

VICINITY MAP (NTS)

- LEGEND**
- AC=AIR CONDITIONING UNIT
 - AG=ABOVE GROUND
 - BCK=BACK OF CURB
 - BW=BELOW GROUND
 - CATV=CABLE TV
 - CB=CATCH BASIN
 - CD=CONC DRIVEWAY
 - ED=ELECTRIC BOX
 - EM=ELECTRIC METER
 - EOP=EDGE OF PAVEMENT
 - FI=FIRE HYDRANT
 - LP=LIGHT POLE
 - N/F=NOW OR FORMERLY
 - PP=POWER POLE
 - RCP=REINFORCED CONC PIPE
 - R/W=RIGHT OF WAY
 - SC=CLEANOUT
 - SW=SIDEWALK
 - TP=TELEPHONE PEDestal
 - TR=TRANSFORMER
 - WM=WATER METER
 - WV=WATER VALVE
 - EP=EXISTING IRON PIPE
 - IP=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 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 CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.
6. A PORTION OF THIS PARCEL IS 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.

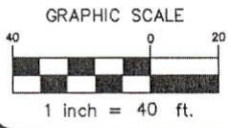
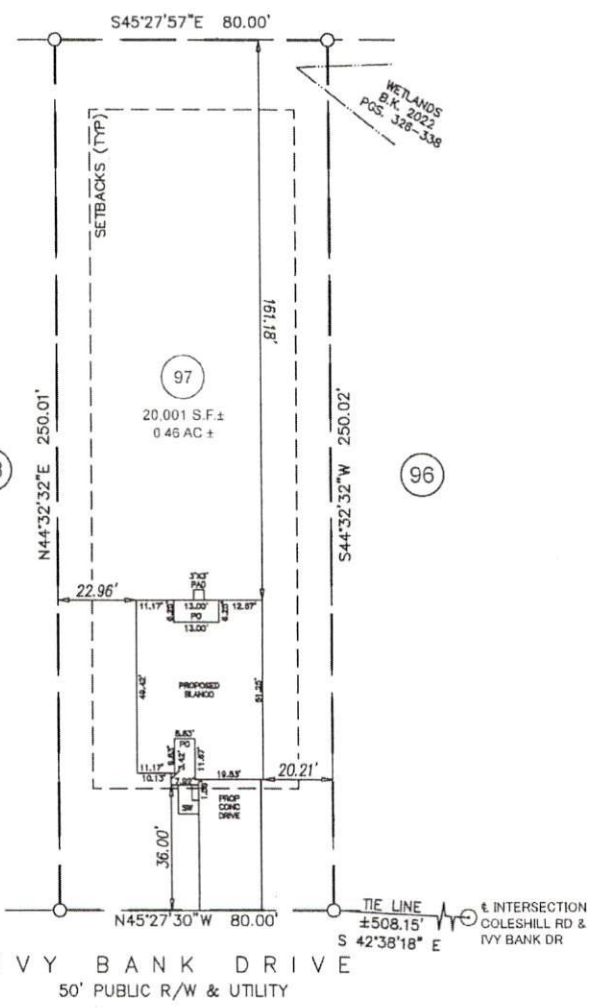
N/F
STEVE & SUSAN COTTON
PIN: 0662-28-4695
D.B. 1332, PG. 916

IMPERVIOUS AREA

HOUSE	1,882 SQ.FT.
DRIVE TO R/W	677 SQ.FT.
WALK	42 SQ.FT.
PATIO	9 SQ.FT.
TOTAL	2,610 SQ.FT.

SETBACKS PER:
M.B. 2022, PG. 326-338

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



IVY BANK DRIVE
50' PUBLIC R/W & UTILITY

PRELIMINARY
PLOT PLAN

PROJECT:	22 LGI ATHERSTONE
DRAWN BY:	MTH
SURVEYED BY:	N/A
SCALE:	1"=40'
FIELD WORK:	N/A
DWG DATE:	02-06-2023

FOR
LGI HOMES
106 IVY BANK DRIVE
LOT 97 ATHERSTONE SUBDIVISION
BLACK RIVER TWP., HARNETT CO., NC
BK. 2022 PG. 326-338

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