

VICINITY MAP (NTS)

LEGEND IF-TRANSFORMER
WW-WATER METER
WY-WATER VALVE



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 COMPILANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPILANCE WITH A PEOPLE PROPERTY. 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,

APROPERTY 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 CARCINA LICENSED ATTORNEY—AT—LAW SHOULD BE CONSULTED RECARDING CORRECT OWNERSHIP, MOTH 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.

8.A PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370328 PANEL 0862, SUFFIX J HARNETT COUNTY WITH AN EFFECTIVE DATE OF 10/03/2008.

IMPERVIOUS AREA E 1,882 SQ.FT.

HOUSE 677 SQ.FT. DRIVE TO R/W WALK 42 SQ.FT. PATIO 9 SQ.FT.

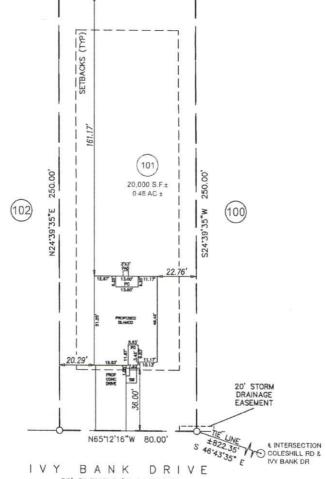
TOTAL 2,610 SQ.FT.

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



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

S65'12'16"E 80.00'



IVY BANK DRIVE 50' PUBLIC R/W & UTILITY

GRAPHIC SCALE



PRELIMINARY PLOT PLAN

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

LGI HOMES 166 IVY BANK DRIVE LOT 101 ATHERSTONE SUBDIVISION BLACK RIVER TWP., HARNETT CO., NC BK. 2022 PG. 326-338

