



LEGEND:

EIP - EXISTING IRON PIPE
 EIB - EXISTING IRON BAR
 BEIP - BENT IRON PIPE
 BEIB - BENT IRON BAR
 CM - CONCRETE MONUMENT
 NP - NEW IRON PIPE SET
 CATV - CABLE TV BOX
 EB - ELECTRIC BOX
 TEL - TELEPHONE PEDESTAL
 PP - POWER POLE
 OHL - OVERHEAD LINE
 LP - LIGHT POLE
 WM - WATER METER
 W - WATER VALVE
 CS - CSEWER CLEAN-OUT
 SD - SIDEWALK
 PO - PORCH
 N/F - NOW OR FORMERLY
 CYRD - COVERED
 CB - CATCH BASIN
 EOP - EDGE OF PAVEMENT
 BOB - BACK OF CURB

○ EIP=EXISTING IRON PIPE
 ● IRON PIPE SET
 ○ EIR=EXISTING IRON ROD

SETBACKS:

P.B. 2024, PG. 552

FRONT	35'
SIDE	20'
REAR	25'
SIDE STREET	20'

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 PLAT.

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.

THIS PARCEL IS NOT LOCATED WITHIN A FLOOD
HAZARD ZONE AS INDICATED ON CID NO. 370328
PANEL 0600 SUFFIX J HARNETT COUNTY WITH
AN EFFECTIVE DATE OF 10/03/2006.

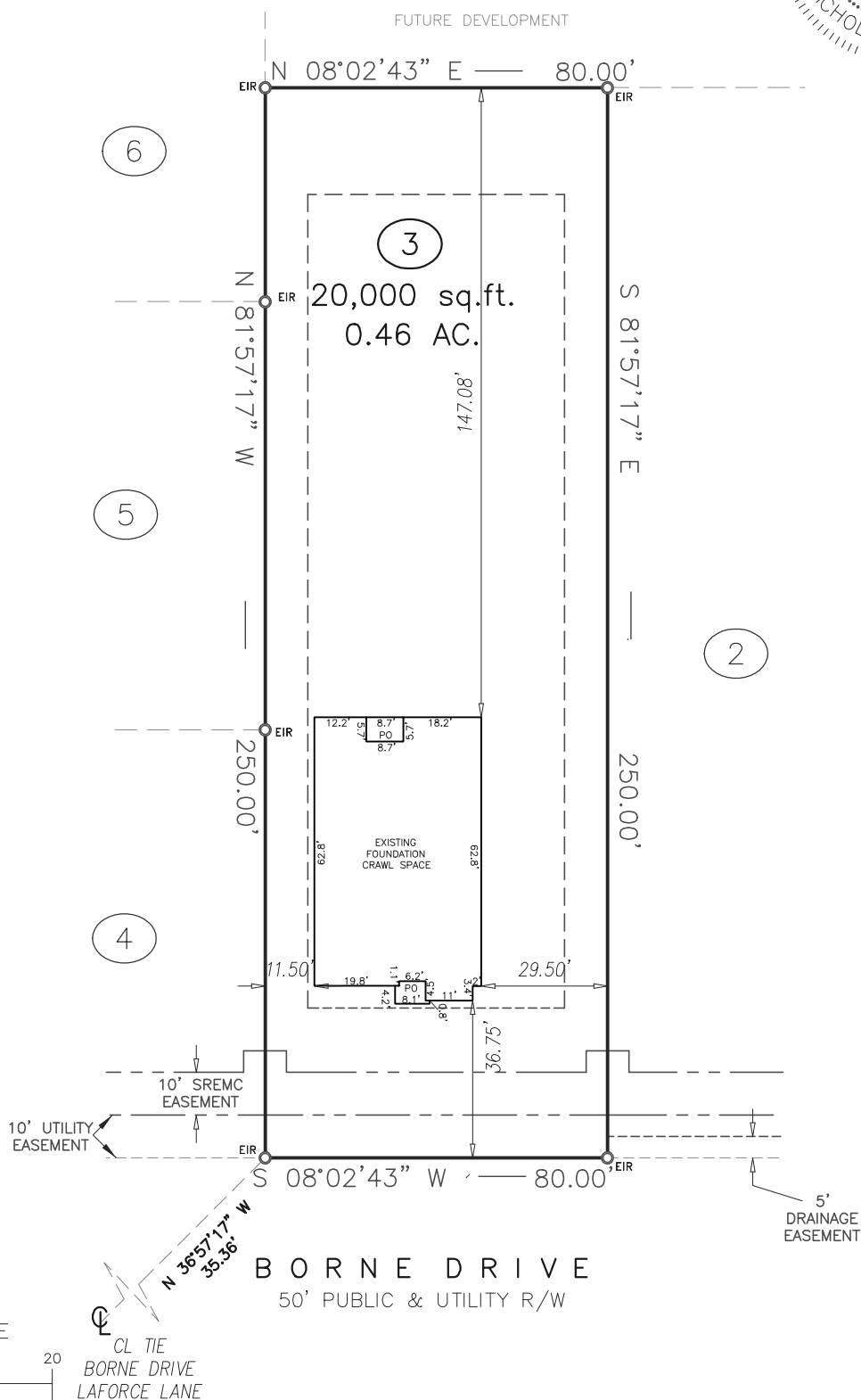
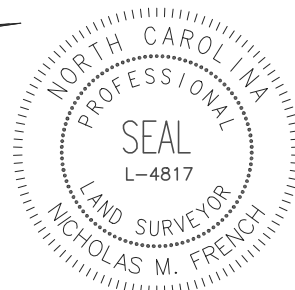
CERTIFICATE OF ACCURACY & MAPPING

I, NICHOLAS M. FRENCH, PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY DONE UNDER MY SUPERVISION, AND THAT THE ERROR OF CLOSURE AS COMPUTED BY CO-ORDINATES IS LESS THAN 1:101,000.

Nick French 05-01-2025
NICHOLAS M. FRENCH, PLS L-4817 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND
PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.
NO TITLE REPORT PROVIDED. ANY VISIBLE ENCROACHMENTS
ARE SHOWN HEREON.

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



GRAPHIC SCALE


$$1 \text{ inch} = 40 \text{ ft.}$$

PROJECT: BRAYDEN PRESERVE

DRAWN BY: VIH/TKR

SURVEYED BY: R. JONES

FIELD WORK: 04-30-2025

DWG DATE: 05-01-2025

FOUNDATION SURVEY

FOR
LGI HOMES

BORNE DRIVE
LOT 3 BRAYDEN PRESERVE SUBDIVISION
UPPER LITTLE RIVER TWP., HARNETT CO., NC
P.B. 2024, PG. 552



ECLS

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