FLOOD STATEMENT

THIS PROPERTY LIES IN A ZONE X

AS SHOWN ON FLOOD MAP NO.3710956800K.

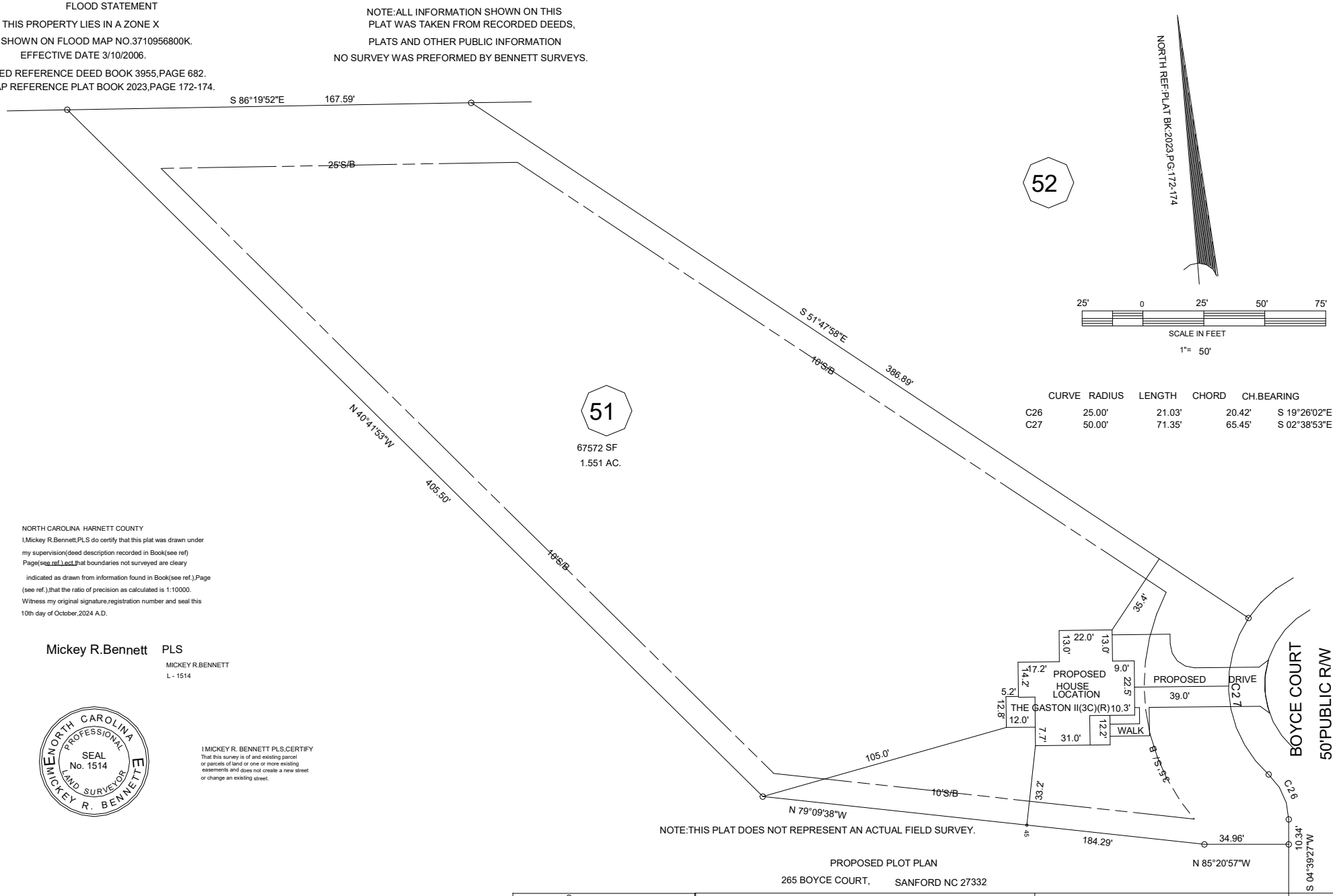
EFFECTIVE DATE 3/10/2006.

DEED REFERENCE DEED BOOK 3955,PAGE 682.

MAP REFERENCE PLAT BOOK 2023,PAGE 172-174.

NOTE:ALL INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM RECORDED DEEDS, PLATS AND OTHER PUBLIC INFORMATION

NO SURVEY WAS PREFORMED BY BENNETT SURVEYS.



CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C26	25.00'	21.03'	20.42'	S 19°26'02"E
C27	50.00'	71.35'	65.45'	S 02°38'53"E

NORTH CAROLINA HARNETT COUNTY

I,Mickey R.Bennett,PLS do certify that this plat was drawn under my supervision(deed description recorded in Book(see ref) Page(see ref.),ect,that boundaries not surveyed are cleary indicated as drawn from information found in Book(see ref.),Page (see ref.),that the ratio of precision as calculated is 1:10000.

Witness my original signature,registration number and seal this 10th day of October,2024 A.D.

Mickey R.Bennett PLS

MICKEY R.BENNETT

L - 1514

NORTH CAROLINA PROFESSIONAL SEAL No. 1514 LAND SURVEYOR MICKEY R. BENNETT

I MICKEY R. BENNETT PLS,CERTIFY

That this survey is of and existing parcel or parcels of land or one or more existing easemnents and does not create a new street or change an existing street.

NOTE:THIS PLAT DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

PROPOSED PLOT PLAN

265 BOYCE COURT, SANFORD NC 27332

MINIMUM BUILDING SETBACKS

FRONT YARD -------- 35'

REAR YARD -------- 25'

SIDE YARD -------- 10'

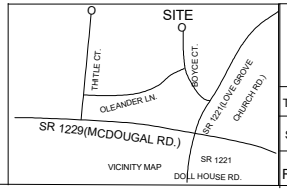
CORNER LOT SIDE YARD -- 20'

MAXIMUM HEIGHT ------- 35'

OWNER:LOVE GROVE DEVELOPMENT LLC

350 WAGONER DRIVE.

FAYETTEVILLE,NC 28303-4647



VICINITY MAP

WEST PRESERVE SUBDIVISION

LOT 51

BENNETT SURVEYS,INC.

1662 CLARK RD.,LILLINGTON,N.C. 27546

(910) 893-5252

C-1080

TOWNSHIP BARBECUE		COUNTY HARNETT		SURVEYED BY:	FIELD BOOK
STATE: NORTH CAROLINA		DATE: OCTOBER 10,2024	SCALE: 1"= 50'	DRAWN BY: MRB	DRAWING NO.
ZONE RA-20R	WATERSHED DISTRICT N/A	PID # 039589 0060 51 PIN # 9579-15-7028.000	CHECKED & CLOSURE BY:		24362