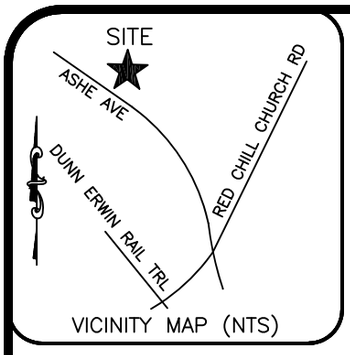

VICINITY MAP (NTS)

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 PLAT.
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. ALL VISIBLE ENCROACHMENTS ARE SHOWN HEREON.
6. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370456 PANEL 1508, SUFFIX J TOWN OF ERWIN WITH AN EFFECTIVE DATE OF 10/03/16.

THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PRELIMINARY

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.

NORTH CAROLINA PROFESSIONAL SEAL L–4817 LAND SURVEYOR NICHOLAS M. FRENCH

LEGEND
AC=AIR CONDITIONING UNIT
BC=BACK OF CURB
CB=CATCH BASIN
CO=CLEAN OUT
DW=DRIVEWAY
EB=ELECTRIC BOX
EM=ELECTRIC METER
EP=EDGE OF PAVEMENT
GM=GAS METER
MB=MAIL BOX
SW=SIDE WALK
TP=TELECOMMUNICATION PEDESTAL
TSB=TELEPHONE SWITCH BOX
WM=WATER METER
EIP=EXISTING IRON PIPE
EIR=EXISTING IRON ROD
NIP=NEW IRON PIPE
CP=COMPUTED POINT
AG=ABOVE GROUND
BG=BELOW GROUND

PB 2023 PG 636

N/F
WILLIAMS CHARLES G
PIN:1508-52-7717
D.B. 1010, PG. 0611

3.20'
S 39°39'03" E
146.16'
L4
L5
L6
156.7'
59,503 SQ.FT.
1.366 AC.
SHED
EOG
EOG
N/F
OTERO FILIBERTO ALVARENGA
DB 4161 PG 2443
PIN 1508-42-5036
N 48°44'19" E 330.02'
341.96'
67.1'
58.5'
S 47°50'03" W 282.04'
PRIVATE DRIVE
16.00'
6.00'
PORCH
6.00'
25.00'
14.00'
36.00'
PROPOSED DWELLING
52.00'
5.00'
18.00'
7.00'
7.00'
6.00'
7.00'
11.00'
16.00'
21.00'
PROP CONC DRIVE
EOG
N 26°57'54" W 107.83'
S
INGRESS–EGRESS EASEMENT DB 848 PG 294
118.3'
R/W
20.58'
15"ø RCP
EOP
EOP
EOP
L1
40.00'
143.28'
431.63'
N 41°03'39" W

IMPERVIOUS AREA

HOUSE	2,435 SQ.FT.
DRIVE/WALK	1,631 SQ.FT.
PATIO	0 SQ.FT.
TOTAL	4,066 SQ.FT.

SETBACKS

FRONT	35'
SIDE	10'
REAR	25'
STREET	20'

ZONED RA–30

AHSE AVE
60' PUBLIC R/W

N/F
SCANTLIN ROBERT ALAN &
SCANTLIN DIANA LYNN
PIN:1508-41-8778
D.B. 4036, PG. 0313

LINE	BEARING	DISTANCE
L1	S 47°50'03" W	30.00'
L4	S 48°44'19" W	18.06'
L5	S 68°24'42" E	35.59'
L6	S 47°38'38" W	30.80'

GRAPHIC SCALE
50 0 25
1 INCH = 50 FT.

ECLS

PROJECT:	RDH-COLEMAN-ASHE
DRAWN BY:	NMF
SURVEYED BY:	N/A
SCALE:	1"=50'
FIELD WORK:	N/A
DWG DATE:	3/17/23

PLOT PLAN
FOR
RED DOOR HOMES
ASHE AVENUE
PB 2023 PG 636
GROVE TWP., JOHNSTON CO., NC
DB 4181 PG 1433 PIN# 1508-41-6960

ECLS GLOBAL, INC
U.S. VETERAN-OWNED
19 N McKINLEY ST
COATS, NC 27521
910.897.3257 ECLSGLOBALINC.COM
910.897.2329 (FAX) CO#C-4175