



- LEGEND**
- AC=AIR CONDITIONING UNIT
  - AG=ABOVE GROUND
  - BGC=BACK OF CURB
  - BG=BELOW GROUND
  - CATV=CABLE TV
  - CB=CATCH BASIN
  - CD=COVERED
  - CDW=CONC DRIVEWAY
  - EB=ELECTRIC BOX
  - EM=ELECTRIC METER
  - EP=ELECTRIC PEDESTAL
  - FH=FIREF HYDRANT
  - ICV=IRRIGATION CONTROL VALVE
  - LP=LIGHT POLE
  - MTR=METER
  - N/F=NOW OR FORMERLY
  - PO=PORCH
  - PP=POWER POLE
  - RCP=REINFORCED CONC PIPE
  - R/W=RIGHT OF WAY
  - SC=CLEANOUT
  - SW=SIDEWALK
  - TP=TELEPHONE PEDESTAL
  - TF=TRANSFORMER
  - WM=WATER METER
  - WV=WATER VALVE
  - EIP=EXISTING IRON PIPE
  - IRON PIPE SET
  - EIR=EXISTING IRON ROD



THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

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)**

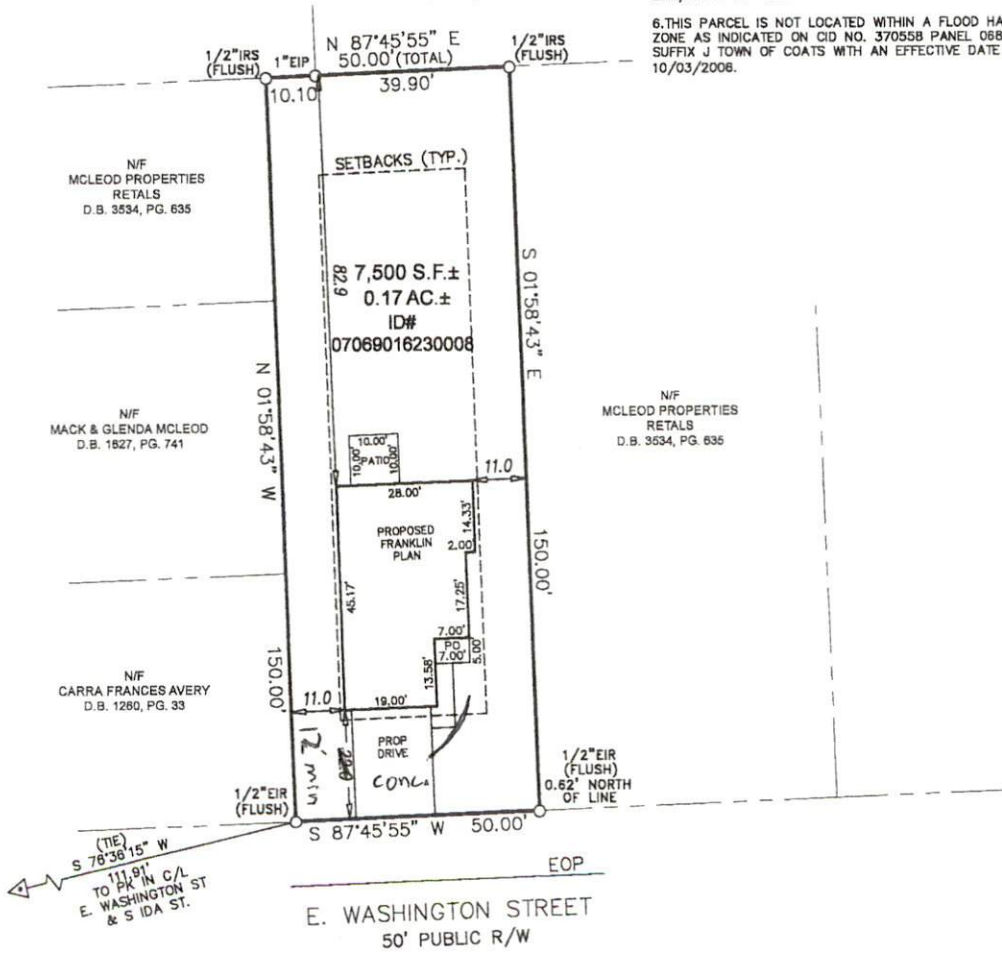
**SETBACKS**  
**ZONE R6**  
 PER HARNETT CO.  
 FRONT 20'  
 SIDE 10'  
 REAR 20'

**IMPERVIOUS AREA**  
 HOUSE 1,143 SQ.FT.  
 DRIVE TO R/W 358 SQ.FT.  
 WALK 51 SQ.FT.  
 PATIO 100 SQ.FT.  
 TOTAL 1,652 SQ.FT.

