

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 PEDISTAL
- SATV SATELLITE TELEVISION DISH
- UPED UTILITY PEDISTAL
- UTV UTILITY VAULT
- ELECTRIC METER
- GAS METER
- LP LAMP POST
- UP UTILITY POLE
- MB MAILBOX
- BG BELOW GROUND
- AG ABOVE GROUND
- SIGN SIGN
- NFNS NOT FOUND NOT SET
- BOC BACK OF CURB
- EOP EDGE OF PAVEMENT
- OVH OVERHANG
- WSS WOOD STAKE SET
- RTW RETAINING WALL
- LSE LANDSCAPING EDGING CONCRETE
- PVR CONCRETE PAVER
- W WELL
- R/W RIGHT OF WAY
- A/C AIR CONDITIONING

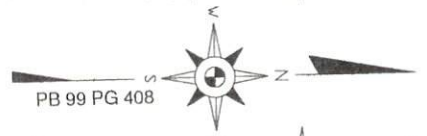
- CONC. CONCRETE
- PROPOSED IMPROVEMENT

- (RCP) REINFORCED CONCRETE PIPE
- ESMT — EASEMENT PER PB 99 PG 408
- BUILDING SETBACKS PER HARNETT COUNTY PLANNING DEPARTMENT

- ITEMS MAY EXIST OTHER THAN THOSE SHOWN.
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.

3/8" ERB BENT
0.3' BG MAG NAIL
SET @ BASE
ERB TO CC
S88°05'27"W 0.06'

N/F
**SEAGROVES
PROPERTY**
DB 1255 PG 922
PC# F SLIDE 780-D
PIN#0518-60-2773.000



N/F
LOT#11
DB 3399 PG 581
PB 99 PG 408
PIN#0518-61-6257.000

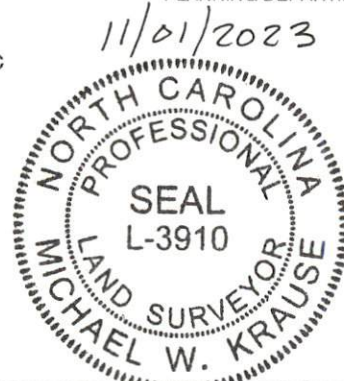
N/F
LOT#12
DB 4163 PG 530
PB 99 PG 408
PIN#0518-61-6347.000
24,734 SF +/-
0.567 ACRES +/-

