NOT FOR RECORDATION

LOT 29

N 05°38'05" E
121.55'

25' SETBACK

10' SETBACK

S 05°38'05" W 143.08'

N 63°41'31" E
CHORD LENGTH
64.34'
DELTA ANGLE
13°26'14"

POA AREA
NO. 2

112.49'

10' SETBACK

N 19°36'23" W 441.62'

N 33°03'29" W 383.68' TOTAL

337.8'

271.19'

LOT 30

LOT 32

LOT 31
43,768
SQUARE FEET
1.005 ACRES

PROPOSED
DWELLING
55.3' X 50.5'

10' SETBACK

35.4'

35' SETBACK

35.5'

39.7'

71.24'

N 56°58'24" E

PROPERTY CURRENTLY ZONED:
RESIDENTIAL AGRICULTURAL - RA-20R

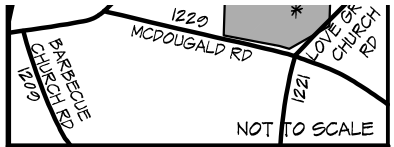
MINIMUM BUILDING SETBACKS
FRONT = 35'
SIDE = 10'
REAR = 25'
STREET SIDE = 20'

PROPERTY SERVICED BY:
PUBLIC WATER
PRIVATE SEPTIC

REFERENCE:
LOT 31
WEST PRESERVE
DEED BOOK 3055, PAGE 682
PLAT BOOK 2023, PAGES 172-174

PLAT BOOK 2023, PAGES 172-174

NORTH



VICINITY MAP

NORTH CAROLINA PROFESSIONAL SEAL L-4740 LAND SURVEYOR STEVEN W. MULLINS

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FLOOD HAZARD: ZONE X
MAP: 3710956800K ~ PANEL: 0568
EFFECTIVE: 3 OCT. 2006

PROFESSIONALLY

ATLAS SU
AND MA
1503 OLD CARB
SANFORD, N
919 478-
FIRM: L
ATLASSURVEYINGANDM

ATLAS Surveying & Mapping

REVISIONS:

CURRENT OWNER:

LOVE GROVE DEVELOPMENT, INC.
350 WAGONER DRIVE
FAYETTEVILLE, NC 28303

LOT 31
WEST PRESERVE
EANDER LANE

COUNTY: HARNETT
TOWNSHIP: BARBECUE
DATE: 17 JANUARY 2024

DRAWN BY: SWM 1
SCALE: 1" = 60'

CHECKED BY: SWM 2
PROJECT: 23-023