

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.

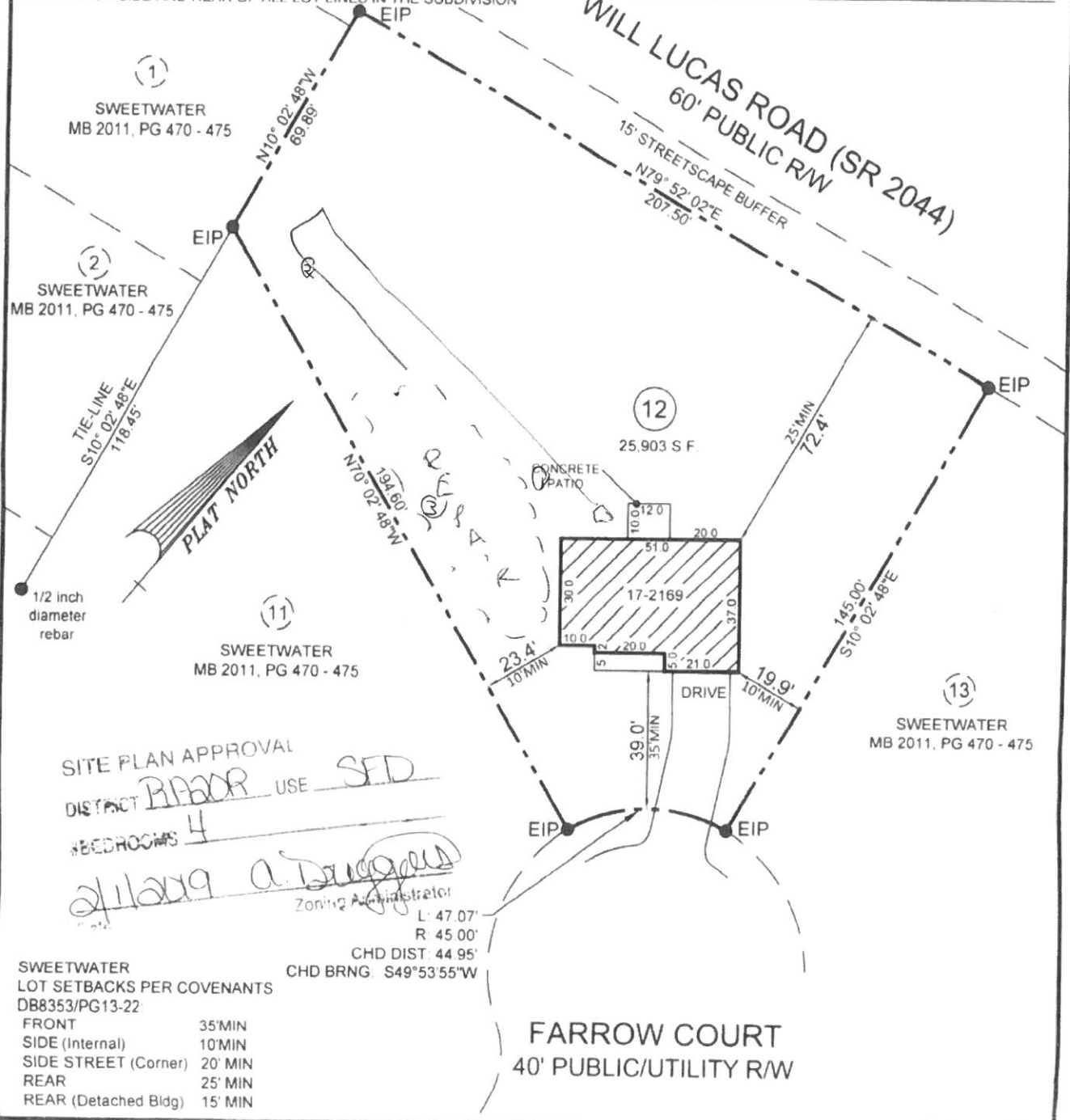
LEGEND

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

40 20 0 20 40 80
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 R1A30R USE SFD
BEDROOMS 4
William A. Duggan
Zoning Administrator

L: 47.07'
R: 45.00'
CHD DIST: 44.95'
CHD BRNG: S49°53'55"W

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

- PLOT PLAN FOR -
IVERCON, INC