

VICINITY MAP (NTS)

**LEGEND:**

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- NIP - 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
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- SW - SIDEWALK
- PO - PORCH
- N/F - NOW OR FORMERLY
- CVRD - COVERED
- CB - CATCH BASIN
- EOP - EDGE OF PAVEMENT
- BOC - BACK OF CURB

**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.

THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

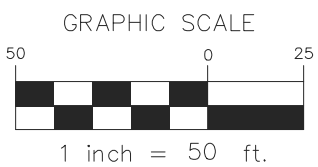
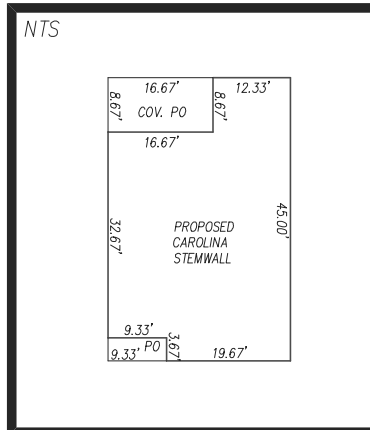
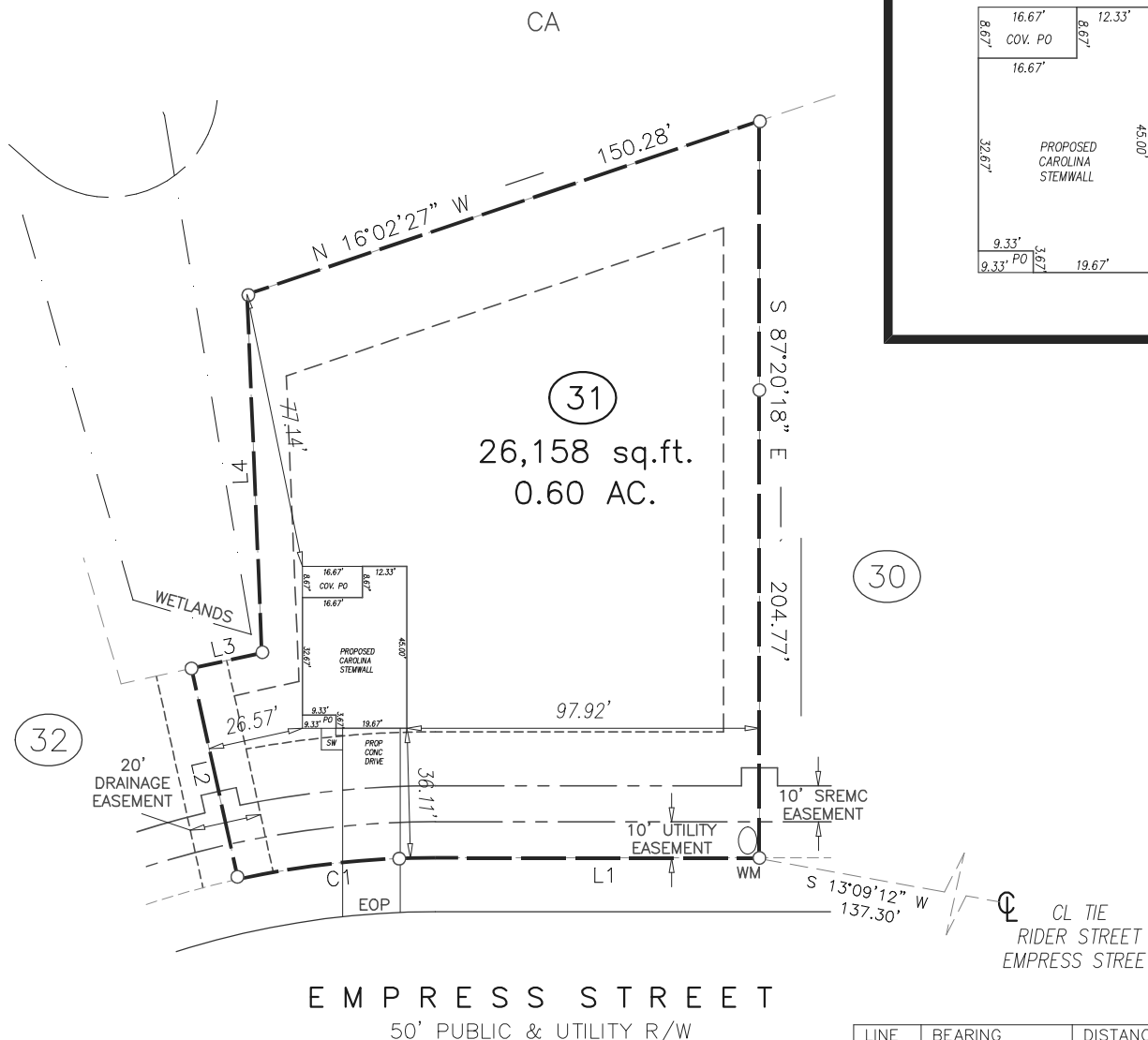
**P R E L I M I N A R Y**  
 NICHOLAS M. FRENCH, PLS L-4817      DATE

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

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.

**IMPERVIOUS SURFACE TABLE**

HOUSE	1,305 S.F.
DRIVEWAY	576 S.F.
SIDEWALKS	32 S.F.
<b>TOTAL IMPERVIOUS AREA</b>	<b>1,913 S.F.</b>
<b>MAX ALLOWABLE IMPERVIOUS</b>	<b>6,000 S.F.</b>



LINE	BEARING	DISTANCE
L1	S 02°39'42" W	90.00'
L2	S 80°14'07" W	60.00'
L3	N 09°45'53" W	20.00'
L4	N 89°41'21" W	99.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	255.00'	55.31'	55.20'	S 03°33'05" E

**P R E L I M I N A R Y**

REVISION: MOVED HOUSE LEFT TO 1' OFF SIDE SETBACK PER REQUEST 02-25-2025 TKR

**ECLS**

PROJECT: BRAYDEN PRESERVE

DRAWN BY: VIH

SURVEYED BY:

FIELD WORK:

DWG DATE: 02-12-2025

**PLOT PLAN**  
FOR  
**LGI HOMES**

EMPRESS STREET  
LOT 30 BRAYDEN PRESERVE SUBDIVISION  
UPPER LITTLE RIVER TWP., HARNETT CO., NC  
P.B. 2024, PG. 552

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