CURTIS LEE McNEILL AND WIFE, NINA MAE McNEILL, DB 484, P. 174 – TRACT NO. 1 AND 3

S89°55'25"W 191.65'

NOTE:
AC. CAL. BY COMPUTER
WATER.....PUBLIC
SEWER.....SEPTIC TANK
MIN. BUILDING SETBACK LINES
35' FRONT
25' REAR
10' SIDE
20'SIDE CORNER LOT

N00°04'35"W 128.00'

25'SETBACK

10'SETBACK

10'SETBACK

10'SETBACK

10' SETBACK

S25°55'04"E 202.92'

FAIR RIDGE FARM HOMEOWNERS ASSOCIATION, INC
DB 4121, P. 936
MAP # 2022–42
TRACT ONE

(12)
0.98 ACRES
42,623 sq. ft.

I further certify that the property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

LEGEND
CL – CENTERLINE
ECM – EXISTING CONCRETE MONUMENT
EIP – EXISTING IRON PIPE
ERRS – EXISTING RAILROAD SPIKE
ESI – EXISTING SOLID IRON
SIS – SOLID IRON SET
SRRS – SET RAILROAD SPIKE
T.D. TOTAL DISTANCE
● – EXISTING PROPERTY CORNER
PB – POWER BOX
WM – WATER METER

NAD 83/2011

LAMCO CUSTOM HOMES, LLC
DB 4121, P. 943
MAP # 2022–42
LOT 11

LAMCO CUSTOM HOMES, LLC
DB 4121, P. 940
MAP # 2022–42
LOT 10

NOTE:
THIS IS A PHYSICAL SURVEY ONLY: DOES NOT MEET GS47–30, NOT FOR RECORDATION.

N38°00'39"W 50.37'

N83°10'38"W 165.26'

NOTE:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.

NOTE:
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS.

40 0 20 40 80
1 inch = 40 ft.

37.0' 43.4' 31.0' PORCH 15.2' 46.4'TOTAL 22.5' PROPOSED DWELLING ASHBY PLAN GARAGE 20.6' 5.0' 38.7' 39.4' 49.4'TOTAL 16.3' 38.1' 5.0' 9.4' PORCH 36.2' PROPOSED DRIVE 9.8' 24.6' 19.4' 37.3'

N62°11'07"W 61.88'

UTILITY EASEMENT

R = 60.00'
L = 46.68'
S41°47'33"W CHORD 45.51'

ROLLING PASTURE WAY
60'R/W (PUBLIC & UTILITY)

OWNER:
LAMCO CUSTOM BUILDERS, LLC
7424 CHAPEL HILL ROAD, SUITE 203
RALEIGH, NC 27607

REFERENCE:
LAMCO CUSTOM BUILDERS, LLC
DB 4121, P.943
FAIR RIDGE FARMS SUBDIVISION
MAP # 2022–42, LOT 12

FAIR RIDGE FARM HOMEOWNERS ASSOCIATION, INC
DB 4121, P. 936
MAP # 2022–42, TRACT ONE

60' RADIUS

DRAINAGE

POND

LAMCO CUSTOM HOMES, LLC
DB 4121, P. 943
MAP # 2022–42
LOT 13

I, Thomas J. Matthews, RLS (L–1255) certify that this plat was drawn from an actual survey made under my supervision. (1:10,000 Procedures). Plat prepared in accordance with standards of "Practice for Land Surveying in North Carolina".

NORTH CAROLINA PROFESSIONAL SEAL L–1255 LAND SURVEYOR THOMAS J. MATTHEWS

Thomas J. Matthews 11–18–2022
Thomas J. Matthews Date

SITE PLAN SURVEY FOR: **LAMCO CUSTOM BUILDERS LLC.** 12 ROLLING PASTURE WAY	TOWNSHIP: UPPER LITTLE RIVER	COUNTY: HARNETT	
	STATE: NORTH CAROLINA	DATE COMPLETED: 11–18–2022	
THOMAS J. MATTHEWS PROFESSIONAL LAND SURVEYOR 226 E. TRADE STREET SUITE 2 SANFORD, N.C. 27332 (919) 776–3400 matthewssurveying@yahoo.com	SCALE: 1" = 40'	REVISIONS:	JOB # 3941C LOT 12
	PARCEL: PID 039588 0006 12 PIN 9588–57–3000		
	ZONE: RA–20 / TAX MAP: 9588		