFY THAT THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WERE PERFORMED UNDER MY DIRECT SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED BY DASHED LINES DRAWN FROM INFORMATION RECORDED AT REFERENCES SHOWN. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000±; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS 18TH DAY OF FEBRUARY, A.D., 2025.

Michael W. Krause
PROFESSIONAL LAND SURVEYOR

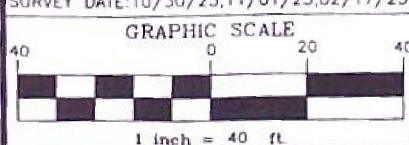
L-3910
LICENSE NUMBER

KSA

Krause Surveying Associates, Inc.

5533 HWY 42 WEST
SUITE A-4 UNIT 8 (MAIL) SUITE B-34 (OFFICE)
Corner, N.C. 27529
(919)-661-4090 LICENSE # C-2066

DRAWN BY: MWK CHECKED BY: MWK
SURVEY DATE: 10/30/23, 11/01/23, 02/17/25



PROPERTY OF:
DANIEL TITUS BORA & DANIEL EMANUEL BORA
LOT# 12 BEAGLE RUN, PHASE II
Address: 92 RAD STREET

UPPER LITTLE RIVER TWP HARNETT COUNTY NORTH CAROLINA

DATE: FEBRUARY 18, 2025

SCALE: 1"=40'