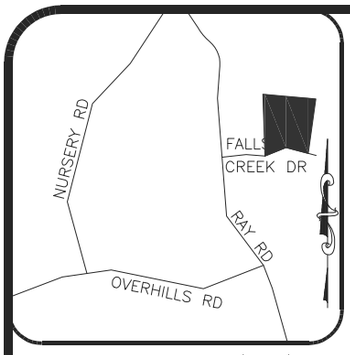


VICINITY MAP (NTS)

LEGEND
AC=AIR CONDITIONING UNIT
AG=ABOVE GROUND
BG=BELOW GROUND
BOC=BACK OF CURB
CATV=CABLE TV
CB=CATCH BASIN
CVRD=COVERED
DW=CONC DRIVEWAY
EB=ELECTRIC BOX
EM=ELECTRIC METER
EOP=EDGE OF PAVEMENT
EP=ELECTRIC PEDESTAL
FH=FIRE HYDRANT
ICV=IRRIGATION CONTROL VALVE
N/F=NOW OR FORMERLY
LP=LIGHT POLE
MTR=METER
PO=PORCH
PP=POWER POLE
RCP=REINFORCED CONC PIPE
R/W=RIGHT OF WAY
SCO=CLEANOUT
SW=SIDEWALK
TF=TRANSFORMER
TP=TELEPHONE PEDESTAL
WM=WATER METER
WV=WATER VALVE
EIP=EXISTING IRON PIPE
IRON PIPE SET
EIR=EXISTING IRON ROD

NORTH CAROLINA PROFESSIONAL SEAL L-3640 LAND SURVEYOR D.B. FLOYD

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

D.B. FLOYD, PLS L-3640 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

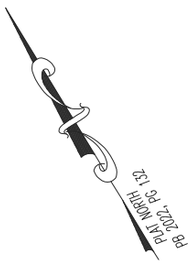
2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

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. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A 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.

5. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON IS CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.

6. THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370328 PANEL 0504, SUFFIX J HARNETT COUNTY WITH AN EFFECTIVE DATE OF 10/3/2006.



N/F
ANDERSON CREEK
PARTNERS, LP
D.B. 3111, PG. 521

A:41.67'R:380.00' S57°29'11"E
C:41.65'
B:S 60°37'39" E
28.24'
66
28.07'
7,892 S.F.±
0.18 AC.±
BUILDING SETBACKS (TYP.)
12.33'
12.67'
12.00'
9.67'
SCREEN PORCH
12.00'
3.30'
9.00'
10.00'
125.00'
N 26°13'53" E
PROPOSED KESSLER ELEV. C CRAWL
40.67'
35.67'
S 32°30'49" W 125.00'
12.00'
13.06'
22.00'
5.00'
PORCH
12.83'
7.00'
13.93'
SW
PROP. CONC. DRIVE
42.00'
5' PUBLIC UTILITY EASEMENT
5.00'
A:27.96'
28.24'
R:255.00' N 57°29'11" W
C:27.95'
B:N 60°37'39" W
TIE LINE
N45°11'45" W
87.66'±

65
N/F
ANDERSON CREEK
PARTNERS, LP
D.B. 3111, PG. 521

67
N/F
ANDERSON CREEK
PARTNERS, LP
D.B. 3111, PG. 521

SETBACKS
ZONE RA-20R
PER PB: 2022, PG: 132

FRONT	35'
SIDE	10'
REAR	25'

IMPERVIOUS AREA

HOUSE	1,708 SQ.FT.
DRIVE TO R/W	806 SQ.FT.
WALK	54 SQ.FT.
TOTAL	2,568 SQ.FT.

℄ INTERSECTION OF PINNACLE DRIVE & TIMBER SKIP DRIVE

GRAPHIC SCALE
20 0 10
1 inch = 20 ft.

TIMER SKIP DRIVE
50' PRIVATE & UTILITY R/W

PRELIMINARY
PLOT PLAN

PROJECT:	19-002 CCH ANDERSON
DRAWN BY:	CLM
SURVEY BY:	N/A
SCALE:	1"=20'
FIELD DATE:	N/A
OFFICE DATE:	04-12-2022

FOR
STARLIGHT HOMES
259 TIMBER SKIP DRIVE
LOT 66 ANDERSON CREEK CROSSING PHS 8, SEC. 4
ANDERSON CREEK TWP., HARNETT CO., NC
P.B. 2022, PG. 132

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