

PRELIMINARY PLOT PLAN FOR:

BVA BUILDERS

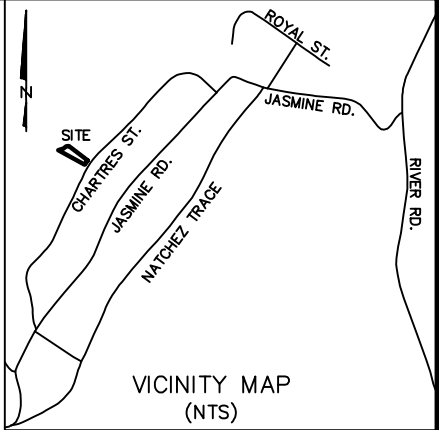
OWNER: BVA ENTERPRISES INC. & DBA BVA BUILDERS INC.
DEED BOOK 4295, PAGE 2295 (SOURCE OF TITLE)
PLAT BOOK 21, PAGE 52 (LOT 17)
ADDRESS: 000 CHARTRES STREET
TOWNSHIP: BUCKHORN
HARNETT COUNTY, NORTH CAROLINA
PIN: 0613-76-9380
ZONE: RA-30 (HARNETT)

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



VICINITY MAP
(NTS)

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.

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

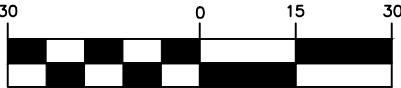
- D.B. 4295, PG. 2295
- P.B. 21, PG. 52
- ALL DEEDS AND MAPS WITH ADJOINERS.
- HARNETT COUNTY G.I.S.

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

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	56.18	446.62	S38° 14' 02"W	56.14

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.

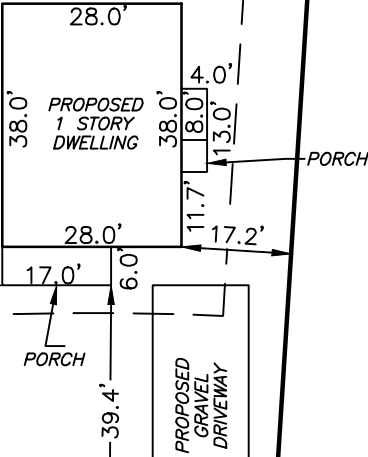
CHARTRES ST.
60' PUBLIC R/W
(PER P.B. 21, PG. 52)

THE
NICHOLAS
RT

LOT 17
0.47 ACS.
20,598 S.F.

LOT 16
N/F
BVA ENTERPRISES INC &
DBA BVA BUILDERS INC
PIN: 0613-86-0355
D.B. 4295, PG. 2292
P.B. 21, PG. 52

LOT 18
N/F
BVA ENTERPRISES INC &
DBA BVA BUILDERS INC
PIN: 0613-76-9235
D.B. 4295, PG. 2298
P.B. 21, PG. 52



S48°07'29"E 250.93'

N55°18'19"W 316.01'

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

N84°12'11"E
23.27'

N56°16'03"E
39.81'

N81°57'52"E
51.97'

BANK OF
CREEK

N.C. GRID NORTH NAD '83 (2011)