

MAP REFERENCE PLAT BOOK 2023,PAGE 447-448.

DEED REFERENCE DEED BOOK 4153,PAGE 1948.

FLOOD INFORMATION

PROPERTY SHOWN ON THIS PLAT LIES IN A (ZONE X) MINIMAL FLOOD RISK AS SHOWN ON FLOOD MAP NO.3710958600J.

EFFECTIVE DATE 10/3/2006

EXISTING PARCEL

ALL INFORMATION SHOWN ON THIS MAP WAS TAKEN FROM EXISTING RECORDED SURVEY MAP AND NO NEW SURVEY WAS PREFORMED BY BENNETT SURVEYS.

PUBLIC WATER PRIVATE SEWER

REFERENCE RECORDED PLAT NOTES INFORMATION AND RESTRICTIONS.

NORTH CAROLINA HARNETT COUNTY

I,Mickey R.Bennett,PLS do certify that this plat was drawn under my supervision(deed description recorded in Book(see ref) Page(see ref),and that boundaries not surveyed are clearly

indicated as drawn from information found in Book(see ref),Page (see ref),that the ratio of precision as calculated is 1:10000. Witness my original signature,registration number and seal this 20th day of September,A.D.2023.

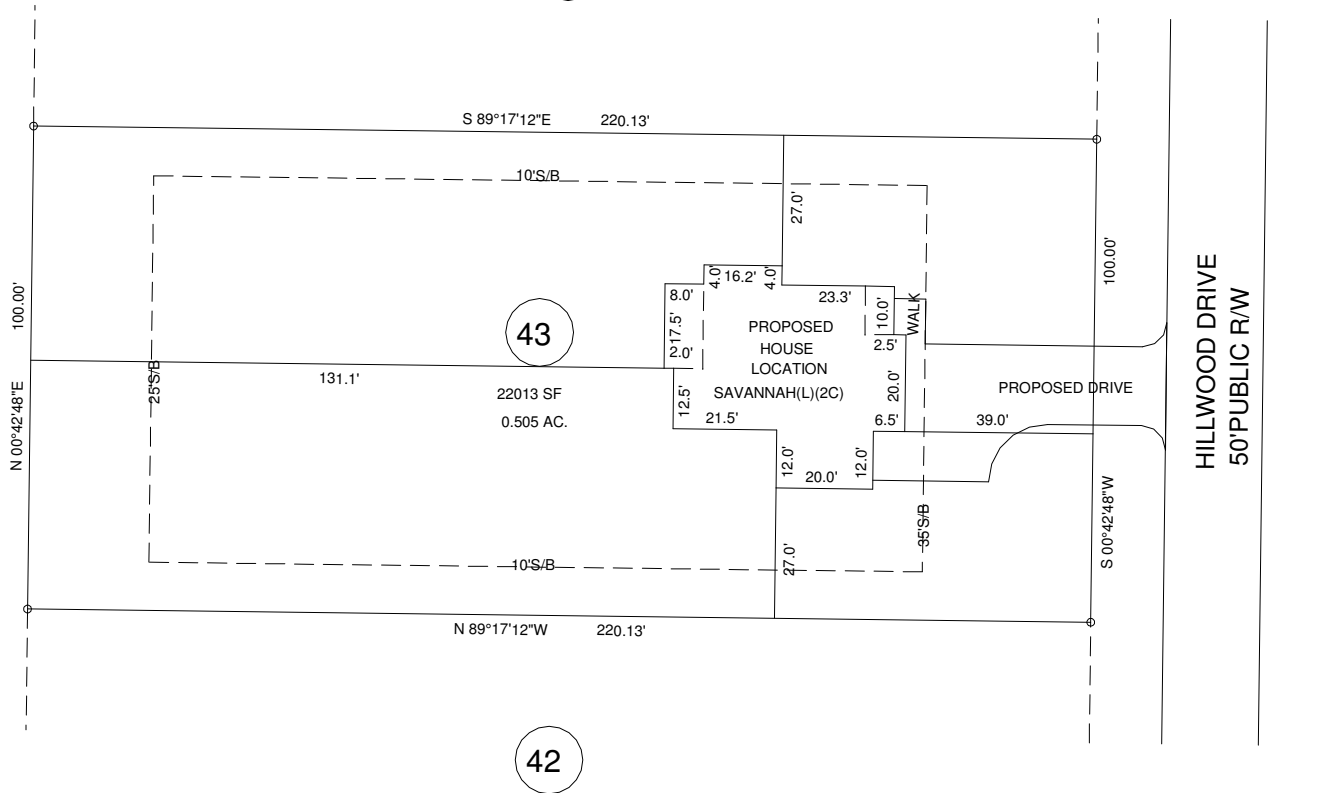
Mickey R.Bennett PLS



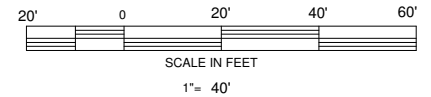
MICKEY R.BENNETT L - 1514

I MICKEY R. BENNETT PLS CERTIFY That this survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

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NORTH REF:PLAT BK:2023,PG:447-448



THIS PLOT PLAN DOES NOT REPRESENT A FIELD SURVEY.

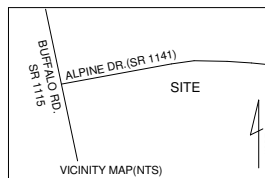
EXISTING PARCEL(SEE NOTE)

188 HILLWOOD DRIVE,SANFORD,NC 27332

MINIMUM BUILDING SETBACKS

- FRONT --- 35'
- SIDE -- 10'
- CORNER - 20'
- REAR - 25'
- MAXIMUM HEIGHT - 35'

OWNER:
SUNSET RIDGE DEVELOPERS,LLC
350 WAGONER DRIVE
FAYETTEVILLE,NC 28303



PLOT PLAN WEST POINT S/D PHASE III LOT -- 43		TOWNSHIP BARBECUE		COUNTY HARNETT	
ZONED RA-20R		PIN 9586-97-1766.000		NORTH CAROLINA	

BENNETT SURVEYS F-1304
1662 CLARK RD. LILLINGTON N.C.27546
(910) 893-5252

SCALE : 1" = 40'	DRAWN BY: MRB&RVB
DATE SEPTEMBER 20,2023	DRAWING NO. 23450