PRELIMINARY PLOT PLAN FOR:

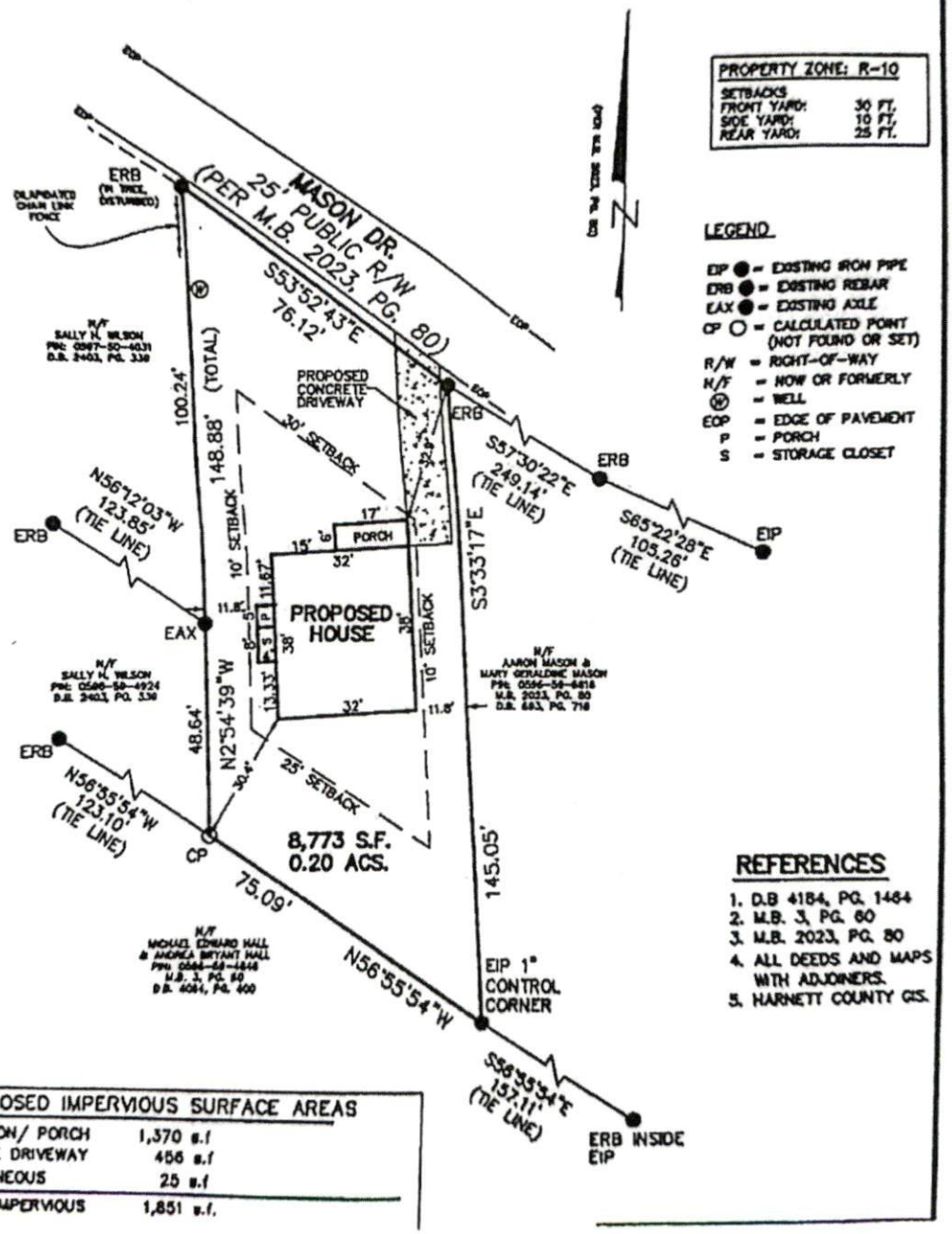
T & T BOYS, INC.

OWNER: T & T BOYS, INC.
TOWN OF ERWIN
HARNETT COUNTY, NORTH CAROLINA
ADDRESS: 405 MASON DRIVE
ZONE: R-10
PIN: 0596-59-4975
MAP BOOK 3, PAGE 60
DEED BOOK 4184, PAGE 1464 (SOURCE OF TITLE)

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. DASHED LINES REPRESENT LINES NOT SURVEYED.
6. NO GRID MONUMENT FOUND WITHIN 2000' OF PROPERTY.

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720058600J
EFFECTIVE DATE: 10/03/2006



PROPERTY ZONE: R-10

SETBACKS	
FRONT YARD:	30 FT.
SIDE YARD:	10 FT.
REAR YARD:	25 FT.

LEGEND

- EIP ● = EXISTING IRON PIPE
- ERB ● = EXISTING REBAR
- EAX ● = EXISTING AXLE
- CP ○ = CALCULATED POINT (NOT FOUND OR SET)
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- Ⓦ = WELL
- EOP = EDGE OF PAVEMENT
- P = PORCH
- S = STORAGE CLOSET

REFERENCES

1. D.B 4184, PG. 1464
2. M.B. 3, PG. 60
3. M.B. 2023, PG. 80
4. ALL DEEDS AND MAPS WITH ADJOINERS.
5. HARNETT COUNTY GIS.

PROPOSED IMPERVIOUS SURFACE AREAS

FOUNDATION/ PORCH	1,370 s.f
CONCRETE DRIVEWAY	456 s.f
MISCELLANEOUS	25 s.f
IMPERVIOUS	1,851 s.f.

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