

VICINITY MAP (NTS)

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.
5. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.
6. IN NO CASE SHALL A FIXED OPERATING WINDOW, DOOR, OR OTHER OPENING BE LESS THAN 8' FROM SIDE PROPERTY LINE AS MEASURED FROM THE FIXED OR OPERATING WINDOW, DOOR, OR OTHER OPENING. HOWEVER, THE STRUCTURE ON THE LOT ADJOINING THAT PROPERTY LINE MUST BE AT LEAST 1' FROM THAT PROPERTY LINE.

IMPERVIOUS AREA

HOUSE	1,650 SQ.FT.
DRIVE TO R/W	582 SQ.FT.
WALK	143 SQ.FT.
TOTAL	2,375 SQ.FT.

SETBACKS

FRONT	25'
SIDE 8' ONE SIDE	
2' OTHER SIDE	
REAR	25'
SIDE STREET	20'

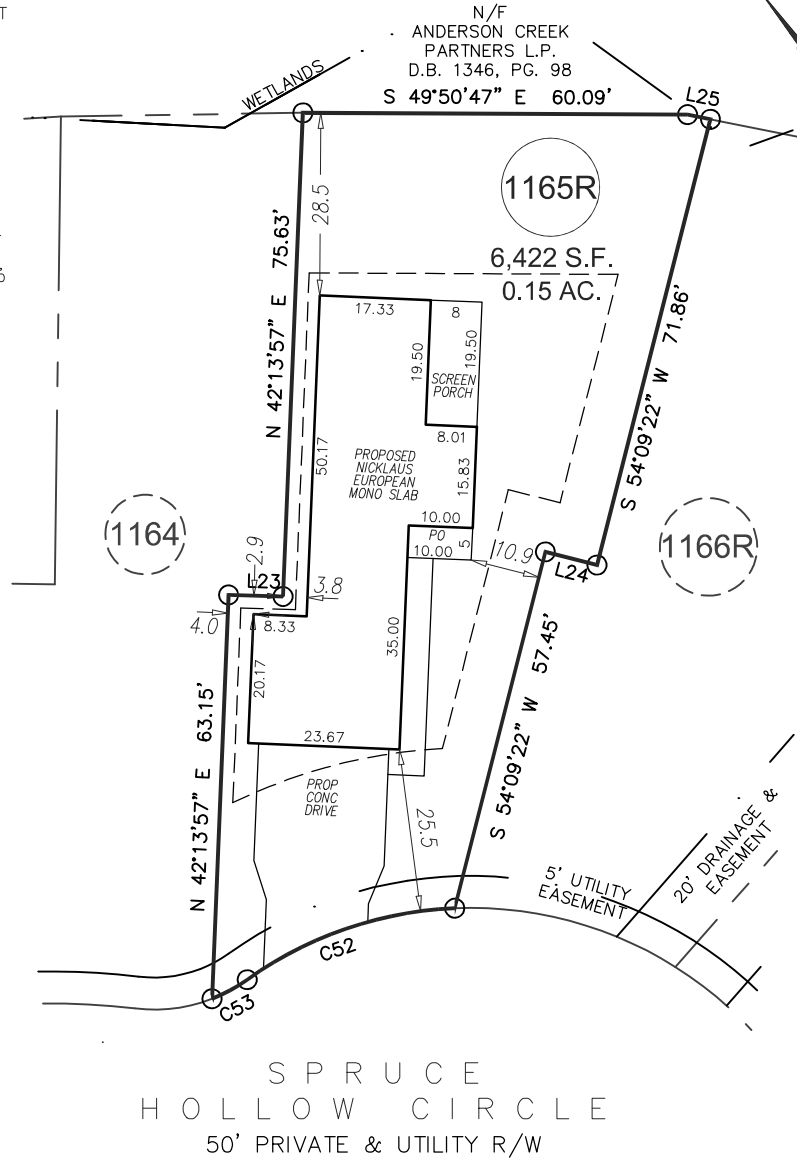
LEGEND

- AC=AIR CONDITIONING UNIT
- BOC=BACK OF CURB
- DW=CONC DRIVEWAY
- EB=ELECTRIC BOX
- EOP=EDGE OF PAVEMENT
- P=PATIO
- PO=PORCH
- SCO=CLEANOUT
- SW=SIDEWALK
- TP=TELEPHONE PEDESTAL
- WM=WATER METER
- IRON PIPE FOUND
- IRON PIPE SET
- NAIL SET

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, 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.
NOTE: WETLANDS SHOWN HEREON SCALED IN FROM RECORDED PLAT.



SPRUCE HOLLOW CIRCLE
50' PRIVATE & UTILITY R/W

GRAPHIC SCALE



1 inch = 30 ft.

LINE	BEARING	DISTANCE
L23	S 48°27'12" E	8.51'
L24	N 35°50'38" W	8.33'
L25	S 38°43'25" E	3.65'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C52	60.00'	34.77'	34.29'	S 69°07'29" E
C53	25.00'	6.27'	6.25'	S 78°32'52" E

PRELIMINARY PLOT PLAN

ECLS	PROJECT:	19-002 CAPITOL CITY
	DRAWN BY:	CKR
	SCALE:	1"=30'
	DATE:	10-29-2020

FOR
CAPITOL CITY HOMES
SPRUCE HOLLOW CIRCLE
LOT 1165R ANDERSON CREEK CROSSING SUBDIVISION; PHS 7
ANDERSON CREEK TWP., HARNETT CO., NC
P.B. 2018, PG. 229; P.B. 2020, PG. 362

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