



TNT of Coats LLC
DB 4181, Pg. 1157
Map #2023-34
(Lot 2)
Grace Road - 50' Private Ingress,
Egress, Regress and Public Utility
Easement (Map #2023-34)
142.23'

ISS
N 30°21'32"W 100.02'
ISS
S 58°29'43"W 15.00'
NCDOT RWD
(Control Point)
at Power Pole
ISS

US 421 S Variable Public R/W
N.C. Grid North
State Highway
Project #5.1451101
N.C.D.O.T. Right-of-Way
Project # 5-1451101
Deed Book 903, P. 62

Residual
Portion of
Parcel "C"
2.05 Ac.

POND
(approximate location,
taken from HC GIS)

ISS
S 31°30'17"E 391.69'
to NCDOT RWD
(Control Point)

TNT of Coats LLC
DB 3953, Pg. 384
PC #F, Slide 345-C
(Lot 1),
W A Sawyer Ln. - 30' Private Ingress,
Egress, Regress and Public Utility
Easement (PC #F, Slide 345-C)

ISS
S 41°58'17"E 182.22'
S 41°57'00"E 182.47'
(Plat Cab.#F, 345-C)

131.6'
38.3'
30.7'
12.7'
24.0'
32.0'

86.1'
86.4'
10' MBS
293.07'

[75] TNT of Coats LLC
DB 4025, Pg. 71
Map #98-113 (Lot A)

S 48°01'09"W 473.07'
S 48°03'01"W 473.20' Map #98-113)

[29] C. Matthews
Stephanie R. Matthews
DB 2977, Pg. 917
PC #F, Slide 345-C

150.00'
180.00'
10' MBS
25' MBS
35' MBS
39.9'
43.8'
33.8'
150.00'

[51] Existing House
30.00'

[75] TNT of Coats LLC
DB 4025, Pg. 71
Map #98-113 (Lot A)

S 31°30'17"E 391.69'
to NCDOT RWD
(Control Point)

Geraldine Lee Byrd
Revocable Trust
DB 4236, Pg. 1779
MB 8, Pg. 25
S 41°56'59"E
S 41°58'17"E
100.00'

1"ERB (6"BG)
1"ERB (6"BG)

[75] TNT of Coats LLC
DB 4025, Pg. 71
Map #98-113 (Lot A)

FEMA FLOOD HAZARD STATEMENT
The subject property shown on this plat is located within the FEMA "Zone X" (Minimal Flood Risk) Area as shown on FIRM Number: 3720058800J
Effective date: 10/3/2006

LEGEND:
— Subject Property Line
— Adjacent Property Line
- - - R/W Right-of-Way Line
- - - C/L Centerline
- - - Minimum Building Line
- - - Survey tie lines
△ CP Calculated Point
● ERB Existing Re-Bar
BG/AG Below/Above Grade
○ ISS -Iron Stake Set (#4 ReBar with Cap)
⊙ RWM -NC DOT Right-of-Way Disk
FH Fire Hydrant
WM Water Meter

Cape Fear River
2015
2076
VICINITY

~ 44 W A Sawyer
Parcel "C", Plat Cabin
Deed Book 3953, P.

Foundation S
TNT of C

GROVE TOWNSHIP
Scale: 1" = 60'

Surveyed & M
**STREAM
LAND SURV**
NC FIRM C
870 NC 55 W, Co
Phone: 910-

I hereby certify that the found
location shown hereon is corr
relation to property lines of r
NOTE: The purpose of this
survey is to locate the
newly constructed
foundation.
Other features, fixtures,
encumbrances and
indications of use
may be revealed by a
complete site survey.

NOT FOR R