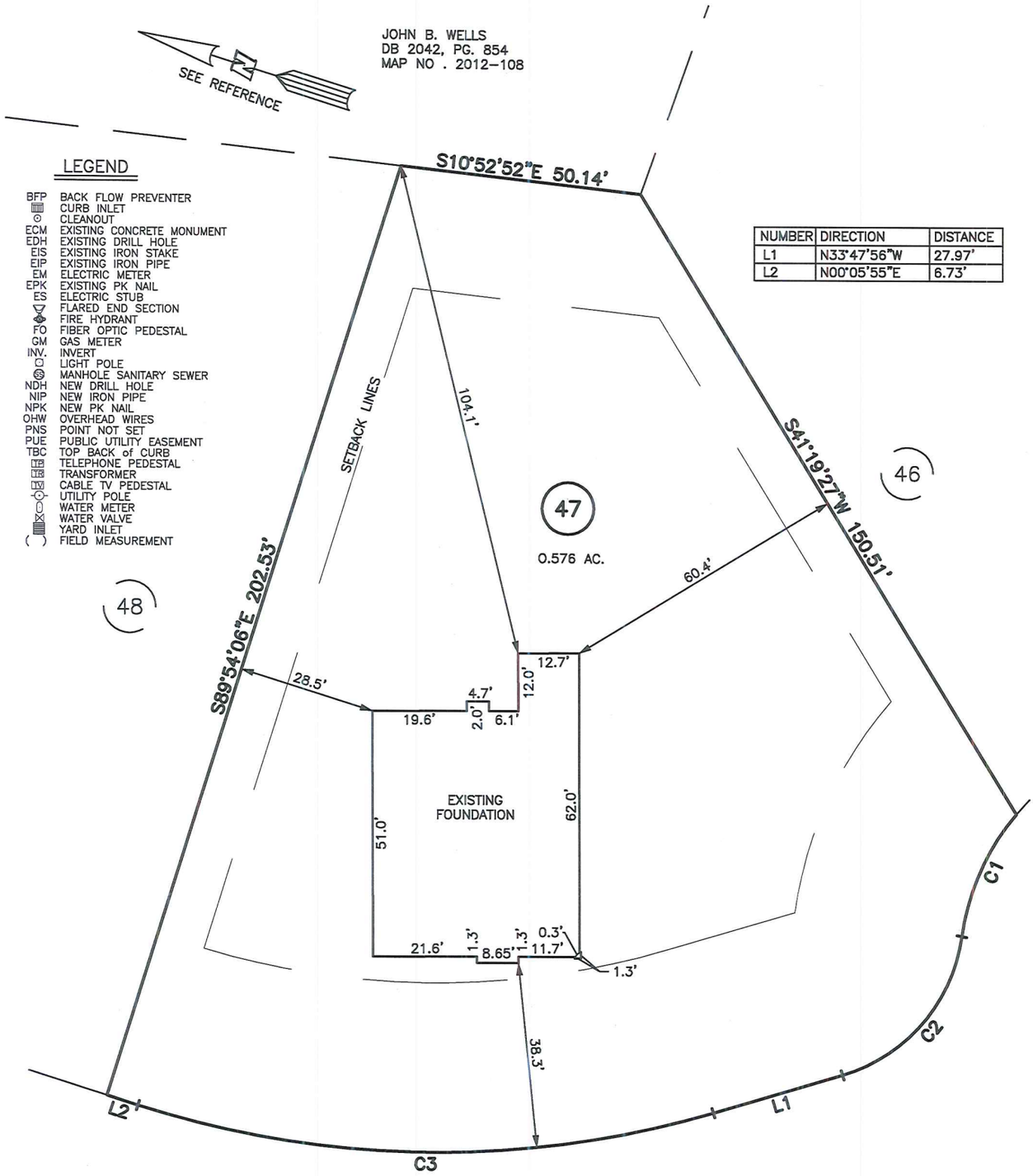
AS-BUILT IMPROVEMENTS FOR
ROYAL OAKS BUILDING GROUP, LLC
55 DOT COURT
LOT 47, ATKINS VILLAGE, PHASE THREE
BLACK RIVER TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA



LEGEND

BFP	BACK FLOW PREVENTER
	CURB INLET
	CLEANOUT
ECM	EXISTING CONCRETE MONUMENT
EDH	EXISTING DRILL HOLE
EIS	EXISTING IRON STAKE
EIP	EXISTING IRON PIPE
EM	ELECTRIC METER
EPK	EXISTING PK NAIL
ES	ELECTRIC STUB
	FLARED END SECTION
	FIRE HYDRANT
FO	FIBER OPTIC PEDESTAL
GM	GAS METER
INV.	INVERT
	LIGHT POLE
	MANHOLE SANITARY SEWER
NDH	NEW DRILL HOLE
NIP	NEW IRON PIPE
NPK	NEW PK NAIL
OHW	OVERHEAD WIRES
PNS	POINT NOT SET
PUE	PUBLIC UTILITY EASEMENT
TBC	TOP BACK of CURB
	TELEPHONE PEDESTAL
	TRANSFORMER
	CABLE TV PEDESTAL
	UTILITY POLE
	WATER METER
	WATER VALVE
	YARD INLET
( )	FIELD MEASUREMENT

NUMBER	DIRECTION	DISTANCE
L1	N33°47'56"W	27.97'
L2	N00°05'55"E	6.73'

NUMBER	RADIUS'	DELTA	ARC '	CHORD BRG.	CHORD '
C1	50.00	32°13'50"	28.13	N83°23'04"W	27.76
C2	35.00	65°41'03"	40.12	N66°38'28"W	37.96
C3	205.00	33°53'50"	121.28	N16°51'01"W	119.52

DOT COURT
50' PUBLIC R/W

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

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

30 0 30

SCALE: 1" = 30'

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

5-24-17
DATE

NORTH CAROLINA PROFESSIONAL SEAL L-2813 LAND SURVEYOR CHARLES R. PIRATZKY

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: MAY. 19, 2017

Q:\FieldLoc\AKV47FDN.txt

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