

VICINITY MAP (NTS)

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'

IMPERVIOUS AREA

- HOUSE 1,672 SQ.FT.
- DRIVE TO R/W 1,371 SQ.FT.
- WALK 79 SQ.FT.
- TOTAL 3,122 SQ.FT.

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'.

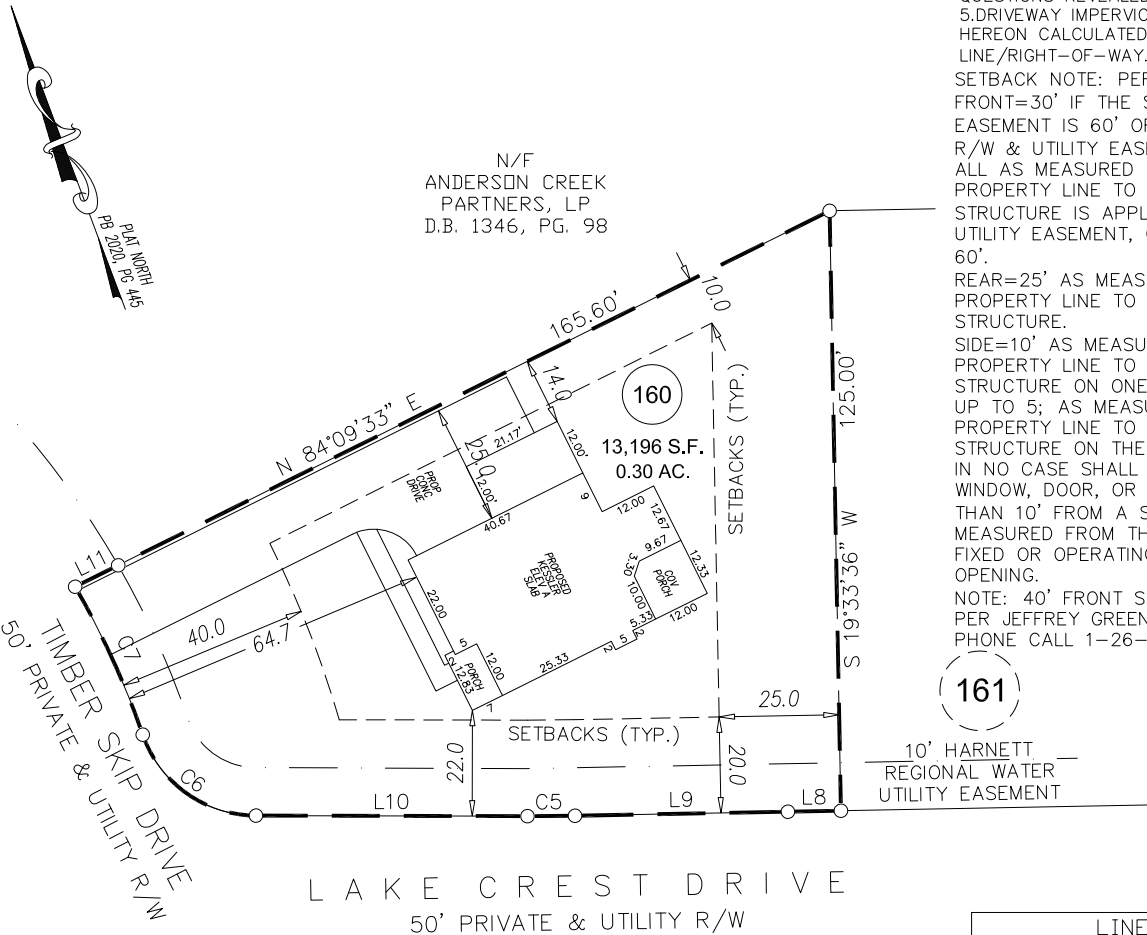
REAR=25' AS MEASURED FROM THE REAR PROPERTY LINE TO THE BODY OF THE STRUCTURE.

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.

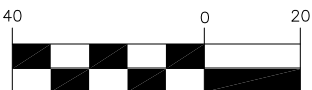
IN NO CASE SHALL A FIXED OR OPERATING WINDOW, DOOR, OR OTHER OPENING BE LESS THAN 10' FROM A SIDE PROPERTY LINE AS MEASURED FROM THE PROPERTY LINE TO THE FIXED OR OPERATING WINDOW, DOOR OR OTHER OPENING.

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

REVISION: HOUSE ROTATED/SETBACKS UPDATED TO FACE OTHER STREET 2-9-21
REVISION: HOUSE CHANGED BACK TO KESSLER 2-9-21



GRAPHIC SCALE



1 inch = 40 ft.

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

LINE TABLE		
LINE	LENGTH	BEARING
L8	11.06	N70°26'24"W
L9	44.36	N70°26'23"W
L10	56.57	N69°14'39"W
L11	10.02	N84°09'33"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C6	30.93	25.00	N33°47'59"W	29.00
C7	33.94	175.00	N03°54'39"W	33.88

STCS	PROJECT:	19-002 CAPITOL CITY
	DRAWN BY:	APS
	SCALE:	1"=40'
	DATE:	1-20-21

FOR
CAPITOL CITY HOMES
TIMBER SKIP DRIVE
LOT 160 ANDERSON CREEK CROSSING PHS 8, SEC. 3
ANDERSON CREEK TWP., HARNETT CO., NC
P.B. 2020, PG. 445

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