**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. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.
6. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370558 PANEL 0880, SUFFIX J TOWN OF COATS WITH AN EFFECTIVE DATE OF 10/03/2008.

N/F  
 MICHAEL & AMY ROGERS  
 D.B. 3858, PG. 405  
 P.B. 2020, PG. 88

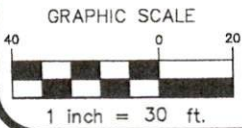


N/F  
 MCLEOD PROPERTIES  
 RETALS  
 D.B. 3534, PG. 635

N/F  
 MACK & GLENDA MCLEOD  
 D.B. 1827, PG. 741

N/F  
 CARRA FRANCES AVERY  
 D.B. 1260, PG. 33

N/F  
 MCLEOD PROPERTIES  
 RETALS  
 D.B. 3534, PG. 635



**PRELIMINARY PLOT PLAN**

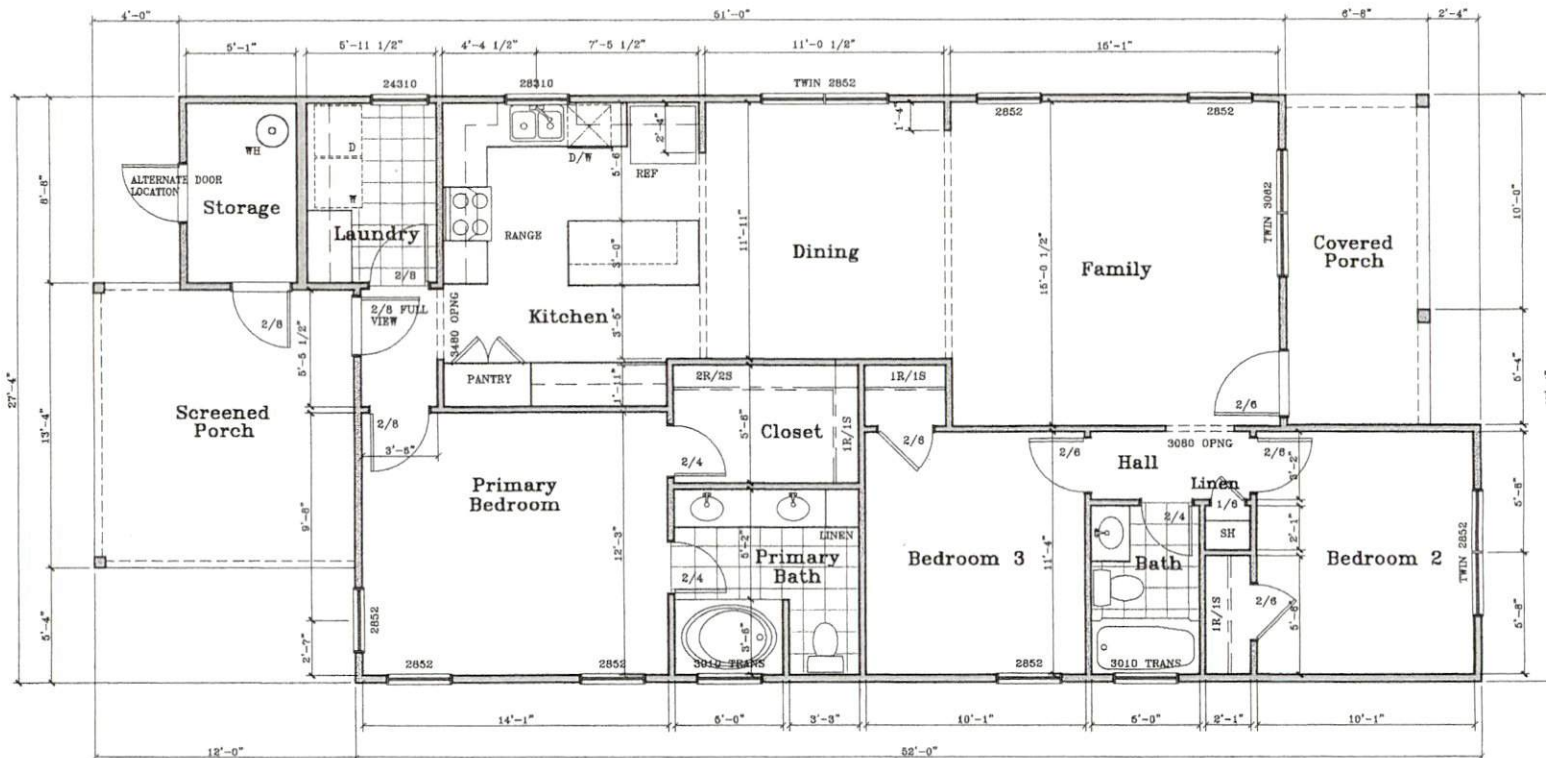
REVISION: HOUSE PLANS CHANGED/REVISED PER REQUEST 06-09-2023 JER  
 REVISION: HOUSE PLANS CHANGED/REVISED PER REQUEST 10-19-21

