

AS-BUILT IMPROVEMENTS FOR
MATTAMY HOMES
209 THOMAS STORE DRIVE
LOT 6, FOX FIELD FARM
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA

SR 1291 (OLD US 421)
60' PUBLIC R/W

PHILLIP RYAN PATTERSON/
PHILLIP ROY PATTERSON
DB 4235, PG. 386

B.M. 2025, PG. 12

30' STREETSCAPE BUFFER

SETBACK LINES

6
64,005 S.F.
1.47 AC.

LEGEND

- AIR CONDITIONER
BACK OF CURB
BACK FLOW PREVENTER
CLEANOUT
CURB INLET
DHS
ECM
EDH
EIS
EIP
EM
EPK
ES
FLARED END SECTION
FIRE HYDRANT
FIBER OPTIC PEDESTAL
GAS METER
GUY
INV.
IPS
IRS
LIGHT POLE
MNS
MANHOLE SANITARY SEWER
MANHOLE STORM SEWER
OHWS
PKS
PNS
RRS
TELEPHONE PEDESTAL
TRANSFORMER
CABLE TV PEDESTAL
UTILITY POLE
WATER METER
WATER VALVE
YARD INLET
FIELD MEASUREMENT
REVISION TRIANGLE

LINE	BEARING	DISTANCE
L1	S 83°50'00" E	53.45'
L2	S 44°26'09" E	61.21'

32.3'

272.1'

SEE INSET

31.3'

C1

20' UTILITY EASEMENT

THOMAS STORE DRIVE
50' PUBLIC R/W

NUM	RADIUS	ARC	DELTA	CHORD BRG	CHORD
C1	335.00'	100.38'	17°10'03"	N 37°18'58" W	100.00'

WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM FIELDWORK DONE UNDER MY SUPERVISION; THAT THE IMPROVEMENTS ARE FULLY UPON THE LOT UNLESS OTHERWISE SHOWN AND THAT THE PROPERTY SHOWN IS AN EXISTING PARCEL OR PARCELS.

THIS AS-BUILT IS
FOR CODE COMPLIANCE.
NOT FOR SALES OR
CONVEYANCE

NOTES

- THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 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.

SCALE: 1" = 60'



CHARLES R. PIRATZKY, P.E.

PROFESSIONAL
LAND SURVEYOR
CHARLES R. PIRATZKY

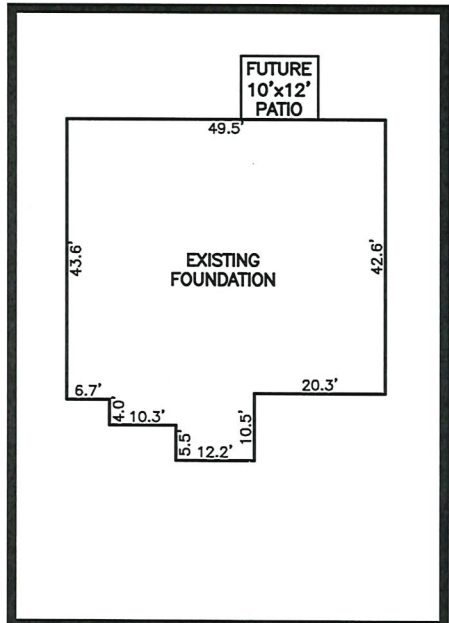
DATE

DATE: NOV. 04, 2025

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RWK, PA
ENGINEERING ~ SURVEYING
CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

C:\FOX FIELD FARM\FFFMS\FFFMS.DWG



INSET SCALE: 1"=30"

SETBACK INFO

FRONT: 35'
REAR: 25'
SIDES: 10'
CORNER SIDE: 20'

REFERENCES:

B.M. 2025, PG. 12