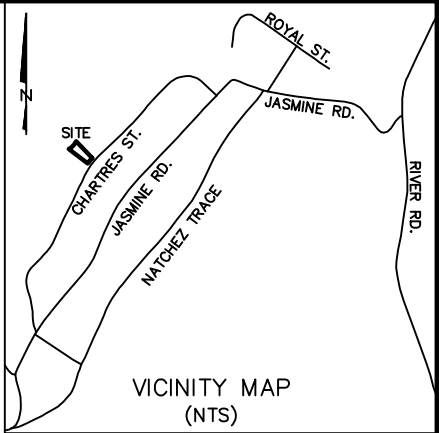


PRELIMINARY PLOT PLAN FOR:

BVA BUILDERS

OWNER: BVA ENTERPRISES INC.
& DBA BVA BUILDERS INC.
DEED BOOK 4295, PAGE 2292 (SOURCE OF TITLE)
PLAT BOOK 21, PAGE 52 (LOT 16)
ADDRESS: 000 CHARTRES STREET
TOWNSHIP: BUCKHORN
HARNETT COUNTY, NORTH CAROLINA
PIN: 0613-86-0355
ZONE: RA-30 (HARNETT)

- 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

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. 2292
- P.B. 21, PG. 52
- ALL DEEDS AND MAPS WITH ADJOINERS.
- HARNETT COUNTY G.I.S.

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

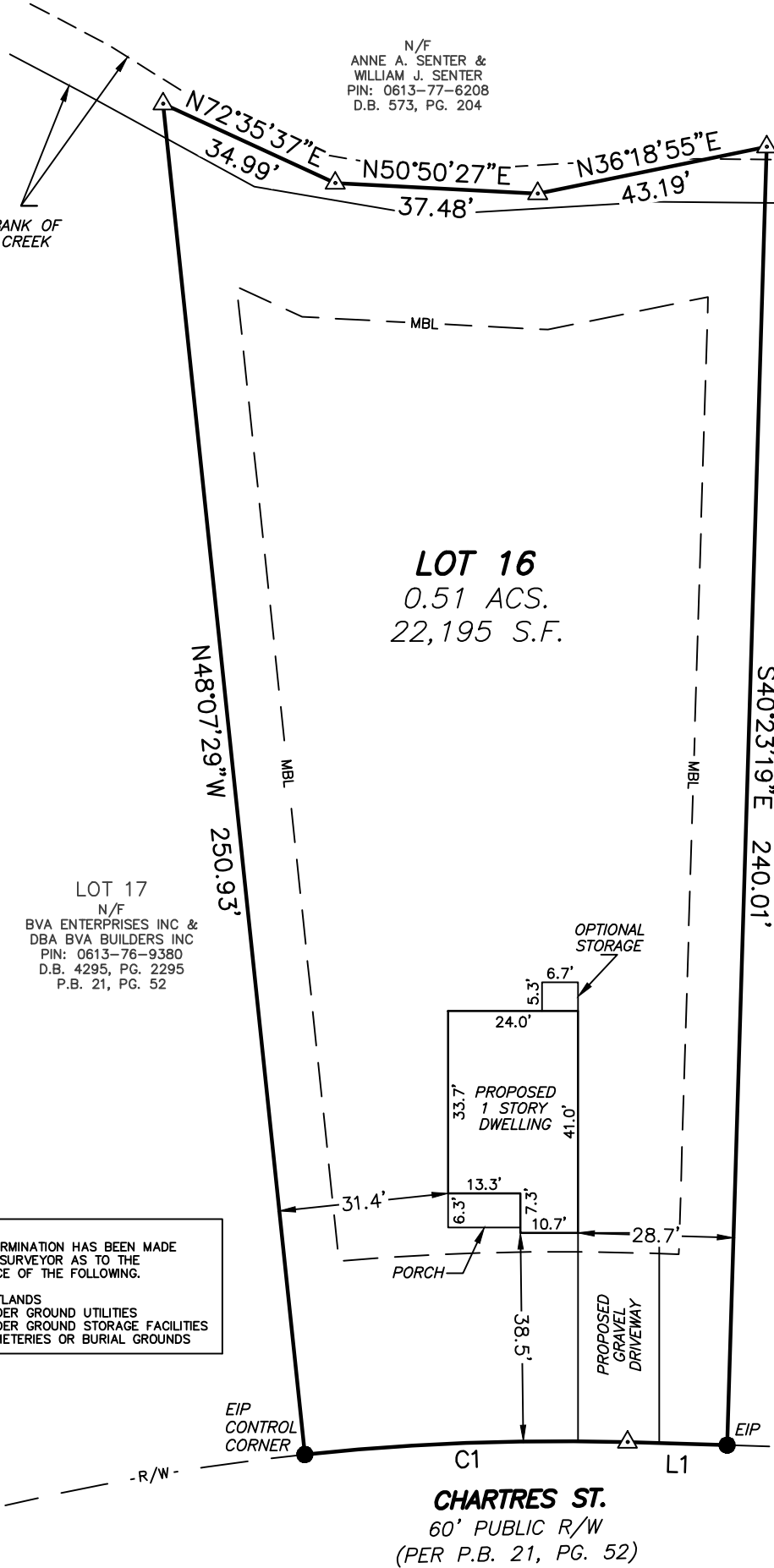
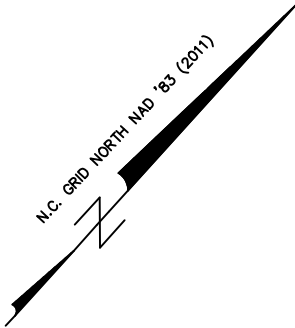
LOT 16
0.51 ACS.
22,195 S.F.

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

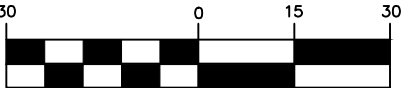
LOT 15
N/F
FRANKLIN RYAN JOHNSON
PIN: 0613-86-1413
D.B. 2660, PG. 508
P.B. 21, PG. 52

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



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S49° 36' 43"W	18.43

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	59.69	446.53	S45° 39' 45"W	59.65

PRELIMINARY PLOT,
NOT FOR RECORDATION,
SALES OR CONVEYANCES.

THE
LAWRENCE
RT

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	DRAWING CHARTRES LOTS16-18
SCALE 1"=30'	