

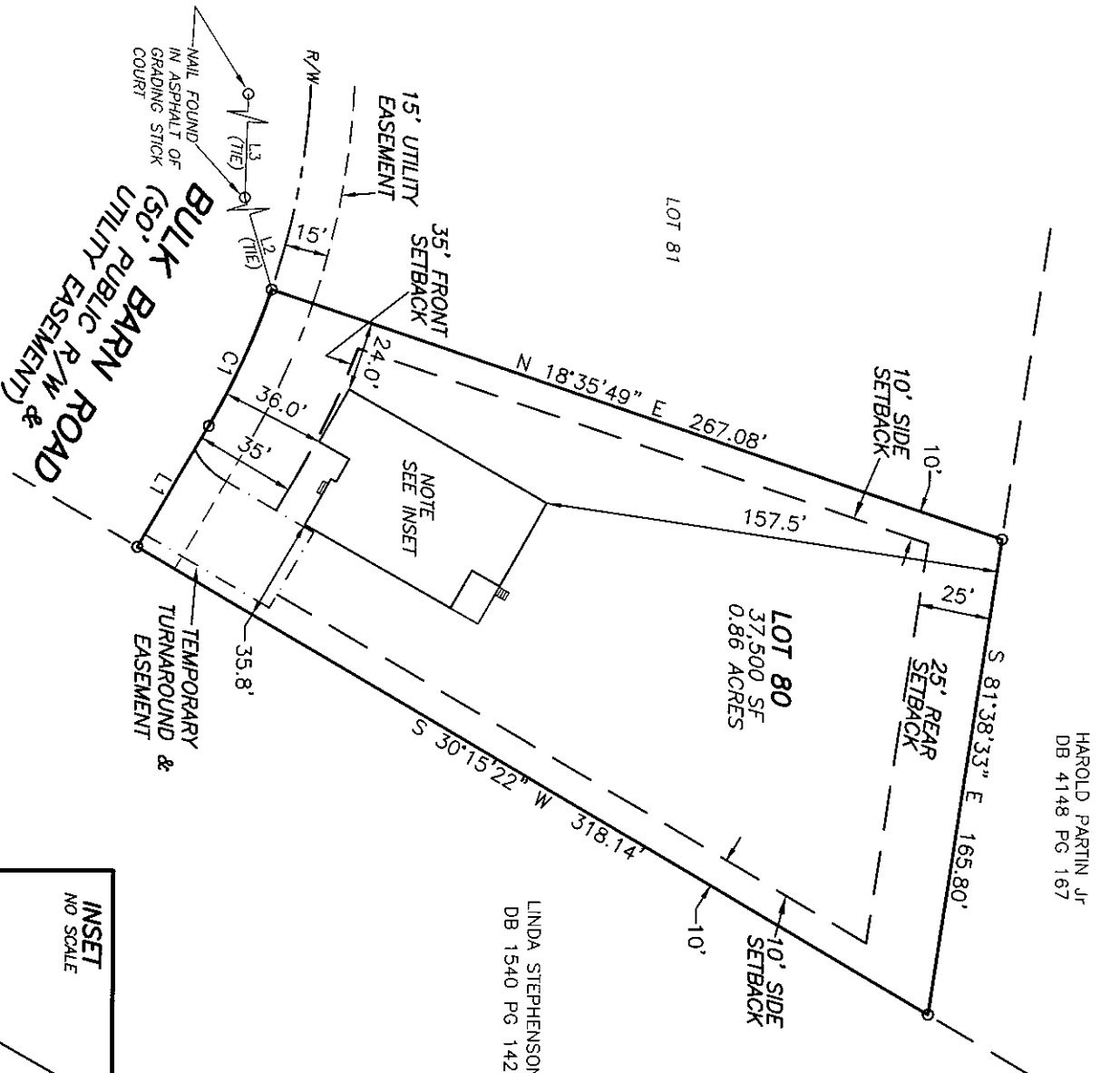
CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	11°39'33"	255.00'	51.89'	51.80'
			26.03'	26.03'
				N 65°34'25" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°44'38" W	48.33'
L2	S 73°25'03" W	75.01'
L3	N 88°27'28" W	218.34'

VICINITY MAP

NOT TO SCALE

REFERENCES:
1. D.B. 4289, PG. 626
PIN 0693-27-9235.000
PID 040693 0030 97

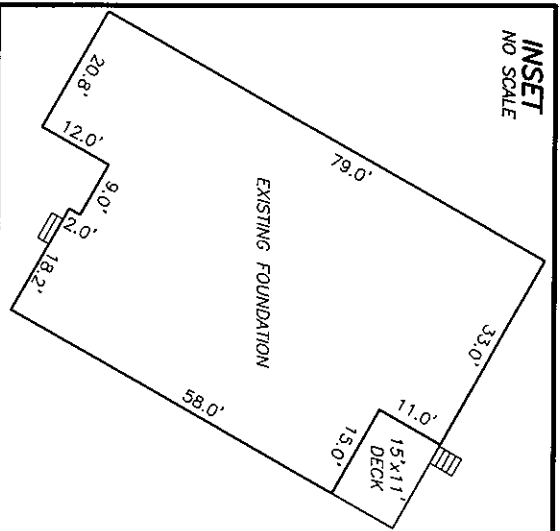
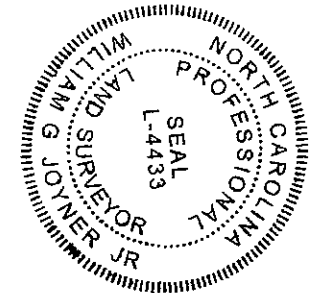


SETBACKS
FRONT YARD-35'
SIDE YARD-10'
REAR YARD-25'
CORNER SIDE-20'

- NOTES:
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.
 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.
 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
 9. PROPERTY FRONTAGE SHALL NOT BE 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.
- NOTE:
RATIO OF PRECISION IS 1:10,000+, MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND UNLESS NOTED OTHERWISE. ALL AREAS ARE CALCULATED BY COORDINATE COMPUTATION.

LOT 80 TOBACCO ROAD SUBDIVISION
PHASE 2
173 BULK BARN ROAD
HARNETT COUNTY
ANGIER, NC 27501

REFERENCE: PLAT BOOK 2025 PAGE 25-28



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DATE: 9-22-25 SCALE: 1"=60'