I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED FROM INFORMATION TAKEN FROM THE REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THE SURVEY SHOWN HEREON MEETS OR EXCEEDS THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, AS SET FORTH IN 21 NCAC 56, 1600.

KELLUM B. BERNARD

03/25/2021
DATE

NORTH CAROLINA PROFESSIONAL SEAL L3083 LAND SURVEYOR KELLUM B. BERNARD

FOR THE FIRM
BOUNDARY ZONE, INC.
FIRM NUMBER: C-3534

GENERAL NOTES:

1. NO MONUMENTATION FOUND WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
2. ALL DISTANCES ARE HORIZONTAL GROUND, IN US SURVEY FEET.
3. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
4. THE BOUNDARY SURVEY SHOWN HEREON IS NOT FOR RECORDATION.
5. UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND ARE NOT TO BE USED FOR PROPERTY LINE LOCATION.

DESCRIPTION: PLOT PLAN
RECORDED: DB 3856, PG 44 / MB 2020, PG 293
ADDRESS: 585 SUNRIDGE RD., CAMERON, NC 28326
COUNTY/STATE: HARNETT,NC DATE: 03/25/2021
SCALE OF DRAWING: 1"=40' DRAWN BY: JWM
ZONED: RA-20R REVIEWED BY: KBB
PARCEL ID NUMBER: 0566-53-6499.000

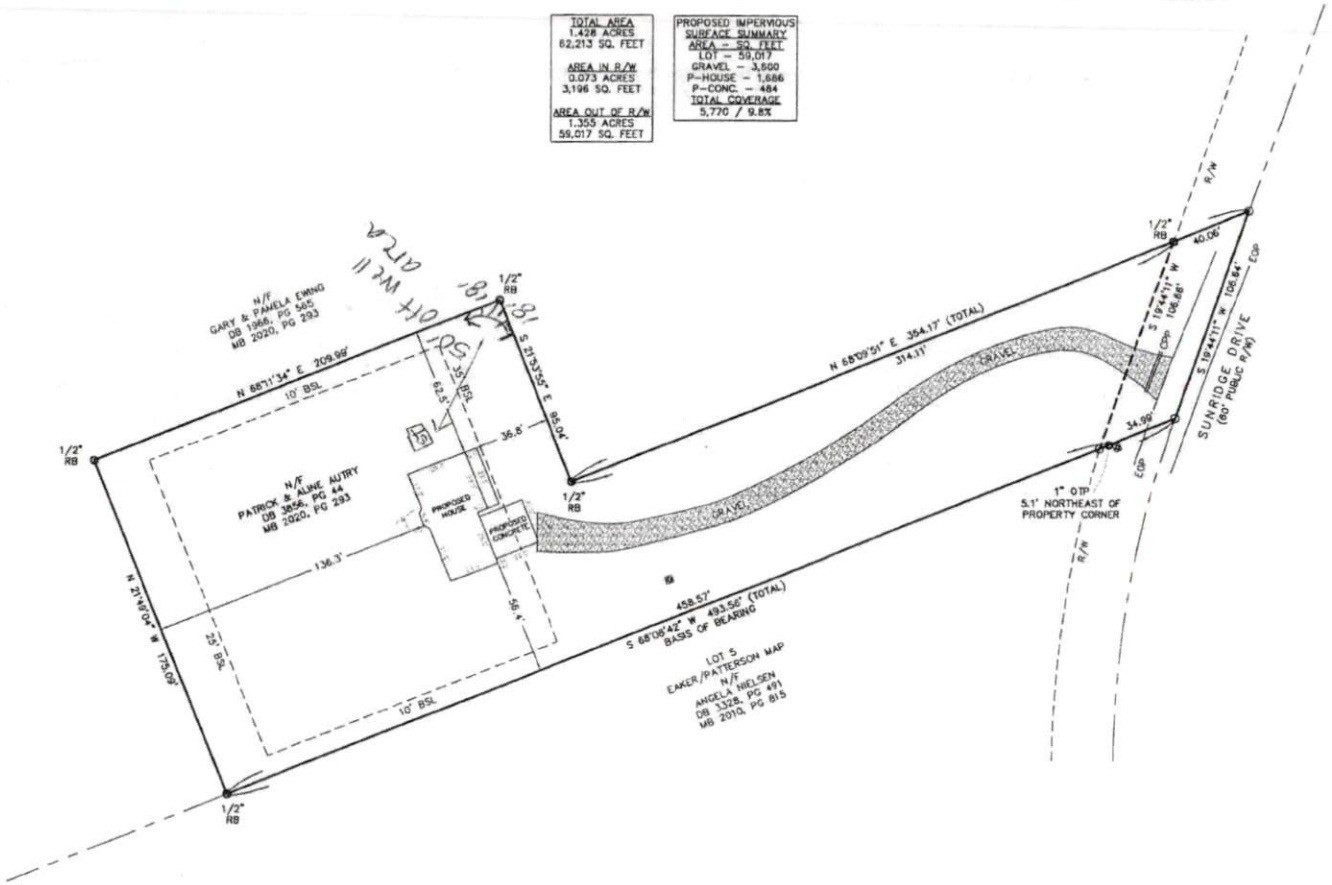
SITE DATA ZONING: RA-20R	
LOT WIDTH	80'
PRIMARY STREET	30'
SIDE STREET	XX'
SIDE LOT LINE	10'
REAR LOT LINE	25'
BUILDING HEIGHT	35'
IMPERVIOUS MAX	N/A

