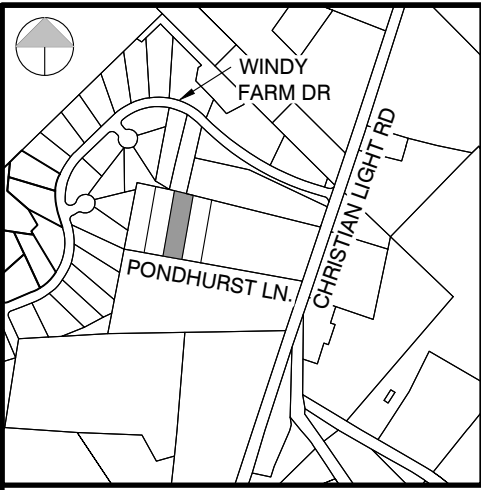
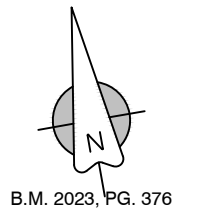


FOUNDATION SURVEY

LOT 03 - DVL PONDHURST
 FUQUAY-VARINA, NC
 HARNETT COUNTY, NORTH CAROLINA
 APRIL 08, 2024



LOCATION MAP
 1" = 1000'

LEGEND:

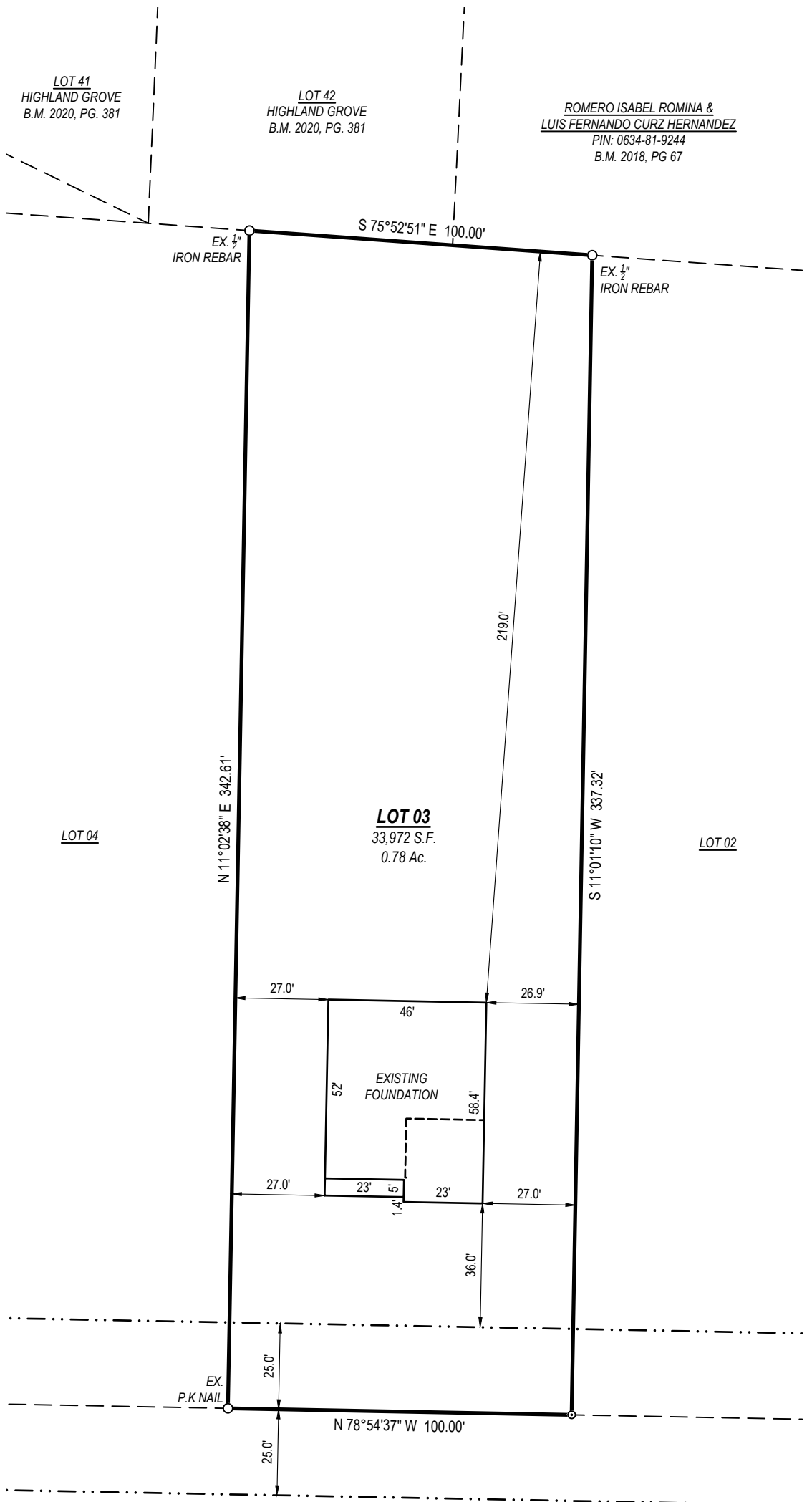
- | | | | |
|------|---------------------|---|-------------------------|
| B.M. | Book of Maps | ○ | Ex. Property Corner |
| D.B. | Deed Book | ● | New 3/4" Iron Pipe |
| PG. | Page | ○ | Calculated point |
| S.F. | Square Feet | ○ | Water Meter |
| AC. | Acres | ⊙ | Sanitary Sewer Cleanout |
| -X- | Fence | ⊙ | Sanitary Sewer Manhole |
| -W- | Water pipe | ⊙ | Power Pedestal |
| -SS- | Sanitary sewer pipe | ⊙ | Power Pole |
| -SD- | Storm drain pipe | ⊙ | Telephone Pedestal |
| -OU- | Overhead utility | ⊙ | Cable Pedestal |
| | | ⊙ | Gas Meter |
| | | ⊙ | AC Condenser |

SITE DATA	
OWNER	ELM STREET BUILDERS, LLC
SITE ADDRESS	140 PONDHURST LANE
PIN	0634-81-4086
PLAT REFERENCE	B.M. 2023, PG. 376
SUBDIVISION	DVL PONDHURST
ZONING	RA-30

BUILDING SETBACKS	
FRONT	35'
REAR	25'
CORNER	20'
SIDE	10'

SURVEY NOTES:

- ALL EASEMENTS, RIGHT-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM BOOK OF MAPS 2023, PAGE 376 UNLESS OTHERWISE NOTED.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



PONDHURST LANE
 EX. 50' PRIVATE ROAD
 INGRESS, EGRESS & UTILITY
 EASEMENT



Jeremy Taylor

TAYLOR
 LAND CONSULTANTS, PLLC
 License # P-0829
 1600 Olive Chapel Rd., #140
 Apex, NC 27502
 (919) 801-1104

The purpose of this survey is to illustrate the location of the existing house currently under construction. This survey shall not be considered a "Boundary Survey" as all property lines may have not been surveyed and monumented. This survey is not to be used for any conveyance or sale of the property.

REVISIONS	

FOUNDATION SURVEY

SCALE: 1" = 40'