

AS-BUILT IMPROVEMENTS FOR
ROYAL OAKS BUILDING GROUP, LLC
 32 AFTON COURT
 LOT 34, ATKINS VILLAGE, PHASE THREE
 BLACK RIVER TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA

ATKINS ROAD (S.R. 1448)
 60' PUBLIC R/W

S12°38'37"E 98.38'



JONATHAN WEATHERS AND
 LAUREN WEATHERS
 DB 3259, PG 742
 MAP NO. 2003-1125

VERNARD S. DUNTZ AND
 AMANDA R. DUNTZ
 DB 3089, PG 736
 MAP NO. 2003-1125

DEBBIE WALKER AND
 HENRY WALKER, JR.
 DB 2076, PG 91
 MAP NO. 2003-1125

CLAYTON W. DAVIS
 DB 2076, PG 91
 MAP NO. 2003-1125

AMANDA E. BOYKIN
 DB 2037, PG. 100
 MAP NO. 2003-1125

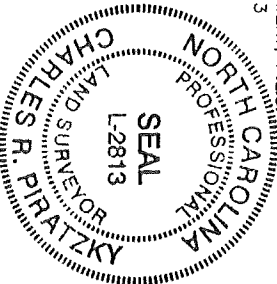
WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE IMPROVEMENTS LIE WHOLLY UPON THE LOT AND THAT THERE WERE NO ENCROACHMENTS, OBSERVED EXCEPT AS SHOWN, AND THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

CHARLES R. PIRATZKY, P.L.S.
 L-2813

DATE

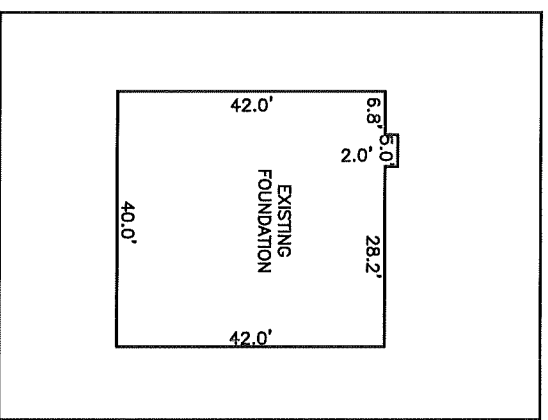
8-7-17



30' STREETSCAPE BUFFER

33

20' DRAINAGE EASEMENT



INSET: SCALE: 1" = 30'

NUMBER	RADIUS"	DELTA	ARC °	CHORD BRG.	CHORD'
C-1	50.00	74°52'29"	65.34	N51°40'12"W	60.79

LEGEND

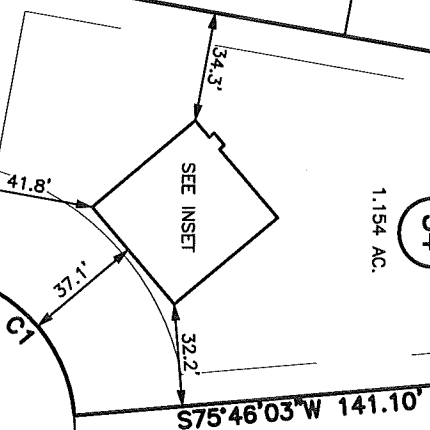
- ⊗ MANHOLE SANITARY SEWER
- ⊕ NEW DRILL HOLE
- NIP NEW IRON PIPE
- NPK NEW P.K. NAIL
- NPP NEW PAPERED WIRE
- PNP NEW PINE NAIL
- PUE PUBLIC UTILITY EASEMENT
- TRC TOP BACK OF CURB
- TEB TELEPHONE TRANSFORMER
- ☐ CABLE TV PEDestal
- ⊕ UTILITY POLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ YARD INLET
- ⊕ FIELD MEASUREMENT
- ⊕ BFP BACK FLOW PREVENTER
- ⊕ CURB INLET
- ⊕ CLEANOUT
- ⊕ EQD EXISTING CONCRETE MONUMENT
- ⊕ EQS EXISTING IRON STAKE
- ⊕ EIP EXISTING IRON PIPE
- ⊕ EM EXISTING METER
- ⊕ EKX EXISTING P.K. NAIL
- ⊕ ES EXISTING STUB
- ⊕ FLS FLARED END SECTION
- ⊕ FH FIRE HYDRANT
- ⊕ FO FIBER OPTIC PEDestal
- ⊕ GM GAS METER
- ⊕ INV INVERT
- ⊕ LIGHT POLE

1.154 AC.

34

S89°13'18"E 483.81'
 SETBACK LINES

N89°10'48"W 322.36'



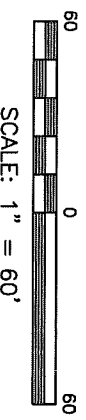
35

AFTON COURT
 50' PUBLIC R/W

SETBACK INFO

FRONT: 35'
 REAR: 25'
 SIDES: 10'

REFERENCES:
 B.M. 2017, PG. 38-39



NOTES

1. NOT FOR RECORDING IN MAP BOOKS.
2. THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS

DATE: AUGUST 4, 2017

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 engineering ~ surveying

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