

SETBACKS PER

ZONING: RA-30

BK 2023 PGS 223-232 35 FRONT 10' SIDE

REAR 20' 20' SIDE STREET MAX BLDG HGHT 35'

RIGHT PER REQUEST 7-7-24

풀 2

5 HOUSE

MOVED

LEGEND

AC=AIR CONDITIONING UNIT
AG=ABOVE GROUND
BOC=BACK OF CURB
BG=BELOW GROUND
CATY=CABLE TV
CB=CATCH BASIN
DW=CONC DRIVEWAY
EB=ELECTRIC BOX
EM=ELECTRIC BOX
EM=ELECTRIC METER
EOP=EDGE OF PAVEMENT
FH=FIRE HYDRANT
LP=LIGHT POLE
N/F=NOW OR FORMERLY
PP=POWER POLE
RCP=REINFORCED CONC PIPE
R/W=RIGHT OF WAY
SCO=CLEANOUT
SW=SIDEWALK
TP=TELEPHONE PEDESTAL
TF=TRANSFORMER
WM=WATER METER
WW=WATER METER
WW=WATER VALVE

© EIP=EXISTING IRON PIPE

© IRON PIPE SET

C EIR=EXISTING IRON ROD SEAL L-4817

SURVEYOR OF ESS / ON NOTICE OF ESS / O

> <sup>(</sup> 157 46°54'25" E 58.0B 163

> (TYP)

TBACKS 21,754 S.F.± 0.499 AC.±

IJ

250.00

CERTIFICATE OF ACCURACY & MAPPING
I NICHOLAS M. FRENCH PLS CERTIFY THAT THIS MAP WAS
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD
SURVEY DONE UNDER MY SUPERVISION, AND THAT THE
ERROR OF CLOSURE AS COMPUTED BY CO—ORDINATES
IS LESS THAN 1:10,000.

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. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

## GENERAL NOTES:

1.ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

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

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.

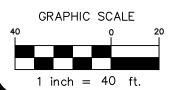
5.THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370328 PANEL 0662, SUFFIX J HARNETT COUNTY WITH AN EFFECTIVE DATE OF 10/03/2006.

IMPERVIOUS AREA 1,892 SQ.FT. HOUSE DRIVE TO R/W 42 SQ.FT. WALK 679 SQ.FT. PATIO 9 SQ.FT.

2,622 SQ.FT.

56.21'14" (162) 164 ≥ 43.05 TOTAL 38.7 ່າດ 12.67 ອ 3.42 19.1 CONC 36.1 JIELLINE – 41°56′14″ w √γ⊖ C<sub>1</sub> N 46°54'25" W 58.08 288.59'

VILLAS STREET NEW 50' PUBLIC R/W & UTILITY



CLIBVE	שארוויס	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C 1	250.00	E7 06'	57.73'	N 40°16'36" W
C1	230.00	D7.00	37.73	W 0001 UP N

PRELIMINARY PLOT PLAN

PROJECT: 22 LGI ATHERSTONE DRAWN BY: AMW/VIH SURVEYED BY: N/A SCALE: "=<u>40</u>" DWG DATE: 05-08-2024 FIELD WORK:

FOR LGI HOMES

210 NEW VILLAS STREET LOT 163 ATHERSTONE PHASE II SUBDIVISION BLACK RIVER TWP., HARNETT CO., NC BK. 2023 PG. 223-(228)-232

