

VICINITY MAP (NTS)

LORESSION A QUEESS TON SEAL L-4817 THO SURVEYOR A NO SURVEYOR THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

NICHOLAS M. FRENCH, PLS L-4817 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 SUBVEY IS A CORRECT REPRESENTATION OF THE LAND. PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TILE REPORT. A NORTH CARGUNA LICENSED THE RECARDING CORRECT OWNERSHIP, WOTH AND LOCATION OF EASEMENTS, AND OTHER TILE QUESTIONS REVEALED BY TITLE EXAMINATION.

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

6.THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370328 PANEL 0662, SUFFIX J HARNETT COUNTY WITH AN EFFECTIVE DATE OF 10/03/2006.

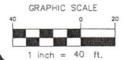
IMPERVIOUS AREA SE 1,891 SQ.FT. HOUSE DRIVE TO R/W 677 SQ.FT. 42 SQ.FT. PATIO 9 SQ.FT.

TOTAL

2,619 SQ.FT.

SETBACKS PER:	
M.B. 2022.	PG. 326-338
FRONT	35'
SIDE	10'
REAR	20'
CORNER	20'





CONSERVATION OPEN (66 SPACE (67) S44'32'35"W S44'32'35"W 71.90 13.35 (TYP) SETBACKS WETLANDS B.K. 2022 PGS. 326-338 10 161 249.93 (88) (87) (89) 21 106 S F ± S45'27'30"E N45.05'31"W PROPOSES 1.67 22.20 3W PROP CONC DRIVE 36 00 THE 35 16 24 E N44"32'05"E 83.65" COLESHILL ROAD 50' PUBLIC R/W € INTERSECTION COLESHILL RD & IVY BANK DR

PRELIMINARY PLOT PL AN

PROJECT: 22 LGI ATHERSTONE DRAWN BY: MTH SURVEYED BY: N/A SCALE 1"=40 S FIELD WORK DWG DATE: 12-08-202

LGI HOMES 374 COLESHILL ROAD LOT 88 ATHERSTONE SUBDIVISION BLACK RIVER TWP., HARNETT CO., NC BK. 2022 PG. 326-338

