

AS-BUILT/PLOT PLAN SURVEY FOR: LINDA BUTZ

SUBDIVISION OF MICHAEL & CHANDREA BURCH PROPERTY, LOT 5
DEED BOOK 2905, PAGE 696
PIN: 0672-96-3685
ZONING: RA-30
BLACK RIVER TOWNSHIP
HARNETT COUNTY, NORTH CAROLINA
ADDRESS: 581 MONTAGUE RD.

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY
4. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.

LINE #	BEARING	LENGTH
L1	S22°06'56.76"W	82.89
L2	S21°59'45.76"W	35.27
L3	S22°06'27.76"W	51.55
L4	S21°59'39.04"W	1.07

(GRID NORTH NAD 83 (2011))

THIS PROPERTY IS NOT LOCATED IN
A F.E.M.A. 100 YEAR FLOOD HAZARD
AREA. REFERENCE: F.E.M.A.
COMMUNITY PANEL NO. 3720066200J
EFFECTIVE DATE: 10/3/2006

LEGEND

- EIP = EXISTING IRON PIPE
- PKN = PK NAIL
- CP = CALCULATED POINT
(NOT FOUND OR SET)
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- ⊖ = ELECTRIC BOX
- × = YELLOW PIN FLAG
(DRAIN FIELD LINE)

EXISTING IMPERVIOUS SURFACES:

- DWELLING: 1,752 SQFT
- GRAVEL: 1,030 SQFT
- STOOP: 26 SQFT
- WOOD DECK: 348 SQFT
- WOOD BUILDING: 290 SQFT
- MISCELLANEOUS: 20 SQFT
- TOTAL: 3,466 SQFT
- 7.0% OF LOT

PROPOSED IMPERVIOUS SURFACES:

- DWELLING: 1,752 SQFT
- GRAVEL: 1,030 SQFT
- STOOP: 26 SQFT
- WOOD DECK: 196 SQFT
- WOOD BUILDING: 290 SQFT
- GARAGE: 592 SQFT
- BREEZEWAY: 56 SQFT
- MISCELLANEOUS: 20 SQFT
- TOTAL: 3,962 SQFT
- 8.0% OF LOT

REFERENCES

1. D.B. 2905, PG. 696
2. ALL DEEDS AND MAPS
WITH ADJOINERS
3. HARNETT COUNTY GIS.
4. P.B. 2006, PG. 357
5. P.B. 2017, PG. 142

PER P.B. 2006, PG. 357

SETBACKS:

- FRONT: 35'
- SIDE: 10'
- REAR: 25'

I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1800; that this is a class A survey, meeting the criteria of precision greater than 1:10,000, that conventional field procedures with D.B. 2905, Page 696 was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are horizontal ground distances unless otherwise stated. Any easements, gaps, overlaps or encroachments are shown on this survey, that areas were compiled by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for the conveyance of this lot by the person (s) shown on this map.

Witness my original signature, registration number and seal
this 17th day of September 2025 A.D.
Surveyor: Herbert H. Proctor Jr. License # L-3621

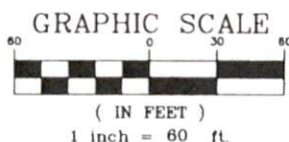
STEWART-PROCTOR

ENGINEERING and SURVEYING
319 CHAPANOKE ROAD, SUITE 106
RALEIGH, NC 27603 (LICENSE # P-0148)
TEL. 919 779-1855 FAX 919 779-1661

DATE 9/17/25 DRAWING

SCALE 1"=60' MONTAGUE RD 581

PRELIMINARY PLAT,
NOT FOR RECORDATION,
SALES, OR CONVEYANCES.



NOTE:
NO DETERMINATION HAS BEEN MADE
BY THE SURVEYOR AS TO THE
EXISTENCE OF THE FOLLOWING:
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETRIES OR BURIAL GROUNDS
- WETLANDS
- STREAM/RIPARIAN BUFFERS