

PRELIMINARY PLOT PLAN:

BVA BUILDERS

ADDRESS: 1220 W. BLACKMAN ROAD
 DUKE TOWNSHIP
 HARNETT COUNTY, NORTH CAROLINA
 PIN: 1504-29-4638
 DEED BOOK 4241, PAGE 348 (SOURCE OF TITLE)
 PLAT BOOK 2024, PAGE 306
 ZONE: RA-30

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
4. DASHED LINES REPRESENT LINES NOT SURVEYED BY THIS OFFICE.
5. NO GRID MONUMENT FOUND WITHIN 2000' OF PROPERTY.

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720150400K EFFECTIVE DATE: 1/5/2007

NOTE:
 NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:
 - WETLANDS
 - UNDER GROUND UTILITIES
 - UNDER GROUND STORAGE FACILITIES
 - CEMETERIES OR BURIAL GROUNDS

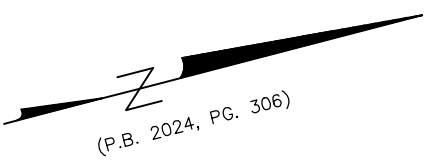
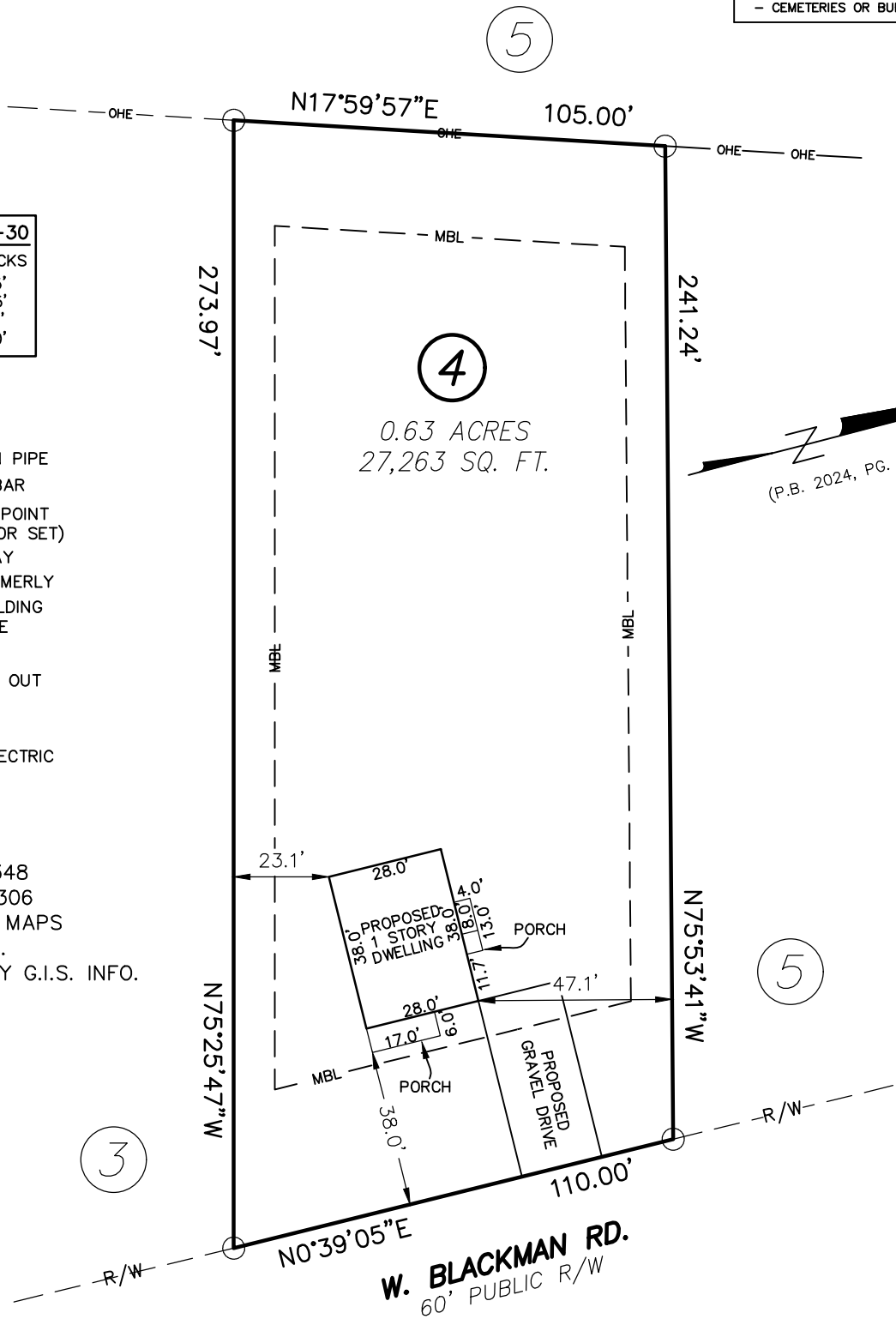
PROPERTY ZONE: RA-30	
MINIMUM BUILDING SETBACKS	
FRONT:	35'
REAR:	25'
SIDE:	10'
SIDE (CORNER):	20'

LEGEND

- EIP ● = EXISTING IRON PIPE
- ERB ● = EXISTING REBAR
- CP ○ = CALCULATED POINT (NOT FOUND OR SET)
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- MBL = MINIMUM BUILDING SETBACK LINE
- ⊙ = WATER METER
- ⊙ = SEWER CLEAN OUT
- ⊙ = POWER POLE
- OHE = OVERHEAD ELECTRIC

REFERENCES

1. D.B. 4241, PG. 348
2. P.B. 2024, PG. 306
3. ALL DEEDS AND MAPS WITH ADJOINERS.
4. HARNETT COUNTY G.I.S. INFO.



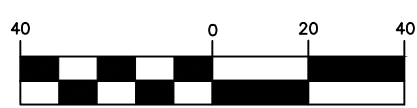
PRELIMINARY PLOT,
 NOT FOR RECORDATION,
 SALES OR CONVEYANCES.

STEWART-PROCTOR
 ENGINEERING and SURVEYING
 319 CHAPANOKE ROAD, SUITE 106
 RALEIGH, NC 27603 (LICENSE # P-0148)
 TEL. 919 779-1855 FAX 919 779-1661

DATE 01/28/2025
 SCALE 1"=40'

DRAWING
 W. BLACKMAN RD.
 (HARNETT)

GRAPHIC SCALE



NICHOLAS
 RT
 (IN FEET)
 1 inch = 40 ft.

