

SUNDROPS TRAIL
50'PUBLIC R/W

CURVE RADIUS LENGTH CHORD CH.BEARING
C27 50.00' 40.70' 39.58' N 72°57'28"E

NORTH CAROLINA, HARNETT COUNTY
I, Mickey R. Bennett, PLS do certify that this plat was drawn under
my supervision (deed description recorded in Book (see ref.)
Page (see ref.) and that boundaries not surveyed are clearly
indicated as drawn from information found in Book (see ref.) Page
(see ref.), that the ratio of precision as calculated is 1:10000.
Witness my original signature, registration number and seal this
10th day of April, 2025 A.D.

Mickey R. Bennett PLS

MICKEY R. BENNETT
L - 1514



I, MICKEY R. BENNETT, PLS, CERTIFY
That this survey is of and existing parcel
or parcels of land or one or more existing
easements and does not create a new street
or change an existing street.

16

18

17

0.82 AC.
35,607.6 SF

NO FIELD SURVEY WAS PERFORMED IN .
PREPARING THIS PLAT
PROPOSED PLOT PLAN
87 SUNDROPS TRAIL, DUNN, NC 28334

30' LANDSCAPE BUFFER EASEMENT
N 78°12'10"W 163.72'

NCSR 1723

FEMA FLOOD HAZARD STATEMENT
ALL PROPERTY SHOWN ON THIS PLAT
IS LOCATED WITHIN THE FEMA (ZONE X)
MINIMAL FLOOD RISK AS SHOWN ON
FIRM NUMBER 3720150900J
EFFECTIVE DATE 10/3/2006.

MINIMUM BUILDING SETBACKS

RA-30

FRONT --- 35' FROM R/W

REAR --- 25'

SIDE --- 10'

CORNER LOT SIDE - 20'

MAXIMUM HEIGHT - 35'

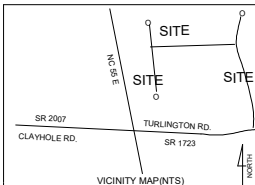
MAXIMUM IMPREVIOUS AREA PER LOT - 5000 SF

DEED REFERENCE DEED BOOK 4231, PAGE 1889
MAP REFERENCE PLAT BOOK 2025, PAGE 176

DISCLAIMER

ALL INFORMATION SHOWN ON THIS MAP WAS TAKEN FROM
RECORDED DEEDS, PLATS AND OTHER PUBLIC INFORMATION.
BENNETT SURVEYS HAS NOT PERFORMED ANY SURVEY IN
PREPARING THIS PLAT AS OF DATE SHOWN.

OWNER: GREGORY INC.
62 E MCIVERY STREET
ANGIER, NC
27501-5891



ALTON FIELDS SUBDIVISION.

LOT - 17

GROVE TOWNSHIP		HARNETT COUNTY	
STATE: NORTH CAROLINA		DATE: APRIL 10, 2025	
ZONE RA-30	PIN 1509-01-9770.000	PID 071509 0037 27	

BENNETT SURVEYS F-1304

1662 CLARK ROAD LILLINGTON, NC 27546 910-893-5252

SCALE: 1"= 40'		
	DRAWN BY: MRB	DRAWING NO.
CHECKED BY:	25128	