

PLOT PLAN SURVEY FOR:  
BVA BUILDERS

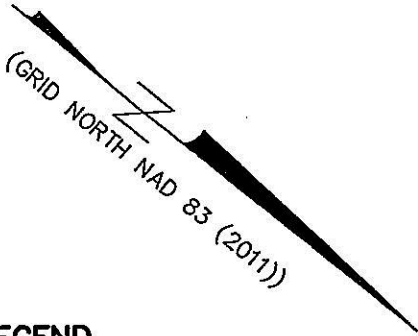
CAPTAIN'S LANDING SUBDIVISION, BLOCK 7, LOT 2  
DEED BOOK 925, PAGE 956  
PIN: 0613-64-9581  
BUCKHORN TOWNSHIP  
HARNETT COUNTY, NORTH CAROLINA  
ADDRESS: 0 PONCHARTRAIN ST.

THIS PROPERTY IS NOT LOCATED IN  
A F.E.M.A. 100 YEAR FLOOD HAZARD  
AREA. REFERENCE: F.E.M.A.  
COMMUNITY PANEL NO. 3720060200J  
EFFECTIVE DATE: 10/3/2006

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
4. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	84.74	183.00	26°31'56"	N27° 45' 05"W	83.99



LEGEND

- EIP = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- CP = CALCULATED POINT (NOT FOUND OR SET)
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY

EXISTING IMPERVIOUS SURFACES:

- TOTAL: 0 SQFT
- 0.0% OF LOT

PROPOSED IMPERVIOUS SURFACES:

- DWELLING: 1,096 SQFT
- GRAVEL: 650 SQFT
- COVERED PORCH: 102 SQFT
- COVERED STOOP: 28 SQFT
- MISCELLANEOUS: 20 SQFT
- TOTAL: 1,896 SQFT
- 7.6% OF LOT

ALL IMPROVEMENTS SHOWN ARE PROPOSED  
UNLESS LABELED EXISTING.

SETBACKS: (PER RA-30 ZONING)

- FRONT: 35'
- SIDE: 10'
- REAR: 25'

NOTE:

NO DETERMINATION HAS BEEN MADE  
BY THE SURVEYOR AS TO THE  
EXISTENCE OF THE FOLLOWING.

- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- WETLANDS

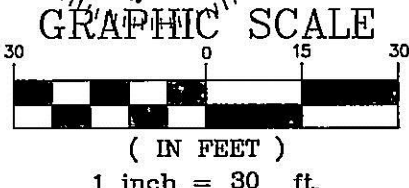
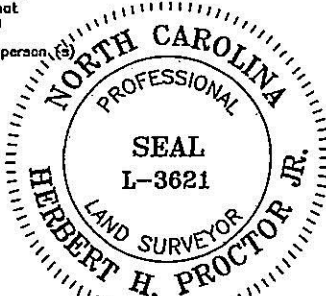
I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000, that conventional field procedure with D.B. 925, Page 956 was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are horizontal ground distances unless otherwise stated. Any easements, gaps, overlaps or encroachments are shown on this survey; that areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for the conveyance of this lot by the person(s) shown on this map.

Witness my original signature, registration number and seal  
this 1st day of July 2025 A.D.

Surveyor: Herbert H. Proctor Jr. License # L-3621

**STEWART-PROCTOR**  
ENGINEERING and SURVEYING  
319 CHAPANOKE ROAD, SUITE 106  
RALEIGH, NC 27603 (LICENSE # P-0148)  
TEL. 919 779-1855 FAX 919 779-1661

DATE 7/1/25 DRAWING  
SCALE 1"=30' PONCHARTRAIN ST



REFERENCES

1. D.B. 925, PG. 956
2. ALL DEEDS AND MAPS WITH ADJOINERS
3. HARNETT COUNTY GIS.
4. P.B. 21, PG. 52

