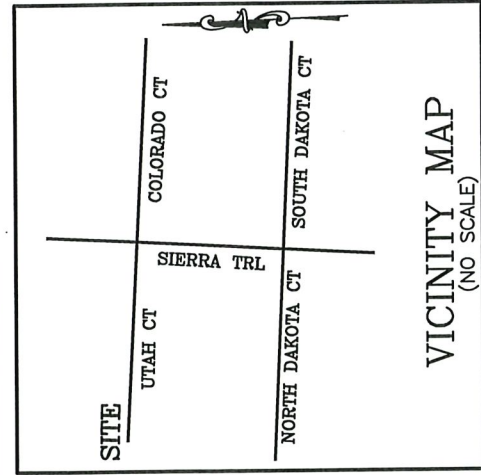




NOTE : CONTRACTOR TO VERIFY ALL
BUILDING SETBACKS PRIOR TO CONSTRUCTION.

NOTE : CONTRACTOR TO LOCATE UTILITY
TIE-INS AND CONTACT LOCAL REGULATORY
AGENCY PRIOR TO PAVING OVER WITH
DRIVEWAY.



N/F
HUGHES ARNOLD SIMMONS, JR &
ROSA WEBSTER SIMMONS
DB 2869, PG 821
PC 2, SLIDE 363

N03°52'41"E 175.00'

(22)

0.40 ACRES
17,554 SQ. FT.

(21)

SIERRA VILLAGE AT
OVERHILLS SUBDIVISION
P.B. 2025, PG. 522

(23)

SIERRA VILLAGE AT
OVERHILLS SUBDIVISION
P.B. 2025, PG. 522

UTAH COURT

50 FT. PUBLIC R/W

IMPERVIOUS AREA:
HOUSE, PORCHES 2,343 SQ. FT.
DRIVEWAY, SIDEWALK 706 SQ. FT.
TOTAL 3,049 SQ. FT.

ZONING: RA-20M	
SETBACKS:	
FRONT	- 35'
REAR	- 25'
SIDE	- 10'
CORNER SIDE	- 25'

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	44.45'	50.00'	43.00'	N29°21'47"E

PLOT PLAN

PLOT PLAN FOR: DREAM FINDERS HOMES

TOWNSHIP OF: ANDERSON CREEK

ADDRESS: UTAH COURT

DATE: SEPTEMBER 26TH, 2025

CITY OF: SPRING LAKE, NC

SCALE: 1" = 30'

COUNTY OF: HARNETT

REFERENCE: LOT 22

SIERRA VILLAGE AT
OVERHILLS SUBDIVISION
PHASE TWO
P.B. 2025, PG. 522

W. LARRY KING, PLS L11339
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NC Firm License C-0887



I, W. LARRY KING, CERTIFY THAT THIS MAP IS
FOR THE PURPOSE OF PERMITTING ONLY. IT IS
NOT A SURVEY AND NO RELIANCE MAY BE
PLACED ON ITS ACCURACY. THE STRUCTURE
SHOWN ON THIS PLOT PLAN IS PLACED ACCOR-
DING TO THE INSTRUCTIONS GIVEN BY THE
BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD
BE VERIFIED FOR COMPLIANCE WITH ZONING
AND COVENANTS.

THIS MAP CAN NOT BE USED FOR RECORDATION
OR ATTACHED TO A DEED TO BE RECORDED.
THIS MAP IS NOT DRAWN IN ACCORDANCE WITH
GS 47-30.

THE BOUNDARY AND LOT INFORMATION SHOWN ON
THIS MAP IS TAKEN FROM THAT DOCUMENT DE-
SCRIBED IN THE "REFERENCE" LINE SHOWN
HEREON. THIS INFORMATION SHOULD BE CONFIRMED
AS THE MOST CURRENT FOR THIS PROPERTY
BEFORE ISSUANCE OF PERMITS OR COMMENCE-
MENT OF CONSTRUCTION. NO TITLE SEARCH WAS
PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.