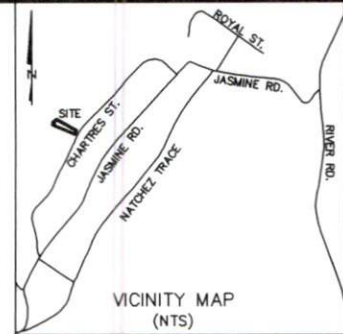


PRELIMINARY PLOT PLAN FOR:

BVA BUILDERS

OWNER: BVA ENTERPRISES INC. & DBA BVA BUILDERS INC.
DEED BOOK 4295, PAGE 2298 (SOURCE OF TITLE)
PLAT BOOK 21, PAGE 52 (LOT 18)
ADDRESS: 000 CHARTRES STREET
TOWNSHIP: BUCKHORN
HARNETT COUNTY, NORTH CAROLINA
PIN: 0613-76-9235
ZONE: RA-30 (HARNETT)

N/F
ANNE A. SENTER &
WILLIAM J. SENTER
PIN: 0613-77-6208
D.B. 573, PG. 204



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

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

LEGEND

- EIP ● = EXISTING IRON PIPE
- CP △ = CALCULATED POINT
(NOT FOUND OR SET)
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- MBL = MINIMUM BUILDING
SETBACK LINE

REFERENCES

- D.B. 4295, PG. 2298
- P.B. 21, PG. 52
- ALL DEEDS AND MAPS
WITH ADJOINERS.
- HARNETT COUNTY G.I.S.

NOTES:

1. AREA BY COORDINATE CALCULATION.
2. ALL DISTANCES SHOWN ARE HORIZONTAL
GROUND DISTANCES.
3. NO GRID MONUMENT FOUND WITHIN
2,000' FEET OF PROPERTY.
4. DASHED LINES REPRESENT LINES NOT
SURVEYED.
5. PROPERTY IS SUBJECT TO ALL
EASEMENTS AND RIGHT-OF-WAYS OF
RECORD PRIOR TO THE DATE OF THIS
SURVEY.
6. SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE SEARCH. PROPERTY
IS SUBJECT TO ALL FACTS DISCLOSED BY
A FULL AND ACCURATE TITLE REPORT.

PROPERTY ZONE: RA-30

MINIMUM BUILDING SETBACKS

FRONT:	35'
REAR:	25'
SIDE:	10'
SIDE (CORNER):	20'

THIS PROPERTY IS NOT LOCATED IN A
F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
ZONE: X
REFERENCE: F.E.M.A. COMMUNITY PANEL
NO. 3720060200J
EFFECTIVE DATE: 10/03/2006

LOT 18
0.55 ACS.
23,938 S.F.

S55°18'19"E 316.01'

N62°15'48"W 323.51'

LOT 17

N/F
BVA ENTERPRISES INC &
DBA BVA BUILDERS INC
PIN: 0613-76-9380
D.B. 4295, PG. 2295
P.B. 21, PG. 52

LOT 19

N/F
BETTY C. NICHOLS
PIN: 0613-76-8198
D.B. 740, PG. 895
P.B. 21, PG. 52

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	54.60	446.50	S31° 16' 14"W	54.56

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

STEWART-PROCTOR

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

DATE 09/03/2025

SCALE 1"=30'

DRAWING

CHARTRES
LOTS16-18

PRELIMINARY PLOT,
NOT FOR RECORDATION,
SALES OR CONVEYANCES.

CHARTRES ST.
60' PUBLIC R/W
(PER P.B. 21, PG. 52)

THE
LAWRENCE
RT