

**CURVE TABLE**

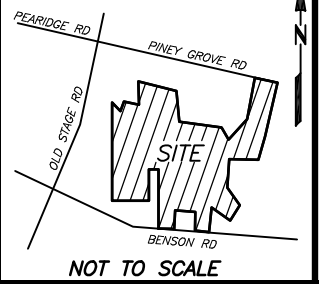
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	101°50'56"	50.00'	88.88'	77.63'	61.58'	N 70°35'43" E

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 70°19'45" E	42.64'

PROPOSED IMPERVIOUS SURFACES:  
 TOTAL LOT AREA=82,392 S.F.  
 HOUSE/PORCHES=3,546 S.F.  
 DRIVEWAYS/ETC.=1,823 S.F.  
 TOTAL IMPERVIOUS AREA=5,369 S.F.  
 MAX. IMPERVIOUS AREA=5,500 S.F.

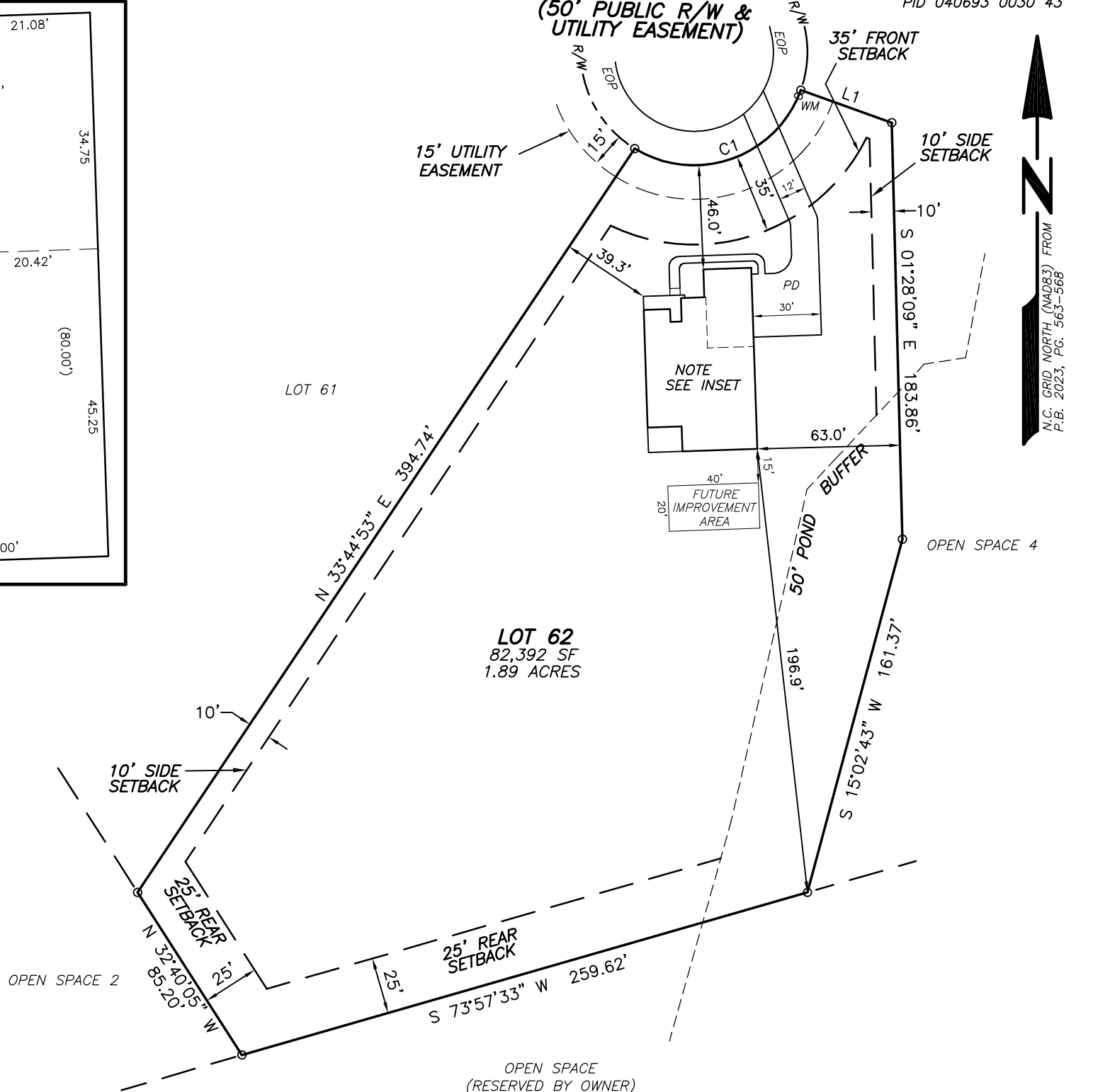
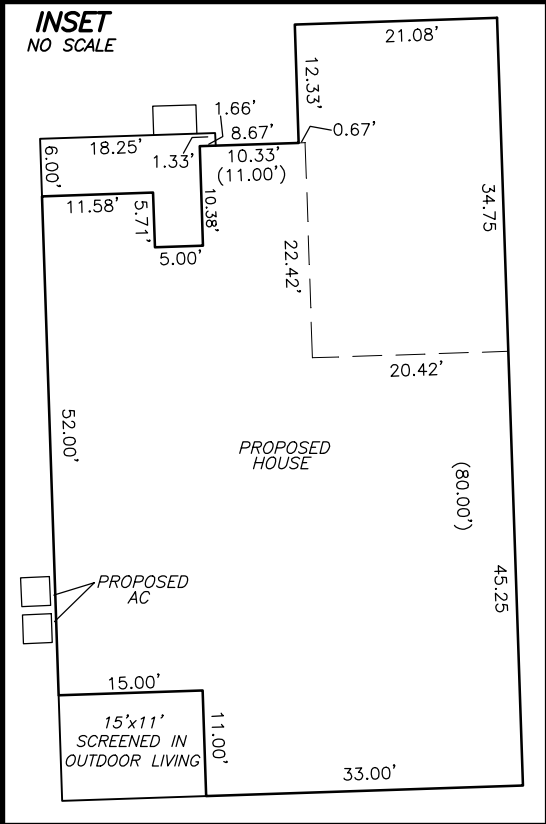
**VICINITY MAP**



