

**PRELIMINARY PLOT PLAN:**  
**BVA BUILDERS**

ADDRESS: 000 W. BLACKMAN ROAD  
DUKE TOWNSHIP  
HARNETT COUNTY, NORTH CAROLINA  
PIN: \*\*\*\*\*  
DEED BOOK 4237, PAGE 2070 (SOURCE OF TITLE)  
PLAT BOOK \*\*, PAGE \*\*  
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: 1/3/2007

**NSIC:**  
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:

- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETRIES OR BURIAL GROUNDS

**PROPERTY ZONE: RA-30**

**MINIMUM BUILDING SETBACKS**

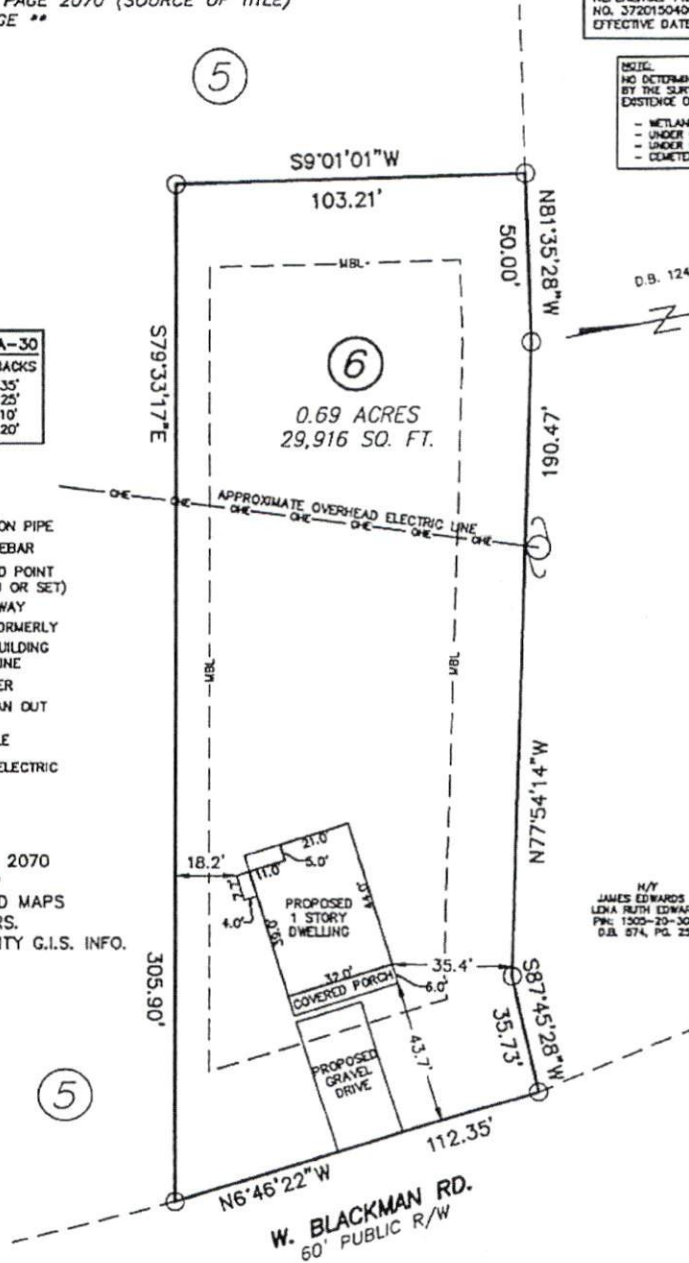
FRONT:	35'
REAR:	25'
SIDE:	10'
SIDE (CORNER):	20'

**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
- = OVERHEAD ELECTRIC

**REFERENCES**

1. D.B. 4237, PG. 2070
2. P.B. \*\*, PG. \*\*
3. ALL DEEDS AND MAPS WITH ADJOINERS.
4. HARNETT COUNTY G.I.S. INFO.



D.B. 1241, PG. 141

N/Y JAMES EDWARDS & LENA RUTH EDWARDS  
P.N. 1303-20-3022  
D.B. 074, PG. 254

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 06/13/2024 DRAWING W. BLACKMAN RD. (HARNETT)  
SCALE 1"=40'

