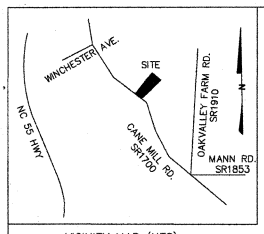

VICINITY MAP (NTS)

LEGEND
IRF=IRON ROD FOUND
IRS=IRON ROD SET
GM=GAS METER
EM=ELECTRIC METER
CATV=CABLE TV PEDESTAL
TP=TELEPHONE PEDESTAL
WM=WATER METER
BOC=BACK OF CURB
EOP=EDGE OF PAVEMENT
R/W=RIGHT OF WAY
CO=SEWER CLEAN OUT

PLAT NORTH
BM 2021 PG 404
N

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.

3. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS G.S. 47-30, AND REQUIREMENTS OF LAW, BUT WITHOUT A FULL TITLE REPORT. 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.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Scot A. Frame 4-26-2022
SCOT A. FRAME PLS 4731 DATE

I, SCOT A. FRAME, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PREFORMED UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

NORTH CAROLINA PROFESSIONAL SEAL L-4731 LAND SURVEYOR SCOT A. FRAME

N/F
STEWART HUGHIE M JR & STEWART VICKIE
DB 929 PG 0254
PC#E PG 22B

N/F
STEWART HUGHIE M JR & STEWART VICKIE
DB 1103 PG 0661
PC#F PG 428A

N/F
TURLINGTON D KENT
DB 616 PG 0061

IPF
IRF
S7°27'08"W 567.14' TOTAL
IPF

25' SETBACK

ARTURO ISRAEL BARBOSA
DB 4093 PG 0329
BM 2021 PG 491
PIN 1509-68-2063.000

FINOL ALEJANDRO
DB 4055 PG 0773
BM 2021 PG 404
PIN 1509-67-2661.000
522,720 SF
12.00 ACRE

N/F
ENNIS DONALD WARREN
DB 1053 PG 0267

S81°40'18"W 1408.54'

N83°54'29"W 1279.89'

R/W

DUKE PROGRESS
RICHMOND-WAKE 508 KV LINE
180' RIGHT OF WAY

R/W

10' SETBACK

360.24'

10' SETBACK

PROPOSED 2 STORY HOME

PROPOSED GARAGE

65.78'

67.84'

159.27'

35' SETBACK

IRF
N11°50'42"W 170.40'
IRF

N81°56'28"E 414.45'

IRF
IRF
N12°02'28"W 227.50'
R/W
APPROX. LOCATION 6" WATER LINE
R/W

IRF
N12°02'28"W 227.53'

CANE MILL ROAD
NCSR 1700
60' PUBLIC R/W

GRAPHIC SCALE
200 0 100
1 INCH = 200 FEET

Project: 2165 Cane Mill Road	Plot Plan Survey for: Alejandro Finol 2165 Cane Mill Road, Coats, N.C. 27521 Grove Township, Harnett County, N.C. D.B. 4055 P.G. 0773 B.M. 2021, PG. 404 PIN 1509-67-2661.000	Scot A.Frame P.L.S. 1350 Young Rd. Angier, N.C. 27501 919-639-6284 Office 919-586-2251 Mobile
Drawn By: S. Frame		
Scale: 1" = 200'		
Date: 04-26-2022		