

Notes

- This plat is for location purposes only. Builder should verify foundation information with plans before construction begins.
- There is no USCE or NCGS monument within 2000' of this site.
- The subject property is not within a special flood hazard area as determined by the Department of Housing and Urban Development.
- The easement information shown hereon was obtained from the recorded plat.
- No updated title search was performed by the surveyor.
- All distances are measured in feet.
- This map reflects the information contained on the Record Plat and does not represent compliance with the Restrictive Covenants.

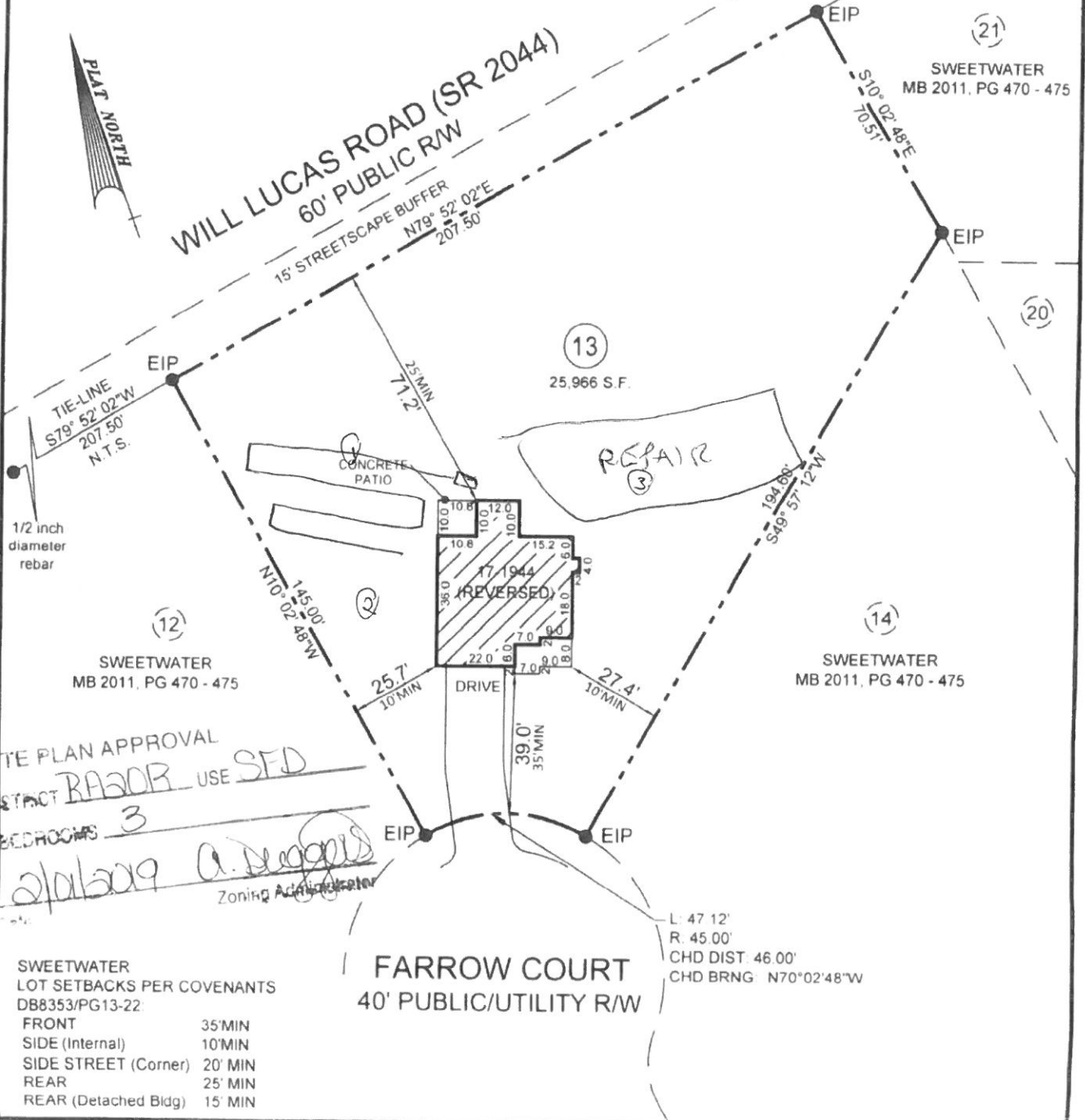
LEGEND

- EXISTING IRON PIPE
- CURVE PT / PC
- SURVEYED LINE
- EASEMENT LINE
- ADJOINER
- SURVEYED BY OTHERS

SCALED IN FEET

NOTE: THERE IS A RESERVED 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE AND REAR OF ALL LOT LINES IN THE SUBDIVISION

****PRELIMINARY PLAT- NOT FOR CONVEYANCES OR SALES****



SITE PLAN APPROVAL
 DISTRICT BAZOR USE SFD
 BEDROOMS 3
2/10/2019 A. Deegan
 Zoning Administrator

SWEETWATER
 LOT SETBACKS PER COVENANTS
 DB8353/PG13-22

FRONT	35' MIN
SIDE (Internal)	10' MIN
SIDE STREET (Corner)	20' MIN
REAR	25' MIN
REAR (Detached Bldg)	15' MIN

FARROW COURT
 40' PUBLIC/UTILITY R/W

L: 47' 12"
 R: 45.00'
 CHD DIST: 46.00'
 CHD BRNG: N70°02'48"W

- PLOT PLAN FOR -
IVERCON, INC.