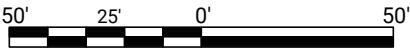


ADDRESS: 76 ALDEN WAY

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

PIN#: 0692-09-2826.000

PLAT BOOK 2024, PG'S 506-510



GRAPHIC SCALE: 1" = 50'

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

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

N/F
EUGENE
BOUDREAU
PIN:
0692-09-0678
PID: 040683
0049
DB 4176 PG
2561
PB 2013 PG: 13
ZONING: RA-30

N/F
CLARK SIGOUMEY JT W/ROS &
JOSHUA LANGNESS JT W/ROS
PIN:0692-09-0837
PID:040683 0048
DB 3296, PG: 87
PB 2013, PG:13
ZONING: RA-30

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
PROP 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
E.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 GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 10/22/2025
FIELD WORK DATE: 10/21/2025
20251003283 DRB_RAL FC: JH



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

Corporate Headquarters:
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Lawrenceville, GA 30043
866.637.1048
FIRM LICENSE: F-1461

