

SAINTSBURY DRIVE

50' PUBLIC R/W - MB 2024-445

LOT 27
MB 2024-446

LOT 25
MB 2024-445

LOT 24
MB 2024-445

N/F
NIGHT LEE COTTON
DB E PG 81

I HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD-RUN SURVEY AND THAT THERE ARE NO ENCROACHMENTS UNLESS OTHERWISE SHOWN. DEED REFERENCES ARE AS DEPICTED HEREON. THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+ AND THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56, 1600).


CALEB TROY CLAYTON SR. PLS. L-530

11/13/25



LEGEND

O	IPF	IRON PIPE FND.
O	IPS	IRON PIPE SET
O	IRF	REBAR FND.
O		CALCULATED POINT
W		WATER METER
●		CLEANOUT
■■■		YARD DRAIN
TRN		ELEC. TRANSFORMER
C		CABLE BOX
E		ELEC. BOX
T		COMM. VAULT
T		TELE. PEDESTAL
◇		HVAC
CONC.		CONCRETE
AG		ABOVE GROUND
BG		BELOW GROUND
MB		MAP BOOK



A hand-drawn map showing the location of a 'SITE' marked with a star. The site is situated between Kipling Road to the north and US-401 to the west. To the east is Ballard Road, and to the southeast is Harnett Central Road. The map is drawn with black lines on a white background.

VICINITY MAP (NOT TO SCALE)

GENERAL NOTES

1. DISTANCES DEPICTED HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. AREAS COMPUTED USING THE COORDINATE METHOD.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF CURRENT TITLE REPORT. PROPERTY DEPICTED HEREON MAY BE SUBJECT TO SUCH EASEMENTS, ETC. AS A CURRENT TITLE PACKAGE MAY DISCLOSE.
3. PLAT REFERENCE: MAP BOOK 2024, PAGES 443-447.
4. OFFSETS AND DIMENSIONS DEPICTED HEREON FROM THE PROPERTY LINES TO THE FOUNDATION OR BUILDING LINE ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES AND ARE NOT TO BE USED TO GUIDE OR ASSIST IN THE ERECTION OF FENCES, STRUCTURES, OR ANY OTHER IMPROVEMENTS.
5. ALL PROPERTY CORNERS FOUND ARE 5/8" IRON PIPES (OR REBAR) FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
6. ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
7. ADJOINING OWNER INFORMATION TAKEN FROM DEEDS AND MAPS OF RECORD.
8. SETBACKS: FRONT - 25'
 SIDE - 10'
 REAR - 20'
9. PER RECORDED MAP, PORTION OF PROPERTY IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREA PER F.I.R.M. FLOOD RATE INSURANCE MAP NO. 3720064200J, BEARING EFFECTIVE DATE OF 10/03/2006.
10. ZONING - RA-20R
11. DATE OF FIELD SURVEY: 11/06/2025
12. SURFACE LOCATIONS OF UTILITIES DEPICTED HERON. U/G UTILITIES NOT SURVEYED.
13. 10' STREET TREE & HARNETT REGIONAL WATER EASEMENT SHOWN HERON PER SUBDIVISION PLAT "KIPPLING VILLAGE, PHASE 1B" IS NOT SPECIFIED AS PUBLIC OR PRIVATE. AN ATTORNEY SHOULD BE CONTACTED FOR ANY ISSUES OR CLARIFICATIONS.

A number line with tick marks at 30, 15, 0, 15, 30, and 60. The segments from -30 to 0 and from 0 to 60 are shaded gray. The segments from 0 to -15 and from 15 to 30 are white.

SCALE: 1" = 30'



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**FOUNDATION AS-BUILT SURVEY
LOT 26 - #37 SAINTSBURY DRIVE
KIPLING VILLAGE - PHASE 1B
HARNETT COUNTY - ELIJAH - VARINA - NORTH CAROLINA**

SURVEYED FOR: RYAN HOMES - RALEIGH
5734 TRINITY ROAD, SUITE 200
RALEIGH, NC 27607

CALEB TROY CLAYTON SR., PLS L-5306

SCALE: 1"

DATE: 11/03/2011

DRAWN BY: CPM

REVISED

REVIEW BY: GTC

Job No. 21103