



VICINITY MAP
(NTS)

LEGEND:

- — — — — PROPERTY LINE
 - - - - - ADJOINER LINE (NOT SURVEYED)
 - PLAT'S CL OF ROAD
- EPK EX. PK NAIL PER PLAT
 EIR EX. IRON ROD PER PLAT
 EP EX. IRON PIPE PER PLAT

LOT #
 N/F KARLA HERNANDEZ &
 HERRERA MIGUEL HERNANDEZ
 PIN # 1529-41-3008.000
 DB 4193 PG 2733
 PB 2022 PG 0560

N/F TERRY & MELISSA BASS
 PIN # 1529-40-1844.000
 DB 4170 PG 0146
 PB PC# PG 7658

N/F RANDY & PHYLLIS MELLIOT
 PIN # 1529-40-8785.000
 DB 3263 PG 0401
 PB 2022 PG 0625

SITE NOTES:

- Plot Plan is for location purposes only. Builder should verify foundation information with the plans before construction commences.
- Building's footprint was derived from PDF files from the client labeled "Bass Residence" and dated 10-13-23
- All distances are horizontal and in US Survey Feet.
- This map reflects the information shown from the recorded plat and the deed of record and does not necessarily guarantee compliance with any and all restrictive covenants of record.
- This map has not been reviewed by any local government agencies for compliance with any applicable land development regulations. Nor has it been reviewed for compliance with recording requirements for plats.
- Parcel is subject to any and all easements, encroachments and encumbrances of record - this map was done without the benefit of a title search.
- Existing PK nails within & under the asphalt, Existing Iron Rods and Existing Iron Pipe were found per plat of record. However, Existing Iron Rod per record plat for the lot at the Right of Way margin of Miller Road (SR1706) was not found - only the remnants of old flagging remained within the disturbed area. This area had been recently tilled & planted it appeared during early Spring 2024 farming activities.

REFERENCES:

DB: 4170 PG: 0146
 PB: PC#F - PG: 7658

PARCEL IS ZONED RA-40 (HARNETT CO GIS) - SETBACKS PER HARNETT UDO SECT. 14.2

- FRONT SETBACK = 35' MIN
- SIDE SETBACK = 10' MIN
- CORNER LOT SETBACK (MAJOR ROAD) = 35' MIN
- REAR SETBACK = 25' MIN
- MAX BUILDING HEIGHT = 35'

I, KENNETH W. SMITH JR., CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION USING CARLSON BRX7 DUAL FREQUENCY RECEIVERS. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS B
2. POSITIONAL ACCURACY:
 HORIZONTAL POSITIONAL ACCURACY: 0.024'
 VERTICAL POSITIONAL ACCURACY: 0.045'
3. TYPE OF GPS FIELD PROCEDURE: RTK (BRX7 BASE & ROVER W/ VRS LOCALIZATION)
4. DATES OF SURVEY: MARCH 14TH, 2024
5. DATUM/EPOCH: NAD83/2011/NAVDS88
6. PUBLISHED/FIXED CONTROL USE: NCGS RTK VRS NETWORK BASE
7. GEOD MODEL: GEOID 18
8. SCALE FACTOR: 1.000299497681
9. UNITS: U.S. SURVEY FEET

LOCALIZATION PT FOR BASE: "CP NAIL SSC" N: 590,870.58 E: 2,124,093.24

Kenneth W. Smith Jr.
 KENNETH W. SMITH JR., PLS
 PROFESSIONAL LAND SURVEYOR L-5371



**-PLOT PLAN FOR-
 TERRY & MELISSA BASS**

~1910 NEIGHBORS ROAD DUNN, NC 28334
 AVERSBO RO TOWNSHIP HARNETT COUNTY
 SCALE: 1" = 60' REV. DATE: APRIL 3, 2024

SMITH SITE CONSULTANTS, PLLC.
 LAND DEVELOPMENT - ENGINEERING - SURVEYING

NC FIRM # P-2144
 121 BULITTLE DRIVE
 LINDEN, NC 28356
 PHONE: 910-391-5923
 EMAIL: SMITHSITECONSULTANTS@GMAIL.COM

