CURVE TABLE

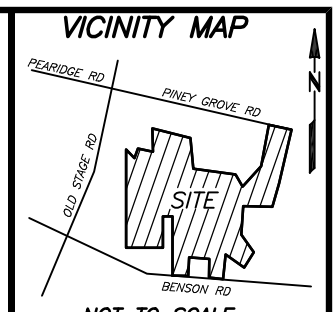
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	48°11'23"	25.00'	21.03'	20.41'	11.18'	S 59°26'03" W
C2	47°41'47"	50.00'	41.62'	40.43'	22.10'	S 59°40'51" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 35°20'22" W	47.72'

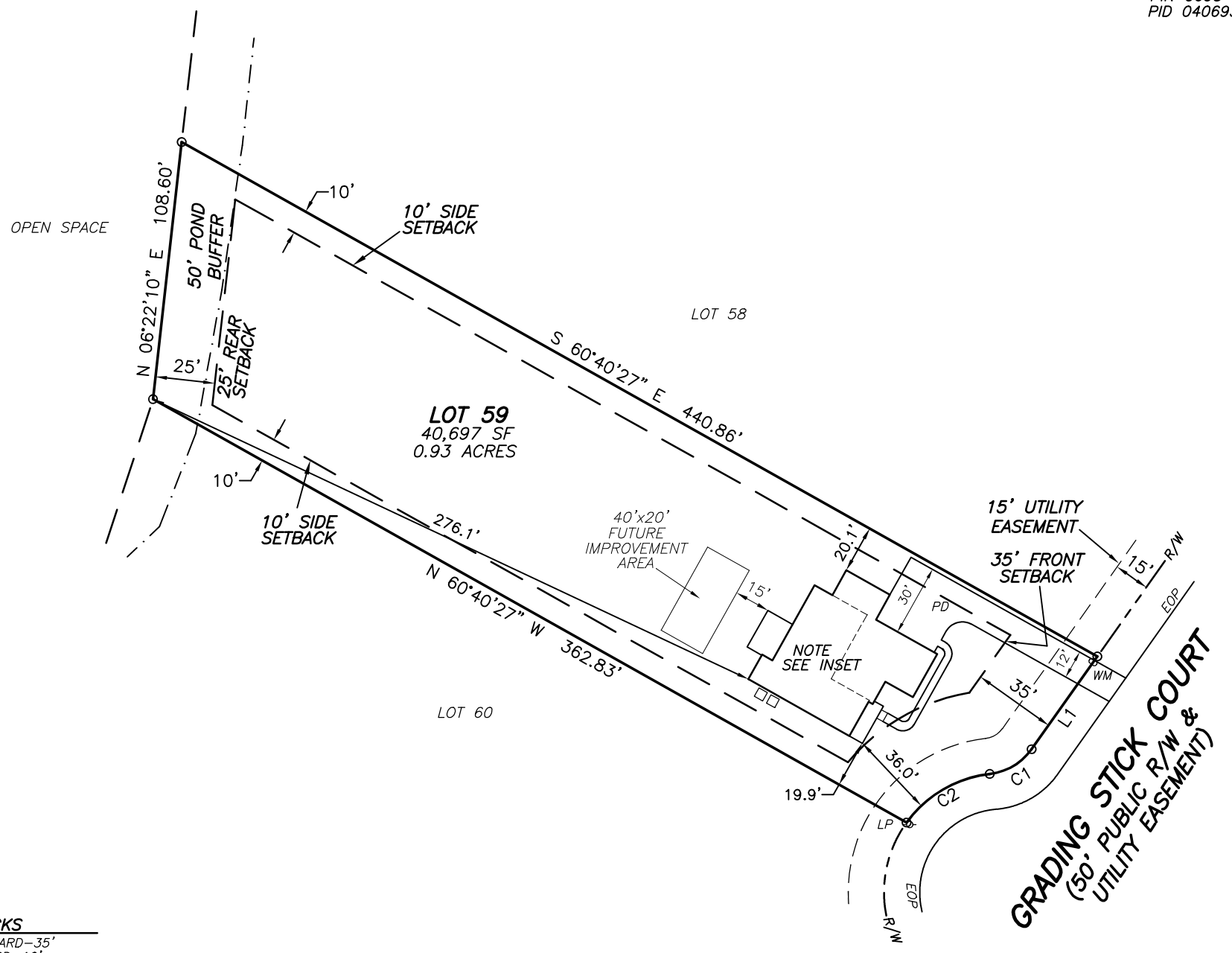
PROPOSED IMPERVIOUS SURFACES:
TOTAL LOT AREA=40,697 S.F.
HOUSE/PORCHES=3,079 S.F.
DRIVEWAYS/ETC.=1,766 S.F.
TOTAL IMPERVIOUS AREA=4,845 S.F.
MAX. IMPERVIOUS AREA=5,500 S.F.