N/F
LOT#13
DB 1421 PG 996
PB 99 PG 408
PIN#0518-61-6447.000

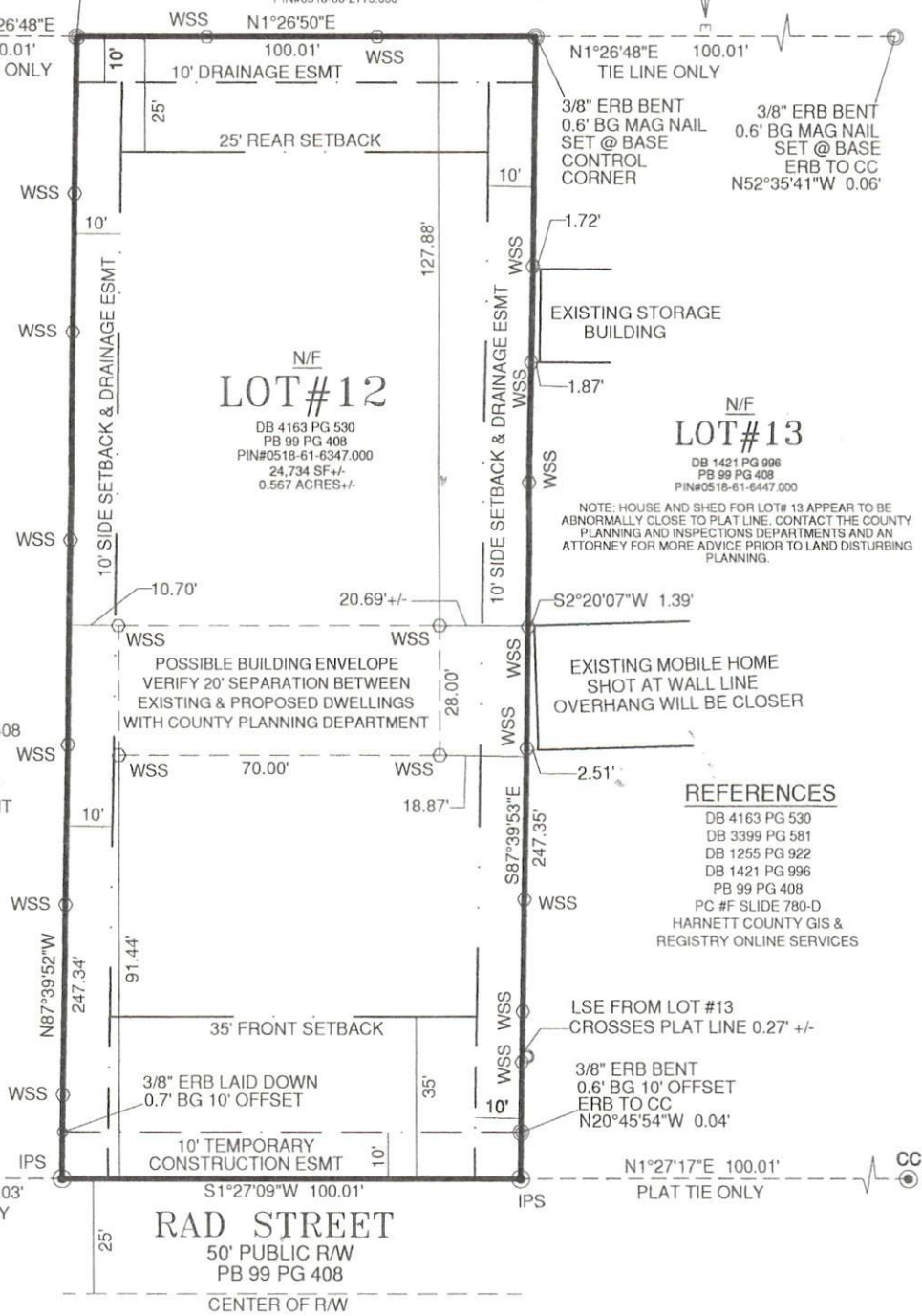
NOTE: HOUSE AND SHED FOR LOT# 13 APPEAR TO BE ABNORMALLY CLOSE TO PLAT LINE. CONTACT THE COUNTY PLANNING AND INSPECTIONS DEPARTMENTS AND AN ATTORNEY FOR MORE ADVICE PRIOR TO LAND DISTURBING PLANNING.

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
- HARNETT COUNTY GIS & REGISTRY ONLINE SERVICES



3/8" ERB BENT 10' OFFSET
0.3' BG @ BASE
ERB TO CC
N16°09'24"W 0.29'



EXISTING CONDITIONS SURVEY OF VACANT LOT 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 1ST DAY OF NOVEMBER, A.D., 2023.

Michael W. Krause
PROFESSIONAL LAND SURVEYOR

L-3910
LICENSE NUMBER

KSA
Krause Surveying Associates, Inc.
5533 HWY 42 WEST
SUITE A-4 UNIT 6(MAIL) SUITE B-34(UNDER CONSTRUCTION)
Garner, N.C. 27529
(919)-661-4090 LICENSE # C-2066

DRAWN BY: MWK CHECKED BY: MWK
SURVEY DATE: 10/30/2023, 11/01/2023
GRAPHIC SCALE
40 0 20 40

1 inch = 40 ft.

