

SIGHT TRIANGLE
MAP 2021-33

LOT 101
MAP 2021-33

BIRD DOG DRIVE
50' PUBLIC R/W & UTILITY EASEMENT
MAP 2021-34

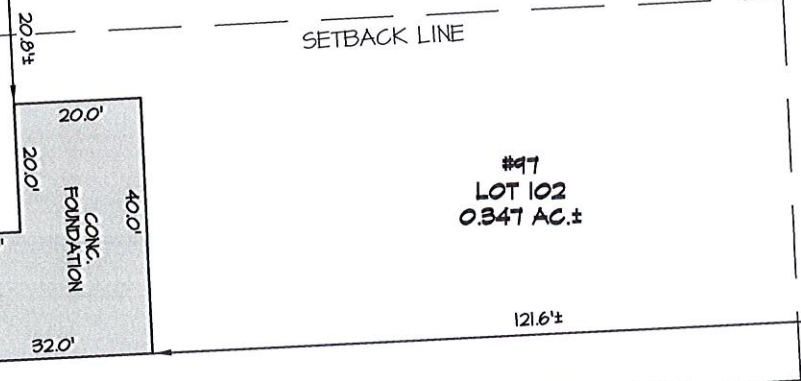
N 02°39'47" W 80.00'

N 87°20'13" E 188.75'

LOT 21
MAP 2007-636

S 02°39'47" E 80.00'

SETBACK LINE



#97
LOT 102
0.347 AC.±

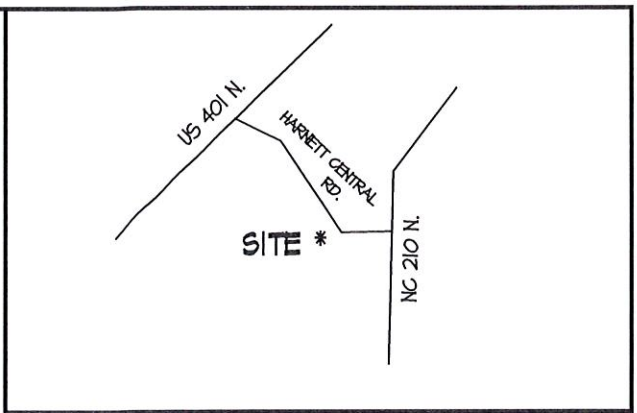
S 87°20'13" W 188.75'

S 02°42'52" E 80.00' (TIE)
TO IFF LOTS 103/05

LOT 16
MAP 2007-636

LOT 103
MAP 2021-34

10' UTILITY &
DRAINAGE EASEMENT
MAP 2021-34



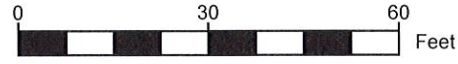
VICINITY MAP
(NOT TO SCALE)

LEGEND

- IFF IRON PIPE FND.
- IPS IRON PIPE SET
- CALCULATED POINT
- ◻ W WATER METER
- CLEANOUT
- ◻ YD YARD DRAIN
- ◻ ELEC. TRANSFORMER
- ◻ CABLE BOX
- ◻ ELEC. BOX
- ⊗ COMM. VAULT

GENERAL NOTES

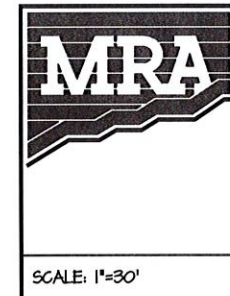
1. DISTANCES DEPICTED HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. AREAS COMPUTED USING THE COORDINATE METHOD.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF CURRENT TITLE REPORT. PROPERTY DEPICTED HEREON MAY BE SUBJECT TO SUCH EASEMENTS, ETC. AS A CURRENT TITLE PACKAGE MAY DISCLOSE.
3. PLAT REFERENCE: MAP 2021-34.
4. OFFSETS AND DIMENSIONS DEPICTED HEREON FROM THE PROPERTY LINES TO THE FOUNDATION OR BUILDING LINE ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES AND ARE NOT TO BE USED TO GUIDE OR ASSIST IN THE ERECTION OF FENCES, STRUCTURES, OR ANY OTHER IMPROVEMENTS.
5. ADJOINING OWNER INFORMATION TAKEN FROM DEEDS AND MAPS OF RECORD.
6. SETBACKS: FRONT - 30'
SIDE - 10'
REAR - 20'
CORNER LOT SIDE - 20'
7. PER RECORDED MAP, LOT SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. FLOOD RATE INSURANCE MAP NO. 3120064200J, BEARING AN EFFECTIVE DATE OF 10/3/2006.
8. ZONING - RA-30
9. DATE OF FIELD SURVEY: 6/28/2021



I HEREBY CERTIFY THAT THIS FOUNDATION AS-BUILT SURVEY WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD-RUN SURVEY AND THAT THERE ARE NO ENCROACHMENTS UNLESS OTHERWISE SHOWN. DEED REFERENCES ARE AS DEPICTED HEREON. THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+ AND THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56, 1600).



Michael L. Ray 6/29/2021
MICHAEL L. RAY, PLS L-4603



MORRIS & RITCHIE ASSOCIATES of NC, PC
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FOUNDATION AS-BUILT SURVEY
LOT 102 - #97 BIRD DOG DRIVE
PHASE 5 - QUAIL GLEN SUBDIVISION
BLACK RIVER TWP., HARNETT COUNTY, NORTH CAROLINA
SURVEYED FOR: RYAN HOMES - RALEIGH
5134 TRINITY ROAD, SUITE 200
RALEIGH, NC 27607

SCALE: 1"=30'	DATE: 6/15/2021	DRAWN BY: MLR	DESIGN BY:	REVIEW BY: MLR	JOB NO.: 20314
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