

VICINITY MAP (NTS)

IMPERVIOUS AREA

HOUSE	1,780 SQ.FT.
DRIVE	807 SQ.FT.
WALK	35 SQ.FT.
<b>TOTAL</b>	<b>2,622 SQ.FT.</b>

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

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

SETBACKS  
ZONE RA-20R  
PER JEFF GREEN  
LAND SURVEYOR

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

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.

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. NO TITLE REPORT PROVIDED. 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.

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'.

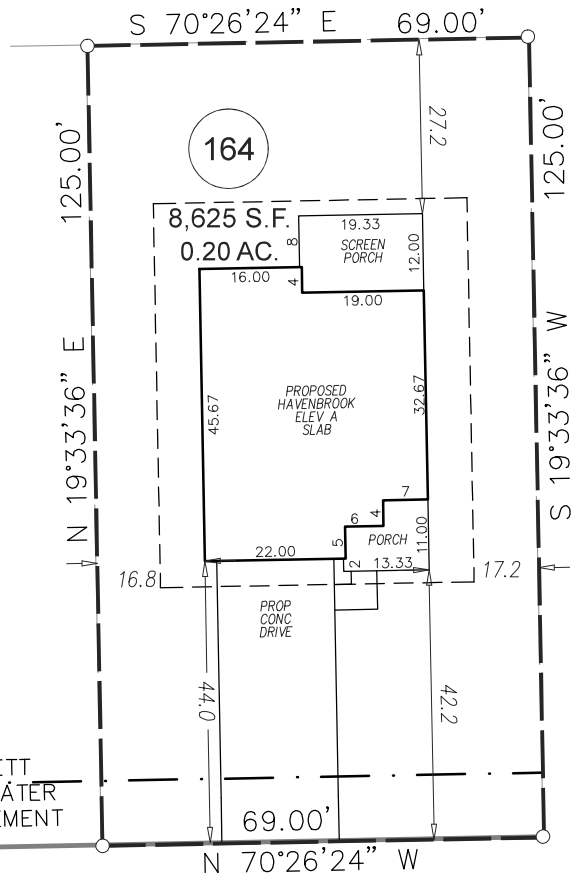
REAR=25' AS MEASURED FROM THE REAR PROPERTY LINE TO THE BODY OF THE STRUCTURE.

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.

IN NO CASE SHALL A FIXED OR OPERATING WINDOW, DOOR, OR OTHER OPENING BE LESS THAN 10' FROM A SIDE PROPERTY LINE AS MEASURED FROM THE PROPERTY LINE TO THE FIXED OR OPERATING WINDOW, DOOR OR OTHER OPENING.

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

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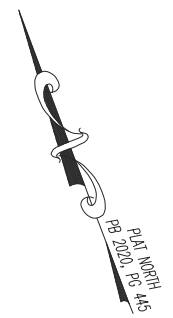
10' HARNETT REGIONAL WATER UTILITY EASEMENT

LAKE CREST DRIVE  
 50' PRIVATE & UTILITY R/W



1 inch = 30 ft.

P R E L I M I N A R Y  
 P L O T P L A N



<b>ECLS</b>	PROJECT:	19-002 CAPITOL CITY
	DRAWN BY:	APS
	SCALE:	1"=30'
	DATE:	1-20-21

FOR  
**CAPITOL CITY HOMES**  
 79 LAKE CREST DRIVE  
 LOT 164 ANDERSON CREEK CROSSING PHS 8, SEC. 3  
 ANDERSON CREEK TWP., HARNETT CO., NC  
 P.B. 2020, PG. 445

**ECLS GLOBAL, INC.**  
 U.S. VETERAN-OWNED  
 19 N MCKINLEY ST  
 COATS, NC 27521  
 910.897.3257 ECLSGLOBALINC.COM  
 910.897.2329 (FAX) CO#C-4175