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: NOVEMBER 01, 2023 SCALE: 1"=40'

Nixonton

Prime Series

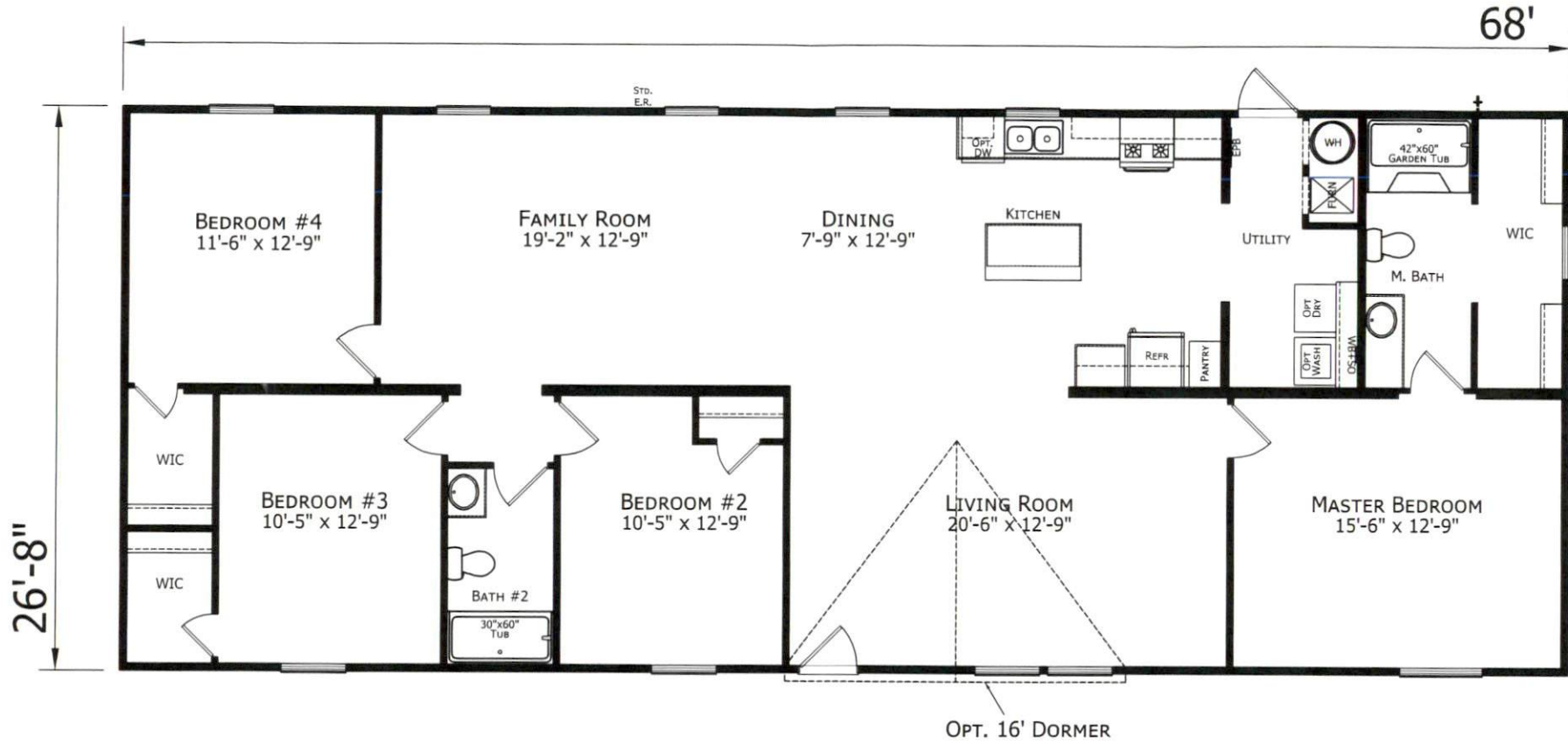
1,813 SQ. FT. (Approximate) 4 Bedroom, 2 Bath

\$92,731

28 x 168 panels

CHAMPION
HOMES CENTER

Last Updated: 11-9-22



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Lillington, NC 27546

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MANUFACTURED BY:



I authorize Champion Homes Center to build my house, per this plan.

X _____
Customer Signature/Date