

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

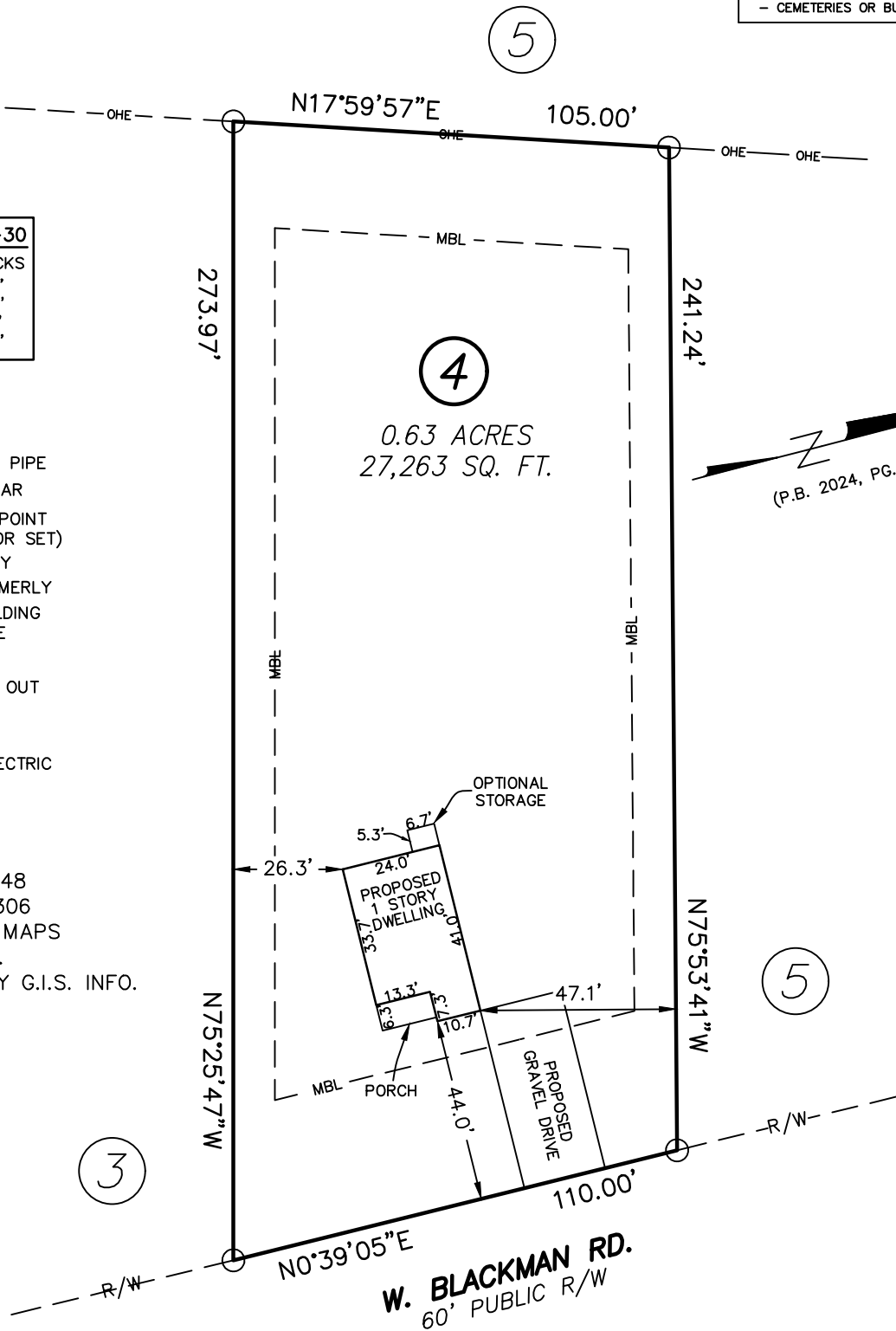
PROPERTY ZONE: RA-30	
MINIMUM BUILDING SETBACKS	
FRONT:	35'
REAR:	25'
SIDE:	10'
SIDE (CORNER):	20'

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

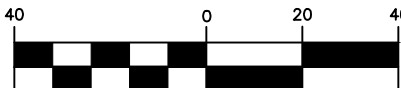
DATE 07/10/2025

DRAWING
W. BLACKMAN RD.
(HARNETT)

SCALE 1"=40'

LAWRENCE
RT

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