<b>ECLS</b>	PROJECT: 2020 PROJECTS 20-016 JARED HIEGEL
	DRAWN BY: APS
	SURVEYED BY: N/A
	SCALE: 1"=30'
	FIELD WORK: N/A DWG DATE: 02-01-2021

FOR  
**JARED HIEGEL**  
 220 E. WASHINGTON ST  
 ID# 07069016230008  
 COATS GROVE TWP., HARNETT CO., NC  
 D.B. 3864, PG. 736 & P.B. 2020 PG. 88

**ECLS GLOBAL**  
 U.S. VETERAN-OWNED  
 19 N MCKINLEY ST  
 DDATS, NC 27531  
 910.897.3257  
 910.897.2329 (FAX) CD#C-4178

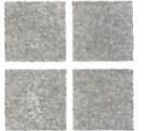
PRELIMINARY  
Not For Construction



**01 First Floor Plan** Scale: 1/4" = 1'-0"

**Area Data**

1ST FLOOR	1,306
STORAGE	49
FRONT PORCH	102
BACK PORCH	157
TOTAL	1,614



**Perry Cox**  
architect, p.a.  
207 Hudson Avenue  
Apex, North Carolina 27502  
P: 919.353.5411  
www.pcoxdesign.com

**Champion**  
Custom  
Homes, LLC  
12613 Old Creedmoor Rd  
Raleigh, NC 27613

17 March 2024  
**A1**

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Parcel ID: 07069016230008

Parcel PIN: 0690-83-4320.000

Account Number: 1500037168

Owner: J DOUGLAS CONTRACTING LLC

Mailing Address: 1709 STRUBLE CIR WILLOW SPRING, NC 27592

Physical Address: E WASHINGTON ST COATS, NC 27521 ac

Description: 50X150 1 LOT E WASHINGTON ST

Surveyed/Deeded Acreage: 0.17

Calculated Acreage: 0.17

Deed Date: 1599627600000

Deed Book/Page: 3864 - 0736

Plat(Survey) Book/Page: 0 - 0

Last Sale: 2020 - 9

Sale Price: \$8000

Qualified Code: X

Vacant or Improved: V

Transfer of Split: T

Actual Year Built:

Heated Area : SqFt

Building Count : 0

Building Value: \$0

Parcel Outbuilding Value: \$0

Parcel Land Value: 13820

Market Value: \$13820

Deferred Value: \$0

Total Assessed Value: \$13820

Zoning: Residential Main Street Transition - 0.17 acres (100.0%)

Zoning Jurisdiction: Coats

Wetlands: No

FEMA Flood: Minimal Flood Risk

Within 1mi of Agriculture District: Yes

Elementary School: Coats Elementary

Middle School: Coats-Erwin Middle

High School: Triton High

Fire Department: Coats Grove

EMS Department: Medic 6, D6 EMS

Law Enforcement: Coats Police

Voter Precinct: Coats/Grove

County Commissioner : W Brooks Matthews

School Board Member: Bradley Abate

