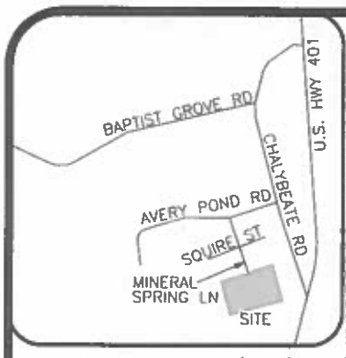

VICINITY MAP (NTS)

SETBACKS

FRONT	35'
SIDE	10'
REAR	20'
SIDE STREET	20'

LEGEND
AC=AIR CONDITIONING UNIT
BOC=BACK OF CURB
CATV=CABLE TV
CB=CATCH BASIN
CVRD=COVERED
DW=CONC DRIVEWAY
EB=ELECTRIC BOX
EM=ELECTRIC METER
EOP=EDGE OF PAVEMENT
EP=ELECTRIC PEDESTAL
FH=FIRE HYDRANT
ICV=IRRIGATION CONTROL VALVE
LP=LIGHT POLE
MTR=METER
N/F=NOW OR FORMERLY
PO=PORCH
PP=POWER POLE
RCP=REINFORCED CONC PIPE
R/W=RIGHT OF WAY
SCO=CLEANOUT
SW=SIDEWALK
TP=TELEPHONE PEDESTAL
TF=TRANSFORMER
WM=WATER METER
WV=WATER VALVE
○ EIP=EXISTING IRON PIPE
○ IRON PIPE SET
○ EIR=EXISTING IRON ROD

NORTH CAROLINA PROFESSIONAL SEAL L-4909 LAND SURVEYOR SHAWN T. RUMBERGER

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Shawn T. Rumberger 7-16-2020

SHAWN T. RUMBERGER, PLS L-4909 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.

4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, G.S. 47-30, AND REQUIREMENTS OF LAW, BUT WITHOUT A FULL TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.

OPEN SPACE
4.047 AC

PLAT NORTH
PB 2019, PGS 417-419

158

N 59°35'10" E 214.02'

111.6

146
26,413 S.F.
0.606 AC.

N 56°35'05" W 223.60'

S 12°14'05" E 218.31'

145

147

40.00

EXISTING FOUNDATION

49.00

49.00

5.33

10.04

PO

12.04

20.5

10.00

5.67

19.00

18.0

36.0

C1

10' PUBLIC UTILITY EASEMENT

WATERVILLE WAY
50' PUBLIC R/W

GRAPHIC SCALE
30 0 15
1 inch = 30 ft.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	49.80'	47.77'	S 67°41'07" W

FOUNDATION SURVEY

PROJECT:	18-003 AVERY POND
DRAWN BY:	AMW/JER
SCALE:	1"=30'
DATE:	07-16-2020

FOR
LGI HOMES
WATERVILLE WAY FUQUAY-VARINA, NC 27526
LOT 146 AVERY POND SUBDIVISION; PHASE IIIA
HECTOR'S CREEK TWP., HARNETT CO., NC
P.B. 2019, PGS. 417-419

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