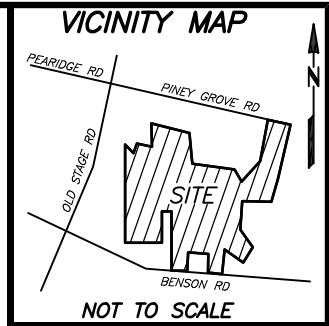
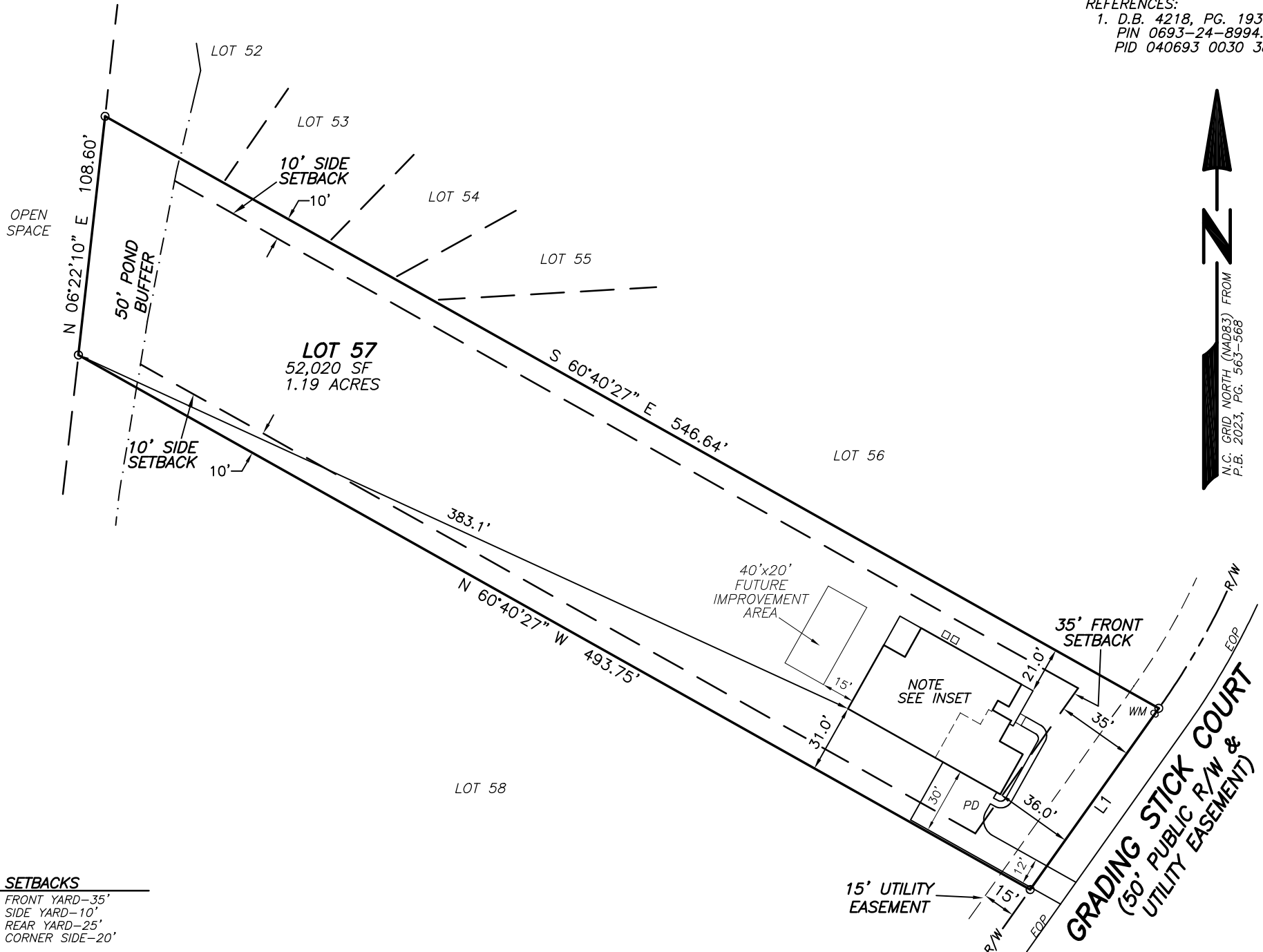


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°20'22" W	100.55'

PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=52,020 S.F.
 HOUSE/PORCHES=3,315 S.F.
 DRIVEWAYS/ETC.=1,480 S.F.
 TOTAL IMPERVIOUS AREA=4,995 S.F.
 MAX. IMPERVIOUS AREA=5,500 S.F.



REFERENCES:
 1. D.B. 4218, PG. 193
 PIN 0693-24-8994.000
 PID 040693 0030 38



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

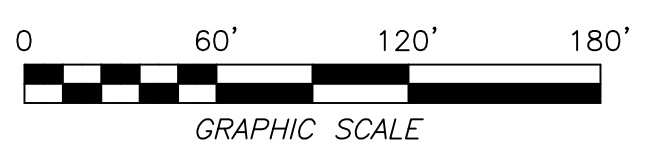
LEGEND
 (EOP)-EDGE OF PAVEMENT
 (PD)-PROPOSED DRIVEWAY
 (WM)-WATER METER
 (AC)-AIR CONDITIONER

- NOTES:
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.

PRELIMINARY PLAT- NOT FOR RECORDATION, CONVEYANCE, OR SALE

**LOT 57 TOBACCO ROAD SUBDIVISION
 PHASE 1 & 3
 59 GRADING STICK COURT
 HARNETT COUNTY
 ANGIER, NC 27501**

**SURVEY FOR
 DREES HOMES**



FILE: TBRDLOT57PP

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. B
 SEALED CRAWL SPACE
 3 CAR GARAGE
 SCREENED IN OUTDOOR LIVING
 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: 11-13-24 SCALE: 1"=60'