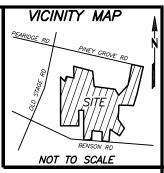
LINE TABLE LINE BEARING DISTANCE S 89'02'23' 100.00' L1

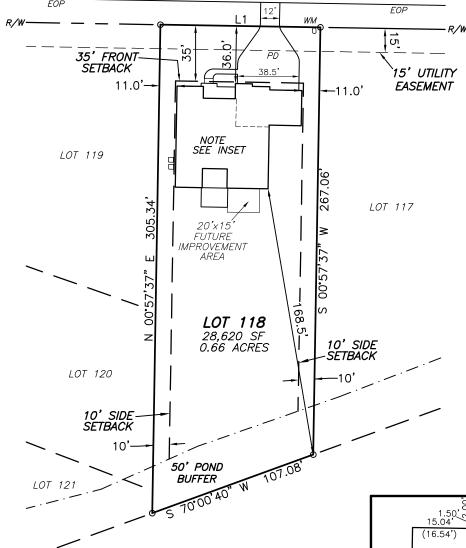
PROPOSED IMPERVIOUS SURFACES: TOTAL LOT AREA=28,620 S.F HOUSE/PORCHES=4,175 S.F DRIVEWAYS/ETC.=1,293 S.F. TOTAL IMPERVIOUS AREA=5,468 S.F. MAX. IMPERVIOUS AREA=5,500 S.F.

IMPERVIOUS IS VERY TIGHT. CONTACT SURVEYOR BEFORE ANY FLATWORK IS DONE.



REFERENCES: 1. D.B. 4216, PG. 2256 PIN 0693-16-6141.000 PID 04069301 0030 36

PRIMING WAY (50' PUBLIC R/W & UTILITY EASEMENT)



OPEN SPACE 4

<u>SETBACKS</u>

SIDE YARD-10 REAR YARD-25' CORNER SIDE-20'

<u>LEGEND</u>

(EOP)-EDGE OF PAVEMENT (PD)—PROPOSED DRIVEWAY (WM)-WATER METER (AC)—AIR CONDITIONER

- 1. ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2025, PG 25-28 UNLESS OTHERWISE NOTED.
- 2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
 3. INDIVIDUAL ON SITE SEPTIC SYSTEM FOR ALL LOTS
- 4. WATER TO BE PROVIDED BY HARNETT COUNTY PUBLIC UTILITIES
- 5. NO ENCROACHMENTS INTO THE WETLANDS WILL BE ALLOWED.
- LOTS TO BE INTERNALLY ACCESSED ONLY.

 6. ONLY N.C. DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE
- CONSTRUCTED ON PUBLIC RIGHT OF WAY.

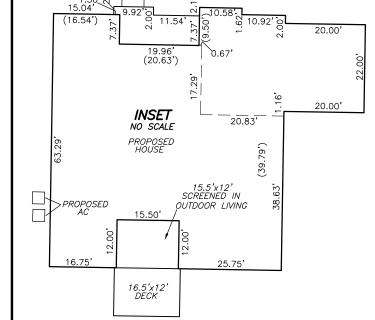
 7. ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY.
- WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAT.

 8. ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND SHALL BE
 THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS
 AND ANY DRAINAGE STRUCTURES THERE IS SO AS TO MAINTAIN THE INTEGRITY OF
 DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE
- PROPERTY FRONTAGE SHALL NOT PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT. THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENTS AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY.

PRELIMINARY PLAT- NOT FOR RECORDATION, CONVEYANCE, OR SALE

LOT 118 TOBACCO ROAD SUBDIVISION PHASE 2 273 PRIMING WAY HARNETT COUNTY ANGIER, NC 27501

REFERENCE: PLAT BOOK 2025 PAGE



SURVEY FOR DREES HOMES



FILE: TBRDLOT118PPR1

I CERTIFY THAT THIS MAP WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL
SURVEY MADE UNDER MY SUPERVISION
DESCRIPTION RECORDED IN REFERENCES AS SHOWN;
THAT THE BOUNDARIES NOT SURVEYED ARE
INDICATED AS DRAWN FROM INFORMATION IN ; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT

THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.16000). __DAY OF

PROFESSIONAL LAND SURVEYOR L-4433

SEBASTIAN ELEV. K CONDITIONED CRAWL SPACE SCREENED IN OUTDOOR LIVING DECK CARRIAGE GARAGE GARAGE LEFT FRONT

ROBINSON & PLANTE PC

LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, N.C. 27607 PHONE (919) 859-6030 FAX (919) 859-6032

DATE: 6-10-25

SCALE: 1"=60'