

## VICINITY MAP (NTS)

LEGEND:

EIP = EXISTING IRON PIPE  
EIB = EXISTING IRON BAR  
BEIP = BENT IRON PIPE  
BIB = BENT IRON BAR  
CM = CONCRETE MONUMENT  
NW = 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  
VV = 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'

## IMPERVIOUS SURFACE TABLE

HOUSE	1,845	S.F.
DRIVEWAY	645	S.F.
SIDEWALKS	50	S.F.
TOTAL IMPERVIOUS AREA	2,540	S.F.
MAX ALLOWABLE IMPERVIOUS	6,000	S.F.

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.

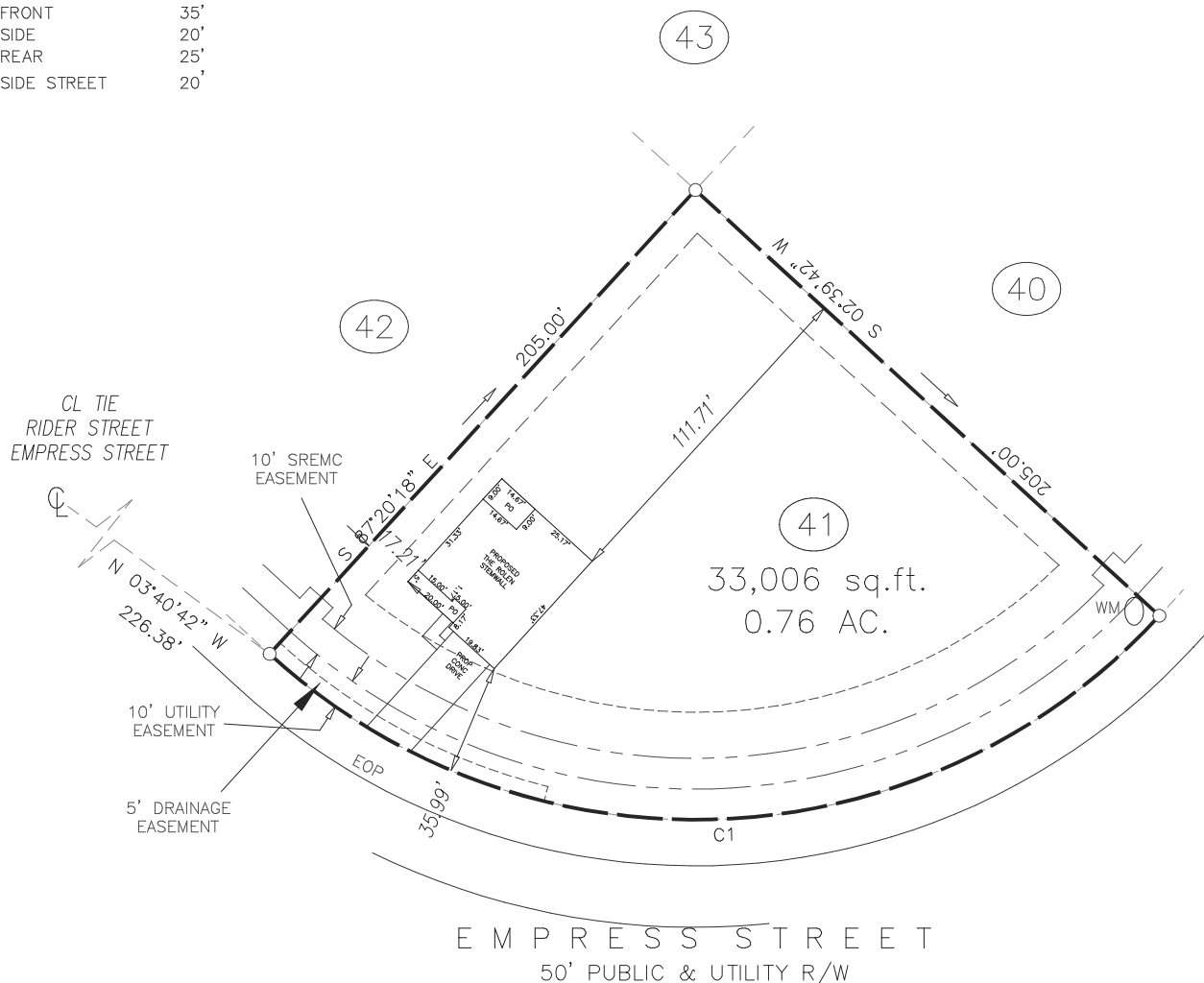
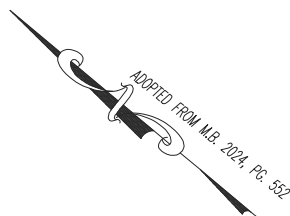
P R E L I M I N A R Y

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.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	205.00'	322.01'	289.91'	S 42°20'18" E

GRAPHIC SCALE


$$1 \text{ inch} = 60 \text{ ft.}$$

P R E L I M I N A R Y

PROJECT: BRAYDEN PRESERVE

DRAWN BY: VIH

**SURVEYED BY:**

FIELD WORK: 1"=60'

DWG DATE: 03-06-2025

## PLOT PLAN

FOR

LGI HOMES

EMPRESS STREET

LOT 41 EMPRESS STREET  
BRAYDEN PRESERVE SUBDIVISION

UPPER LITTLE RIVER TWP., HARNETT CO., NC

P.B. 2024, PG. 552



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