

- LEGEND**
- AC=ARE CONDITIONING UNIT
 - AG=ABOVE GROUND
 - BC=BACK OF CURB
 - BG=BELOW GROUND
 - CATV=CABLE TV
 - CB=CATCH BASIN
 - CD=CONC DRIVEWAY
 - EB=ELECTRIC BOX
 - EM=ELECTRIC METER
 - EDP=EDGE OF PAVEMENT
 - PH=HYDRANT
 - LP=LIGHT POLE
 - N/F=NOW OR FORMERLY
 - PP=POWER POLE
 - RCP=REINFORCED CONC PIPE
 - R/W=RIGHT OF WAY
 - SCD=CLEANOUT
 - SW=SIDEWALK
 - TP=TELEPHONE PEDESTAL
 - TF=TRANSFORMER
 - WM=WATER METER
 - WV=WATER VALVE
 - EP=EXISTING IRON PIPE
 - ES=EXISTING IRON PIPE SET
 - ER=EXISTING IRON ROD



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 SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATED 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 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 10/03/2008.

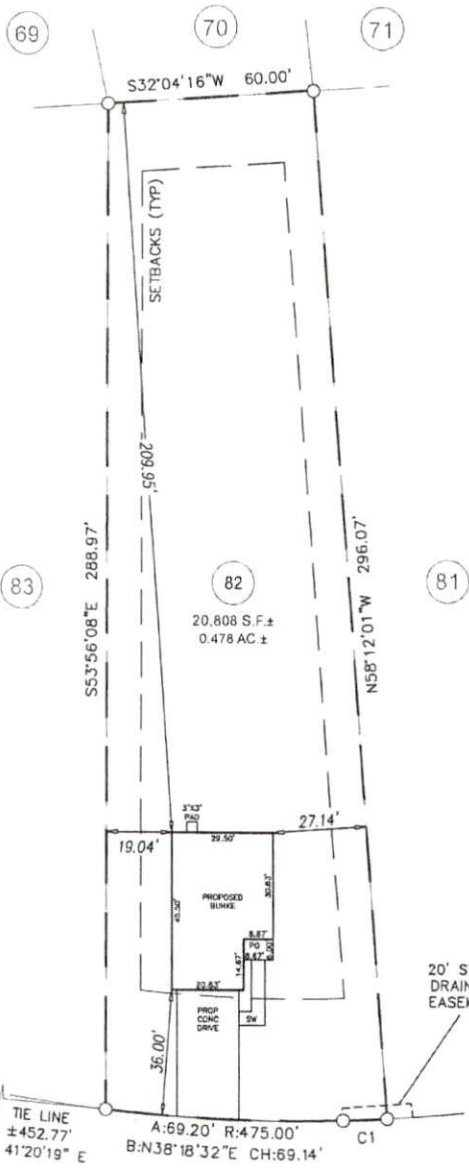
CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING CHORD
C1	12.88	471.00	N 53°21'48" E 12.88

IMPERVIOUS AREA

HOUSE	1,267 SQ.FT.
DRIVE TO R/W	661 SQ.FT.
WALK	89 SQ.FT.
PATIO	9 SQ.FT.
TOTAL	2,026 SQ.FT.

SETBACKS PER:
M.B. 2022, PG. 325-338

FRONT	35'
SIDE	10'
REAR	20'
CORNER	20'



INTERSECTION COLESHILL RD & IVY BANK DR

TIE LINE ±452.77'
N 41°20'19" E
A: 69.20' R: 475.00'
B: N38°18'32" E CH: 69.14'

COLESHILL ROAD
50' PUBLIC R/W

PRELIMINARY PLOT PLAN

PROJECT:	22 LGI ATHERSTONE
DRAWN BY:	MTH
SURVEYED BY:	N/A
SCALE:	1" = 40'
FIELD WORK:	12-07-2022
DWG DATE:	12-07-2022

FOR
LGI HOMES
276 COLESHILL ROAD
LOT B2 ATHERSTONE SUBDIVISION
BLACK RIVER TWP., HARNETT CO., NC
BK. 2022 PG. 326-338

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