NOT TO SCALE

REFERENCES:  
 1. D.B. 4218, PG. 193  
 PIN 0693-24-9354.000  
 PID 040693 0030 43

**GRADING STICK COURT  
 (50' PUBLIC R/W & UTILITY EASEMENT)**



**SETBACKS**

FRONT YARD-35'  
 SIDE YARD-10'  
 REAR YARD-25'  
 CORNER SIDE-20'

**LEGEND**

(EOP)-EDGE OF PAVEMENT  
 (PD)-PROPOSED DRIVEWAY  
 (WM)-WATER METER  
 (AC)-AIR CONDITIONER

**NOTES:**

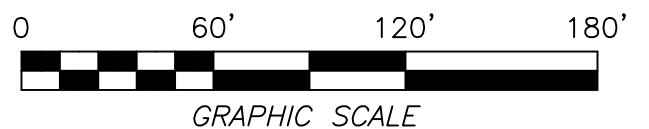
- ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2023, PG 563-568 UNLESS OTHERWISE NOTED.
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
- INDIVIDUAL ON SITE SEPTIC SYSTEM FOR ALL LOTS
- WATER TO BE PROVIDED BY HARNETT COUNTY PUBLIC UTILITIES
- NO ENCROACHMENTS INTO THE WETLANDS WILL BE ALLOWED. LOTS TO BE INTERNALLY ACCESSED ONLY.
- ONLY N.C. DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
- ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY.
- ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IS SO AS TO MAINTAIN THE INTEGRITY OF DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE
- PROPERTY FRONTAGE SHALL NOT PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT. THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENTS AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY.

**PRELIMINARY PLAT- NOT FOR RECORDATION, CONVEYANCE, OR SALE**

**LOT 62 TOBACCO ROAD SUBDIVISION  
 PHASE 1 & 3  
 12 GRADING STICK COURT  
 HARNETT COUNTY  
 ANGIER, NC 27501**

REFERENCE: PLAT BOOK 2023 PAGE 563-568

**SURVEY FOR  
 DREES HOMES**



FILE: TBRDL0T62PPR1

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DESCRIPTION RECORDED IN REFERENCES AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN \_\_\_\_\_; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.16000). THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PROFESSIONAL LAND SURVEYOR L-4433

PARKETTE  
 ELEV. D  
 SEALED CRAWL SPACE  
 SCREENED IN OUTDOOR LIVING  
 3rd CAR GARAGE  
 GARAGE LEFT SIDE

**ROBINSON & PLANTE PC**  
 LAND SURVEYING  
 C-2687  
 970 TRINITY ROAD  
 RALEIGH, N.C. 27607  
 PHONE (919) 859-6030  
 FAX (919) 859-6032

DATE: 8-20-24

SCALE: 1"=60'