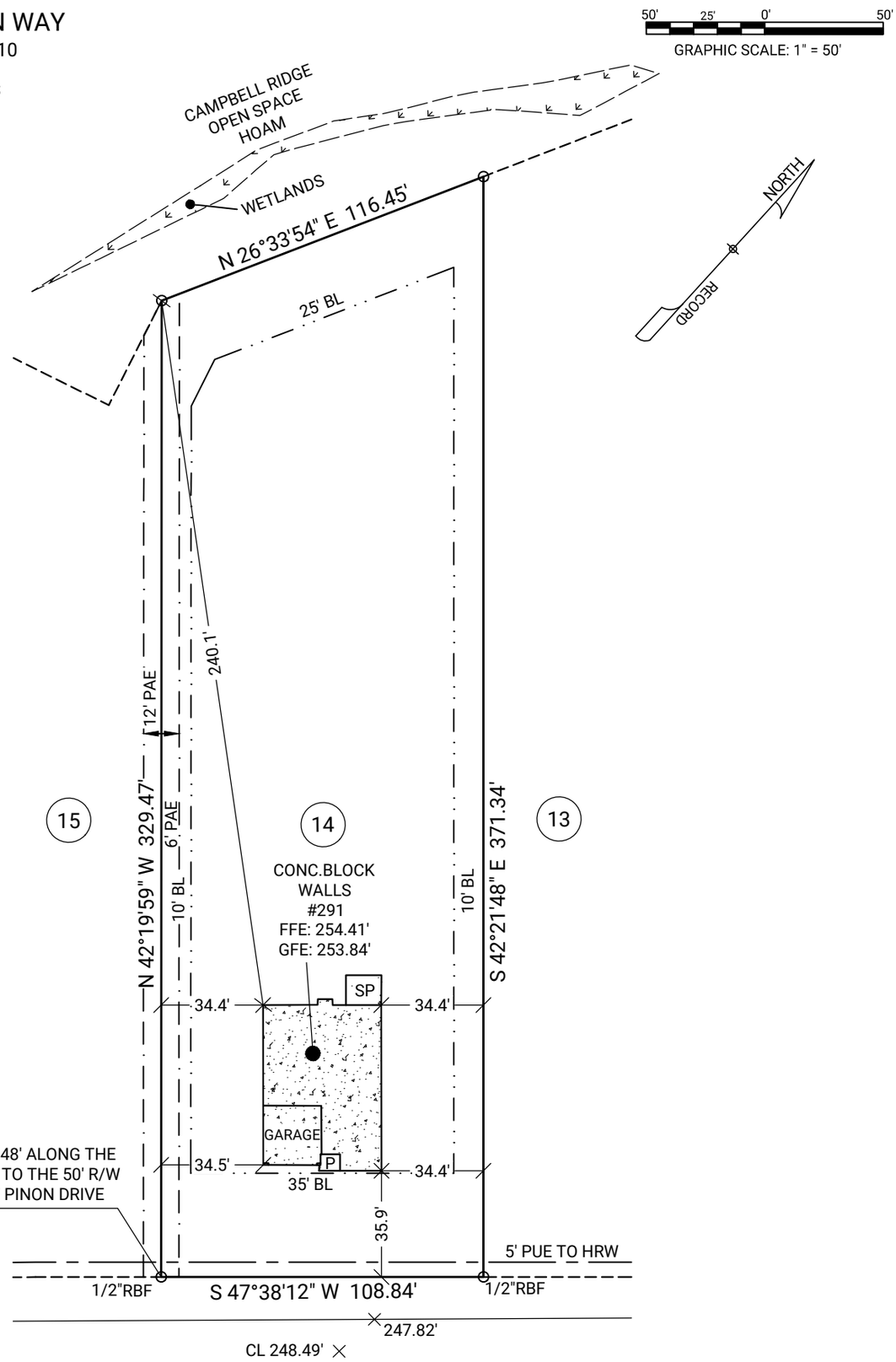
ADDRESS: 291 ALDEN WAY

PLAT BOOK 2024, PG'S 506-510

AREA: 38,105 S.F. ~ 0.875 ACRES



LEGEND:

BL	Building Line
DE	Drainage Easement
PRDE	Private Drainage Easement
PUE	Permanent Utility Easement
PAE	Public Access Easement
HOAM	Homeowner Association Maintained
HRW	Harnett Regional Water
P	Porch
FFE	Finished Floor Elevation
GFE	Garage Floor Elevation
CL	Center Line
SP	Screened Porch
PROP	Proposed
N/F	Now or Formerly
R/W	Right of Way
RBF	Rebar Found

ALDEN WAY

50' PUBLIC R/W

I, David J. Baggett, PLS certify that this plat was drawn under my direction or supervision on the property shown and the boundaries and improvements, if any, are shown hereon. Boundaries not surveyed are shown as broken lines from information found in the referenced book(s) and page(s). this plat meets the standards of practice for land surveying in North Carolina, Title 21, Chapter 56, Rule 1600 and the error of closure does not exceed one foot per 10,000+ feet of the perimeter, nor 20 seconds times the square root of the number of angles turned. Witness my original signature, registration number and seal, this 14th day of February, 2025 AD.

GENERAL NOTES: All matters of title are excepted.This Map or Plat is subject to any additional easements or restrictions of record. Contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet. The field data upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica TS13 Robotic Total Station.

BUILDING SETBACKS:

Front:	35'
Rear:	25'
Side:	10'
Corner:	20'

SUB: Campbell Ridge
LOT: 14
Angier, Harnett County, North Carolina

FOUNDATION LOCATION FOR:

DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 02/14/2025
FIELD WORK DATE: 02/13/2025
20250112512 DRB_RAL FC: JB

C+C BUILDING SOLUTIONS
A NORTH CAROLINA SUBSIDIARY OF CARTER + CLARK

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FIRM LICENSE: F-1461

NORTH CAROLINA PROFESSIONAL L-4759 LAND SURVEYOR DAVID J. BAGGETT

02-14-25