

**ADDRESS: 76 ALDEN WAY**

AREA: 54,280 S.F. ~ 1.246 ACRES

PIN#: 0692-09-2826.000

PLAT BOOK 2024, PG'S 506-510

50' 25' 0' 50'

GRAPHIC SCALE: 1" = 50'

N/F  
DANNY P. WATKINS Jr. &  
DEBORAH G. WATKINS  
PIN#: 0692-19-1816  
PID: 040692 0030  
ZONING: RA-30

Line	Distance	Bearing
L1	69.79'	N 60°30'26" E
L2	26.27'	N 10°16'14" W

2  
PIN #: 0692-09-3941.000

**LEGEND:**

BL	Building Line
GFE	Garage Floor Elevation
FH	Fire Hydrant
FFE	Finished Floor Elevation
DE	Drainage Easement
PRDE	Private Drainage Easement
PUE	Permanent Utility Easement
CP	Covered Porch
PAE	Public Access Easement
HOAM	Homeowner Association Maintained
HRW	Harnett Regional Water
CB	Catch Basin
POR	Porch
DK	Deck
PAT	Patio
FH	Fire Hydrant
LP	Light Pole
WM	Water Meter
P	Porch
SP	Screened Porch
PROPOSED	Proposed
PD	Proposed Drive
N/F	Now or Formerly
A/C	Air Conditioning
R/W	Right of Way
PIN	Parcel Identification Number
TBD	To Be Determined
(P)	Platted
(M)	Measured
NTS	Not to Scale
P.999	Proposed Grade
999	Existing Grade
	Front Grassed Area

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 22nd day of october, 2025 AD.

**GENERAL NOTES:** 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: 1**

Angier, Harnett County, North Carolina

**FOUNDATION LOCATION FOR:**

**DRB**  
DRB GROUP OF NORTH CAROLINA, LLC.



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

Corporate Headquarters:  
1735 North Brown Road, Suite 400  
Lawrenceville, GA 30043  
866.637.1048  
FIRM LICENSE: F-1461

PLAT DATE: 10/22/2025  
FIELD WORK DATE: 10/21/2025  
20251003283 DRB\_RAL FC: JH



10/22/2025