

- LEGEND**
- AC=AIR CONDITIONING UNIT
 - AG=ABOVE GROUND
 - BC=BACK OF CURB
 - BG=BELOW GROUND
 - CATV=CABLE TV
 - CB=CATCH BASIN
 - CD=CONC DRIVEWAY
 - EB=ELECTRIC BOX
 - EM=ELECTRIC METER
 - EP=EDGE OF PAVEMENT
 - FP=FIRE HYDRANT
 - LP=LIGHT POLE
 - N/F=NOW OR FORMERLY
 - PP=POWER POLE
 - RCP=REINFORCED CONC PIPE
 - R/W=RIGHT OF WAY
 - SCD=CLEANOUT
 - SW=SIDEWALK
 - TP=TELEPHONE PEDESTAL
 - TF=TRANSFORMER
 - WM=WATER METER
 - WV=WATER VALVE
 - EXISTING IRON PIPE
 - ⊙ IRON PIPE SET
 - ⊖ EXISTING IRON ROD



N/F
WINGO HOLDINGS, LLC
PIN: 0662-28-4695
D.B. 4125, PG. 328

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

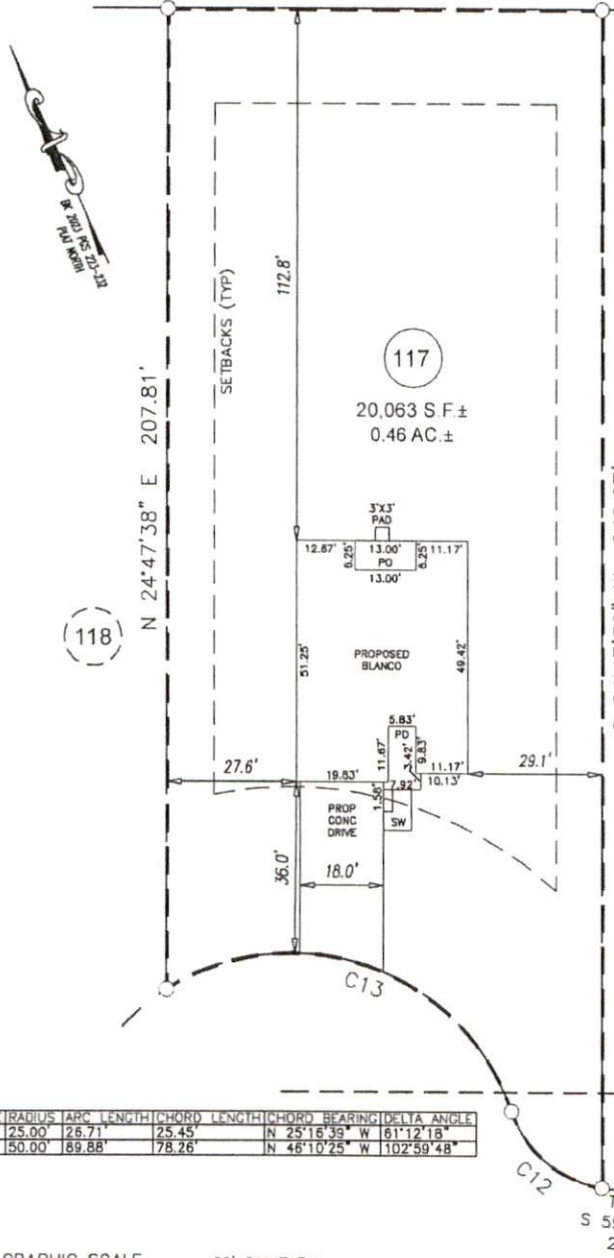
NICHOLAS M. FRENCH, PLS L-4817 DATE

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.

VICINITY MAP (NTS)

S 65°12'16" E 93.50'



GENERAL 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 SURVEY.
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. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370328 PANEL 0662, SUFFIX J HARNETT COUNTY WITH AN EFFECTIVE DATE OF 10/03/2006.
6. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON IS CALCULATED TO PROPERTY LINE/RIGHT-OF-WAY.

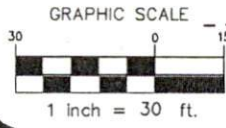
IMPERVIOUS AREA

HOUSE	1,882 SQ.FT.
DRIVE	674 SQ.FT.
WALK	42 SQ.FT.
PATIO	9 SQ.FT.
TOTAL	2,607 SQ.FT.

SETBACKS PER

BK 2023 PGS 223-232	
FRONT	35'
SIDE	10'
REAR	20'
SIDE STREET	20'
MAX BLDG HGHT	35'
ZONING:	RA-30

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C12	25.00'	26.71'	25.45'	N 25°16'39" W	61°12'18"
C13	50.00'	89.88'	78.26'	N 46°10'25" W	102°59'48"



20' SANITARY SEWER EASEMENT
IVY BANK DRIVE
50' PUBLIC R/W & UTILITY
PRELIMINARY PLOT PLAN

TIE LINE
S 59°45'15" E
266.69'

100' SANITARY SEWER EASEMENT
PB. 2018 PG. 253

⊕ INTERSECTION OF IVY BANK DRIVE & LIME GROVE WAY

PROJECT:	22 LGI ATHERSTONE
DRAWN BY:	TKR
SURVEYED BY:	N/A
SCALE:	1"=30'
FIELD WORK:	N/A
DWG DATE:	04-03-2024

FOR
LGI HOMES
418 IVY BANK DRIVE
LOT 117 ATHERSTONE PHASE II SUBDIVISION
BLACK RIVER TWP., HARNETT CO., NC
BK. 2023 PG. 223-(228)-232

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