

VICINITY MAP (NTS)

SETBACKS PER PB 2024 PG 325-330 ZONE-RA30/RA-20M 25'/20' 10'/5' 20'/15' 20'/15' SIDE REAR

SIDE STREET

LEGEND

AC=AIR CONDITIONING UNIT
AG=ABOVE GROUND
BOC=BACK OF CURB
BG=BELOW GROUND
CAIV=CABLE TV

CB=CATCH BASIN
CVRD=COVERED
DW=COND CRIVEWAY
EB=ELECTRIC BOX
EM=ELECTRIC BOX
EM=ELECTRIC METER
EOP=EDGE OF PAVEMENT
EP=ELECTRIC PEDESTAL
FH=FIRE HYDRANT
ICV=IRRIGATION CONTROL VALVE
LP=LIGHT POLE
MTR-METER
MYF=NOW OR FORMERLY
PO=PORCH
PP=POWER POLE
RCP=REINFORCED CONC PIPE
R/W-RIGHT OF MY
SCO=CLEANOUT
SW=SIDEWALK
TP=TELEPHONE PEDESTAL
TF=TRANSFORMER
WM=WATER METER
WY=WATER METER
WY=WATER WETER
© EIP=EXISTING IRON PIPE
© IRON PIPE SET

© EIP=EXISTING IRON ROD

CP=CALCULATED POINT

CAROL NOVAS M. SURVE PB 2024, PG 325-330 PLAT NORTH AP

OPEN SPACE

L2

THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. PRELIMINAR NICHOLAS M. FRENCH, PLS L-4817

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

GENERAL NOTES:

1.ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2.AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3.LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.

4.PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY—AT—LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.

5.DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.

6.THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370064200 PANEL 0642, SUFFIX J HARNNETT COUNTY WITH AN EFFECTIVE DATE OF 10/3/2006.

IMPERVIOUS AREA HOUSE 2,645 SQ.FT. 400 SQ.FT. 83 SQ.FT. DRIVE TO R/W WALK 140 SQ.FT. PATIO TOTAL 3,268 SQ.FT. 5' PUBLIC UTILITY EASEMENT (TYP)

(103)9 36. 10,214± S.F. 0.23± AC. 132.74 14.00 0 PATIO 0 6.00' 1 0 PATIO 0 7 79' 124.51 104 102 PROPOSED 49.33 3320 "B" MONO SLAB 15, 15" 71.41 8.50 6.00 S 6.00 15.50 20.00 PROP CONC DRIVE .17 = TIE\_LINE N 11°23'52.00' 88.80' 18°18'45" E 80.00 SW Ν

**€** INTERSECTION OF RIVER CHAPEL DRIVE & KIPLING CRFFK DRIVE

RIVER CHAPEL DRIVE 50' PUBLIC R/W

GRAPHIC SCALE 30 1 inch =30 ft

Р	R	Ε	L		М	[	Ν	Α	R	Υ
		$\triangleright$	1 7	$\bigcap$	Т	$\supset$ $ $	Λ	NI		

LINE	BEARING	DISTANCE
L1	S28°25'38.22"W	25.64'
L2	S22°12'15.67"W	54.88'

PROJECT: KIPLING CREEK DRAWN BY:VIH SURVEYED BY: SCALE: "=30 DWG DATE: 12-02-2024

FOR ADAMS HOMES RIVER CHAPEL DRIVE

LOT 103 KIPLING CREEK HECTORS CREEK, BLACK RIVER, & NEILLS CREEK TWP., HARNETT CO., NC P.B. 2024, PG. 325-330,