VICINITY MAP



NOT TO SCALE

REFERENCES:
1. D.B. 4218, PG. 193
PIN 0693-24-8725.000
PID 040693 0030 40

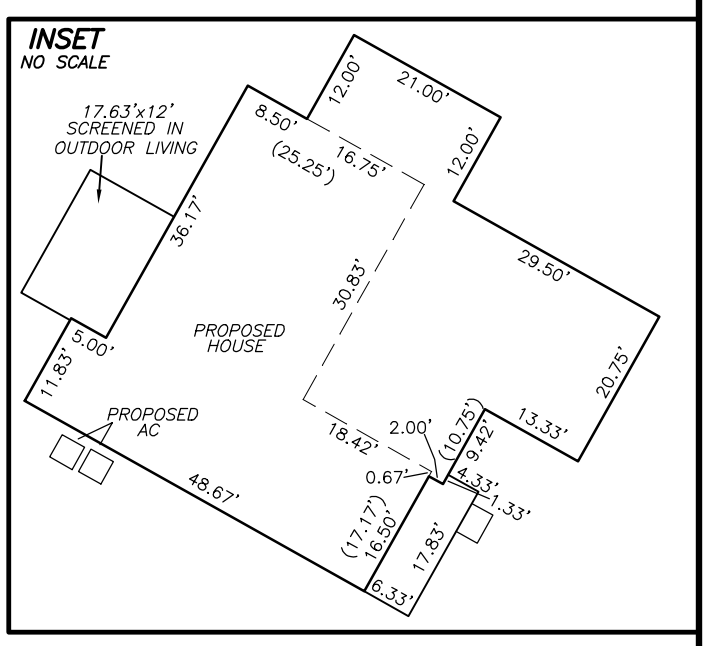


SETBACKS
FRONT YARD-35'
SIDE YARD-10'
REAR YARD-25'
CORNER SIDE-20'

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

NOTES:
1. ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2023, PG 563-568 UNLESS OTHERWISE NOTED.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
3. INDIVIDUAL ON SITE SEPTIC SYSTEM FOR ALL LOTS
4. WATER TO BE PROVIDED BY HARNETT COUNTY PUBLIC UTILITIES
5. NO ENCROACHMENTS INTO THE WETLANDS WILL BE ALLOWED. LOTS TO BE INTERNALLY ACCESSED ONLY.
6. ONLY N.C. DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
7. ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY.
8. 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
9. 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.

INSET
NO SCALE



PRELIMINARY PLAT- NOT FOR RECORDATION, CONVEYANCE, OR SALE

LOT 59 TOBACCO ROAD SUBDIVISION
PHASE 1 & 3
27 GRADING STICK COURT
HARNETT COUNTY
ANGIER, NC 27501

SURVEY FOR
DREES HOMES

0 60' 120' 180'
GRAPHIC SCALE

REFERENCE: PLAT BOOK 2023 PAGE 563-568.

FILE: TBRDLOT59PPR1

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

VANDERBURGH
ELEV. N
SEALED CRAWL SPACE
SCREENED IN OUTDOOR LIVING
CARRIAGE GARAGE
GARAGE RIGHT SIDE

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

DATE: 10-14-24 | SCALE: 1"=60'