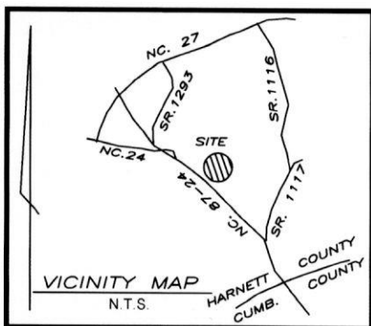

Notes:
- This plat is for location purposes only. Builder should verify foundation information with plans before construction begins.
- There is no USCE or NCGS monument within 2000' of this site.
- The subject property is not within a special flood hazard area as determined by the Departmant of Housing and Urban Development.
- The easement information shown hereon was obtained from the recorded plat. No updated title search was performed by the surveyor.
- All distances are measured in feet.
- This map reflects the information contained on the Record Plat and does not represent compliance with the Restrictive Covenants.

LEGEND
- EXISTING IRON PIPE
- CURVE PT / PC
- SURVEYED LINE
- EASEMENT LINE
- ADJOINER
- SURVEYED BY OTHERS

-40 -20 0 20 40 80
SCALED IN FEET

PRELIMINARY PLAT- NOT FOR CONVEYANCES OR SALES

THE MANORS AT LEXINGTON PLANTATION HOA
DB 3460, PG 965

EIP N37° 32' 44"E 43.06' EIP

TIE-LINE N37° 32' 44"E 68.21'

1/2 inch diameter rebar

PLAT NORTH

202.0'
25'MIN

EX 30' SEWER EASEMENT MB 2013-290

693
20,688 S.F.

694
THE MANORS AT LEXINGTON PLANTATION PART 2D
MB 2021, PG 287-288

692
THE MANORS AT LEXINGTON PLANTATION PART 2D
MB 2021, PG 287-288

N45° 23' 04"W 279.05'

S58° 01' 05"E 279.62'

EXIST SSMH

23.9' 5'MIN

23.6' 15'MIN ESMT

12.0 10.0 10.0 5.0 13.3 30.2 5.8 37.0 32.0 21.0 20.2 5.3 0.2 0.3

SLAB FOUNDATION

EX 30' SEWER EASEMENT MB 2013-290

20' UTILITY EASEMENT DB 3999, PG 953

20' UTILITY EASEMENT DB 3999, PG 953

35'MIN 36.2'

35'MIN 35.8'

EIP EIP

BOW COMMON WAY
50' PUBLIC/UTILITY R/W

L: 104.74'
R: 475.00'
CHD DIST: 104.52'
CHD BRNG: S38°17'55"W

LEXINGTON PLANTATION
LOT SETBACKS PER PLAT:

FRONT R/W 60' OR MORE	30'MIN
FRONT R/W UNDER 60'	35'MIN
SIDE	10'/5' MIN
SIDE STREET CORNER	20' MIN
REAR	25' MIN

- FOUNDATION SURVEY FOR -

CATES BUILDING, INC.

- SUBDIVISION -

THE MANORS AT LEXINGTON PLANTATION - PART 2D

ANDERSON CREEK TWP.
HARNETT COUNTY
NORTH CAROLINA

NOVEMBER 24, 2021
SCALE 1" = 40'
FIELD BOOK: 100-2099

REFERENCE MAP # 2021, PG. 287 & 288
HARNETT COUNTY NORTH CAROLINA REGISTRY

ENGINEERS
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PROF. SURVEYOR NO. L-3196

NORTH CAROLINA PROFESSIONAL SEAL L-3196 LAND SURVEYOR THOMAS J GOODEN