PRELIMINARY PLAT, NOT FOR RECORDATION, CONVEYANCES, OR SALES. THIS PLAN MUST BE APPROVED BY ALL STATE AND LOCAL REVIEWING AUTTHORITIES FOR CONCURRENCE WITH SITE ZONING AND CODE OF ORDINANCES.

NOT FOR RECORDATION

TOTAL AREA
1.428 ACRES
62,213 SQ. FEET
AREA IN R/W
0.073 ACRES
3,196 SQ. FEET
AREA OUT OF R/W
1.355 ACRES
59,017 SQ. FEET

PROPOSED IMPERVIOUS SURFACE SUMMARY
AREA - SQ. FEET
LOT - 59,017
GRAVEL - 3,500
P-HOUSE - 1,686
P-CONC. - 484
TOTAL COVERAGE
5,770 / 9.8%



REVISION 04/01/2021
SLIDE HOUSE 30' RIGHT

NORTH
PER: MB 2020, PG 293
SCALE: 1"=40'

NO.	REVISION	DATE
1		
2		
3		
4		
5		

GRAPHIC SCALE - IN FEET: 20 0 40 80

PLOT PLAN SURVEY

PREPARED FOR: J&R HOMES
585 SUNRIDGE ROAD, CAMERON, NC 28326
JOHNSONVILLE TOWNSHIP
HARNETT COUNTY, NORTH CAROLINA - 03/25/2021

© COPYRIGHT 2021 BOUNDARY ZONE, INC. THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BOUNDARY ZONE, INC.

LEGEND :

- PROPERTY CORNER FOUND (AS NOTED)
- 5/8" REBAR WITH CAP SET
- R/W MONUMENT
- COMPUTED POINT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- A/C UNIT
- GAS METER
- GAS VALVE
- TELEPHONE BOX
- CABLE BOX
- SIGN
- MANHOLE
- CLEAN OUT
- JUNCTION BOX
- DRAINAGE INLET
- —W— WATER LINE
- —U— OVERHEAD UTILITY LINE
- —S— SEWER LINE
- —G— GAS LINE
- —C— CABLE LINE
- —T— TELEPHONE LINE
- —X— FENCE LINE
- —920— CONTOUR LINE
- C.B. CATCH BASIN
- TOB TOP OF BANK
- RB IRON REBAR
- N/F NOW OR FORWERLY
- OTP OPEN TOP PIPE
- FFE FINISHED FLOOR ELEVATION
- BSL BUILDING SETBACK LINE
- BFE BASEMENT FLOOR ELEVATION
- OH OVERHANG
- GFE GARAGE FLOOR ELEVATION
- CONC.CONCRETE
- R/W RIGHT-OF-WAY
- EOP EDGE OF PAVEMENT
- MB MAP BOOK
- CNT. CANTILEVER
- DB DEED BOOK
- O.H. OVERHANG
- PG PAGE
- CPP CORROGATED PLASTIC PIPE
- HARDWOOD TREE
- PINE TREE

BOUNDARY REFERENCE: DEED BOOK 3856, PAGE 44; MAP BOOK 2020, PAGE 293
FIELDWORK PERFORMED ON 03/23/2021.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 478,163 FEET.

THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY zone, inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9236

RALEIGH OFFICE
8024 GLENWOOD AVE., SUITE 109
RALEIGH, NC 27612

CORPORATE OFFICE
454 SATELLITE BLVD. SUITE 200
SAWANEE, GA 30024

PROJECT
R21121-01

SHEET
1 OF 1