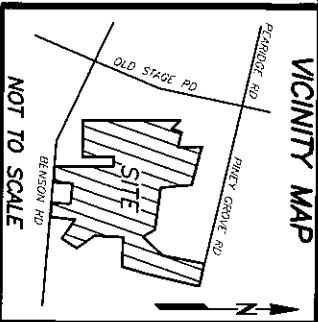


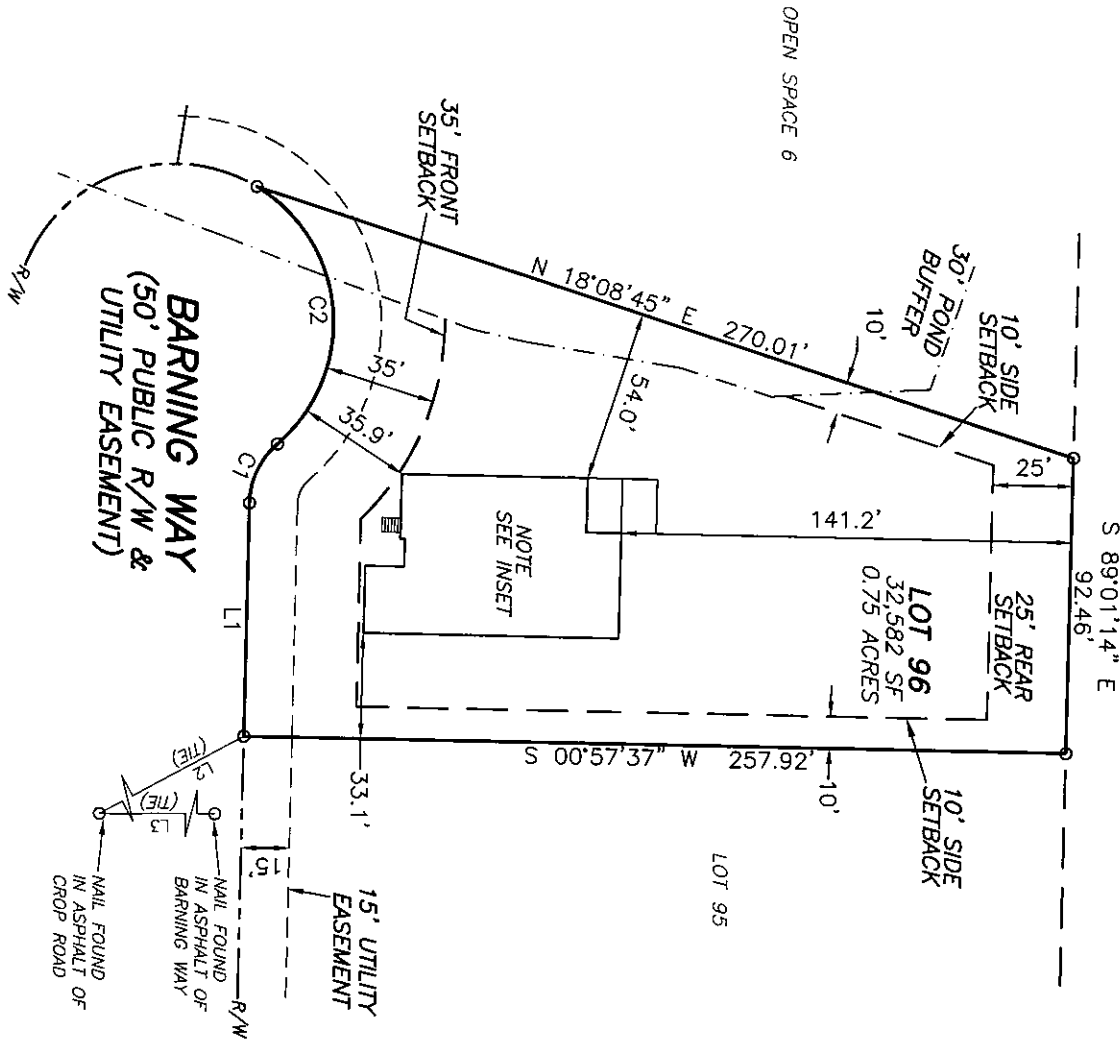
CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	48°11'23"	25.00'	21.03'	20.41'
C2	108°11'23"	50.00'	94.41'	81.00'

LINE TABLE		CHORD BRG
LINE	BEARING	DISTANCE
L1	N 89°02'23" W	73.03'
L2	S 28°17'52" E	195.92'
L3	N 00°01'18" W	155.46'



REFERENCES:
1. D.B. 4277, PG. 2159
PIN 0693-16-2942.000
PID 04069301 0030 14

ANTONIO SANCHEZ
DB 3577 PG. 653



SETBACKS
FRONT YARD-35'
SIDE YARD-10'
REAR YARD-25'
CORNER SIDE-20'

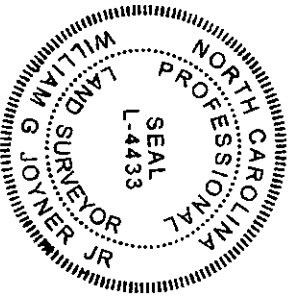
- NOTES:
1. ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2025, PG. 25-28 UNLESS OTHERWISE NOTED.
 2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
 3. INDIVIDUAL ON SITE SEPTIC SYSTEM FOR ALL LOTS
 4. WATER TO BE PROVIDED BY HARNETT COUNTY PUBLIC UTILITIES
 5. NO ENCROACHMENTS INTO THE WETLANDS WILL BE ALLOWED.
 6. ONLY N.C. DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
 7. ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY
 8. WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY.
 9. ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IS SO AS TO MAINTAIN THE INTEGRITY OF DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.
 10. PROPERTY FRONTAGE SHALL NOT BEPDED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT. THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENTS AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALEVATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY.

NOTE:
RATIO OF PRECISION IS 1:10,000+. MISCLASURE WAS
DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON
THIS MAP ARE ADJUSTED HORIZONTAL GROUND UNLESS
NOTED OTHERWISE. ALL AREAS ARE CALCULATED BY COORDINATE
COMPUTATION.

LOT 96 TOBACCO ROAD SUBDIVISION
PHASE 2
144 BARNING WAY
HARNETT COUNTY
ANGIER, NC 27501

REFERENCE: PLAT BOOK 2025 PAGE 25-28

I CERTIFY THAT THIS MAP WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL
SURVEY MADE UNDER MY SUPERVISION
DESCRIPTION RECORDED IN REFERENCES AS SHOWN;
THAT THE BOUNDARIES NOT SURVEYED ARE
INDICATED AS DRAWN FROM INFORMATION
IN _____; THAT THE RATIO
OF PRECISION IS 1:10,000, AND THAT
THIS MAP MEET THE REQUIREMENTS OF
THE STANDARDS OF PRACTICE FOR LAND
SURVEYING IN NORTH CAROLINA
(21 NCAC 56.16000),
THIS 29th DAY OF MAY, 2025.
William G Joyner Jr
PROFESSIONAL LAND SURVEYOR L-4433



GRAPHIC SCALE

FILE: TBRDL0796FD

ROBINSON & PLANTE PC

LAND SURVEYING
C-2687
970 TRINITY ROAD
RALEIGH, N.C. 27607
PHONE (919) 859-6030
FAX (919) 859-6032

DATE: 5-28-25

SCALE: 1"=60'

