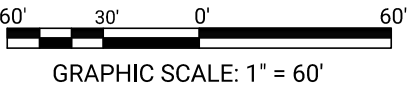
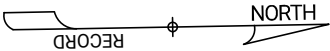


ADDRESS: 95 PINON DRIVE  
AREA: 82,807 S.F. ~ 1.901 ACRES  
PLAT BOOK 2024, PG'S 506-510  
PIN#: 0683-90-9601



GRAPHIC SCALE: 1" = 60'



Line	Distance	Bearing		
L1	30.00'	N 52°09'52" E		
L2	70.51'	S 37°48'08" E		
L3	76.86'	S 00°45'30" W		
L4	45.00'	N 67°52'02" W		
Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	59.89'	56.37'	S 56°26'44" W

24  
PIN#:  
0683-90-9448

N/F  
MARY ANN GUY  
DB 1136 PG 0019  
PIN: 0683-90-9738.000  
USE: RESIDENTIAL

- LEGEND:
- BL Building Line
  - DE Drainage Easement
  - PUE Permanent Utility Easement
  - HRW Harnett Regional Water
  - FFE Finished Floor Elevation
  - GFE Garage Floor Elevation
  - P Porch
  - PAT Patio
  - CP Covered Porch
  - CONC Concrete
  - A/C Air Conditioning
  - PROP Proposed
  - N/F Now or Formerly
  - R/W Right of Way
  - PIN Parcel Identification Number
  - HOAM Homeowner Association Maintained

I, David J. Baggett, PLS certify that this plat was drawn under my direction or supervision on the property shown and the boundaries and improvements, if any, are shown hereon. Boundaries not surveyed are shown as broken lines from information found in the referenced book(s) and page(s). this plat meets the standards of practice for land surveying in North Carolina, Title 21, Chapter 56, Rule 1600 and the error of closure does not exceed one foot per 10,000+ feet of the perimeter, nor 20 seconds times the square root of the number of angles turned. Witness my original signature, registration number and seal, this 23rd day of May, 2025 AD.

**GENERAL NOTES:** All matters of title are excepted. This Map or Plat is subject to any additional easements or restrictions of record. Contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet. The field data upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica TS13 Robotic Total Station.

**BUILDING SETBACKS:**

Front: 35'  
Rear: 25'  
Side: 10'  
Corner: 20'

SUB: Campbell Ridge  
LOT: 23

Angier, Harnett County, North Carolina

FOUNDATION LOCATION FOR:

DRB

DRB GROUP OF NORTH CAROLINA, LLC.

FIELD WORK DATE: 05/22/2025  
PLAT DATE: 05/23/2025  
20250508507 DRB\_RAL FC: IS



**C+C BUILDING SOLUTIONS**  
A NORTH CAROLINA SUBSIDIARY OF CARTER + CLARK

Corporate Headquarters:  
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