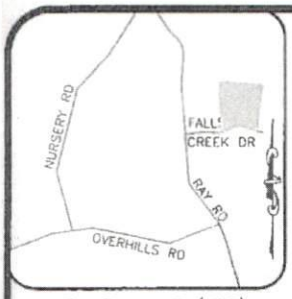

VICINITY MAP (NTS)

LEGEND
AC=AIR CONDITIONING UNIT
AG=ABOVE GROUND
BG=BELOW GROUND
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
N/F=NOW OR FORMERLY
LP=LIGHT POLE
MTR=METER
PO=PORCH
PP=POWER POLE
RCP=REINFORCED CONC PIPE
R/W=RIGHT OF WAY
SCO=CLEANOUT
SW=SIDEWALK
TF=TRANSFORMER
TP=TELEPHONE PEDESTAL
WM=WATER METER
WV=WATER VALVE
○ EIP=EXISTING IRON PIPE
◉ IRON PIPE SET
○ EIR=EXISTING IRON ROD

NORTH CAROLINA PROFESSIONAL SEAL L-3640 LAND SURVEYOR D.B. FLOYD

CERTIFICATE OF ACCURACY & MAPPING

I D. B. Floyd PLS certify that this map was drawn under my supervision from an actual field survey done under my supervision, and that the error of closure as computed by co-ordinates is less than 1:10,000

D. B. Floyd PLS L-3640 DATE 4-23-21

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

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

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 WITHOUT THE BENEFIT OF A 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.

SETBACK NOTE: PER PB 2020, PG 445:
FRONT=30' IF THE STREET R/W & UTILITY EASEMENT IS 60' OR MORE, 35' IF THE STREET R/W & UTILITY EASEMENT IS LESS THAN 60'. ALL AS MEASURED FROM THE FRONT PROPERTY LINE TO THE BODY OF THE STRUCTURE IS APPLICABLE TO A 50' R/W + 5' UTILITY EASEMENT, ON EACH SIDE TOTALING 60'.
REAR=25' AS MEASURED FROM THE REAR PROPERTY LINE TO THE BODY OF THE STRUCTURE.
SIDE=10' AS MEASURED FROM THE SIDE PROPERTY LINE TO THE BODY OF THE STRUCTURE ON ONE SIDE OF THE STRUCTURE. UP TO 5' AS MEASURED FROM THE SIDE PROPERTY LINE TO THE BODY OF THE STRUCTURE ON THE OTHER SIDE.

NOTE: 40' FRONT SETBACK SHOWN HEREON PER JEFFREY GREEN LAND SURVEYOR PER PHONE CALL 1-26-21

N/F ANDERSON CREEK PARTNERS, LP D.B. 1346, PG. 98

PLAT NORTH PB 2020, PG 445

1/2" EIR (FLUSH) — S 70°26'24" E 69.00' — 1/2" EIR (FLUSH)

163
8,625 S.F.±
0.20 AC.±

28.54'

12.7' | 12.3' | PORCH 12.0' | 9.7' | 5.3' | 10.0' | 5.3' | 2.0' | 5.0' | 2.0' | 15.53'

12.0' | 9.0'

BUILDING SETBACKS (TYPICAL)

EXISTING CONCRETE SLAB FOUNDATION

40.7' | 25.3'

12.0' PORCH 7.0' | 5.0' | 2.0' | 12.8'

17.47' | 22.0'

N 19°33'36" E 125.00'

S 19°33'36" W 125.00'

41.79'

10' HARNETT REGIONAL WATER UTILITY EASEMENT

10.00'

1/2" EIR (FLUSH) — N 70°26'24" W 69.00' — 1/2" EIR (FLUSH)

TIE LINE IN 76°05'33" W 232.30'±

℄ INTERSECTION OF LAKE CREST DRIVE & TIMBER SKIP DRIVE

KENSINGTON DRIVE
50' PRIVATE & UTILITY R/W

162
N/F
CAPITOL CITY HOMES, LLC
D.B. 3942, PG. 970

164
N/F
CAPITOL CITY HOMES, LLC
D.B. 3942, PG. 970

SETBACKS
ZONE RA-20R
PER JEFF GREEN LAND SURVEYOR

FRONT	40'
SIDE	10'
REAR	25'
SIDE STREET	20'

GRAPHIC SCALE
20 0 10
1 inch = 20 ft.

FOUNDATION SURVEY

PROJECT:	19-002 CCH ANDERSON
DRAWN BY:	APS/LLL
SURVEY BY:	T. TADLOCK
SCALE:	1"=20'
FIELD DATE:	04-01-2021
OFFICE DATE:	04-05-2021

FOR
CAPITOL CITY HOMES
65 KENSINGTON DRIVE
LOT 163 ANDERSON CREEK CROSSING PHS 8, SEC. 3
ANDERSON CREEK TWP., HARNETT CO., NC
P.B. 2020, PG. 445

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