

**BIRD DOG DRIVE**

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

LOT 105  
MAP 2021-34

20' PUBLIC  
DRAINAGE EASEMENT  
MAP 2021-34

LOT 108  
MAP 2021-34

10' UTILITY &  
DRAINAGE EASEMENT  
MAP 2021-34

LOT 106  
MAP 2021-34

#172  
LOT 107  
0.347 AC.±

OPEN SPACE  
MAP 2021-34

10' MAINTENANCE  
EASEMENT  
MAP 2021-34

30' CREEK BUFFER  
MAP 2021-34

12' PEDESTRIAN ACCESS  
MAP 2021-34

N 44°17'14" E 124.70'

24.3±

31.0±

20.0'

20.0'

25.4±

31.0±

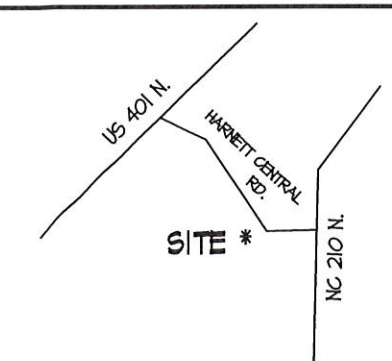
40.0'

SETBACK LINE

S 16°57'31" E 185.50'

N 66°24'48" W 201.55'

RET. WALL



VICINITY MAP  
(NOT TO SCALE)

**LEGEND**

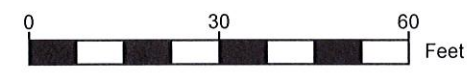
- IFF IRON PIPE FND.
- IPS IRON PIPE SET
- CALCULATED POINT
- ◻ W WATER METER
- CLEANOUT
- ◻ YD YARD DRAIN
- ◻ TN ELEC. TRANSFORMER
- ◻ CB CABLE BOX
- ◻ EB ELEC. BOX
- ⊗ COMM. VAULT

**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. 3720064200J, BEARING AN EFFECTIVE DATE OF 10/3/2006.
8. ZONING - RA-30
9. DATE OF FIELD SURVEY: 7/22/2021

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD
C-1	50.00'	53.45'	S 76°20'08" E 50.94'



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* 7/23/2021  
MICHAEL L. RAY, PLS L-4603



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**FOUNDATION AS-BUILT SURVEY**  
**LOT 107 - #172 BIRD DOG DRIVE**  
**PHASE 5 - QUAIL GLEN SUBDIVISION**  
BLACK RIVER TWP., HARNETT COUNTY, NORTH CAROLINA

SURVEYED FOR: RYAN HOMES - RALEIGH  
5734 TRINITY ROAD, SUITE 200  
RALEIGH, NC 27607

SCALE: 1"=30'	DATE: 7/23/2021	DRAWN BY: MLR	DESIGN BY:	REVIEW BY: MLR	JOB NO.: 20314
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