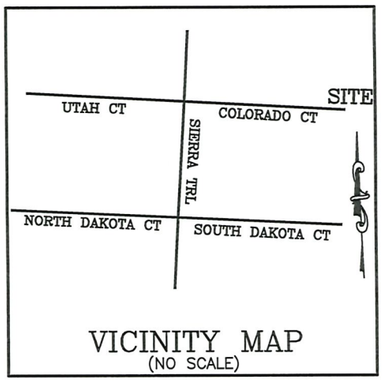
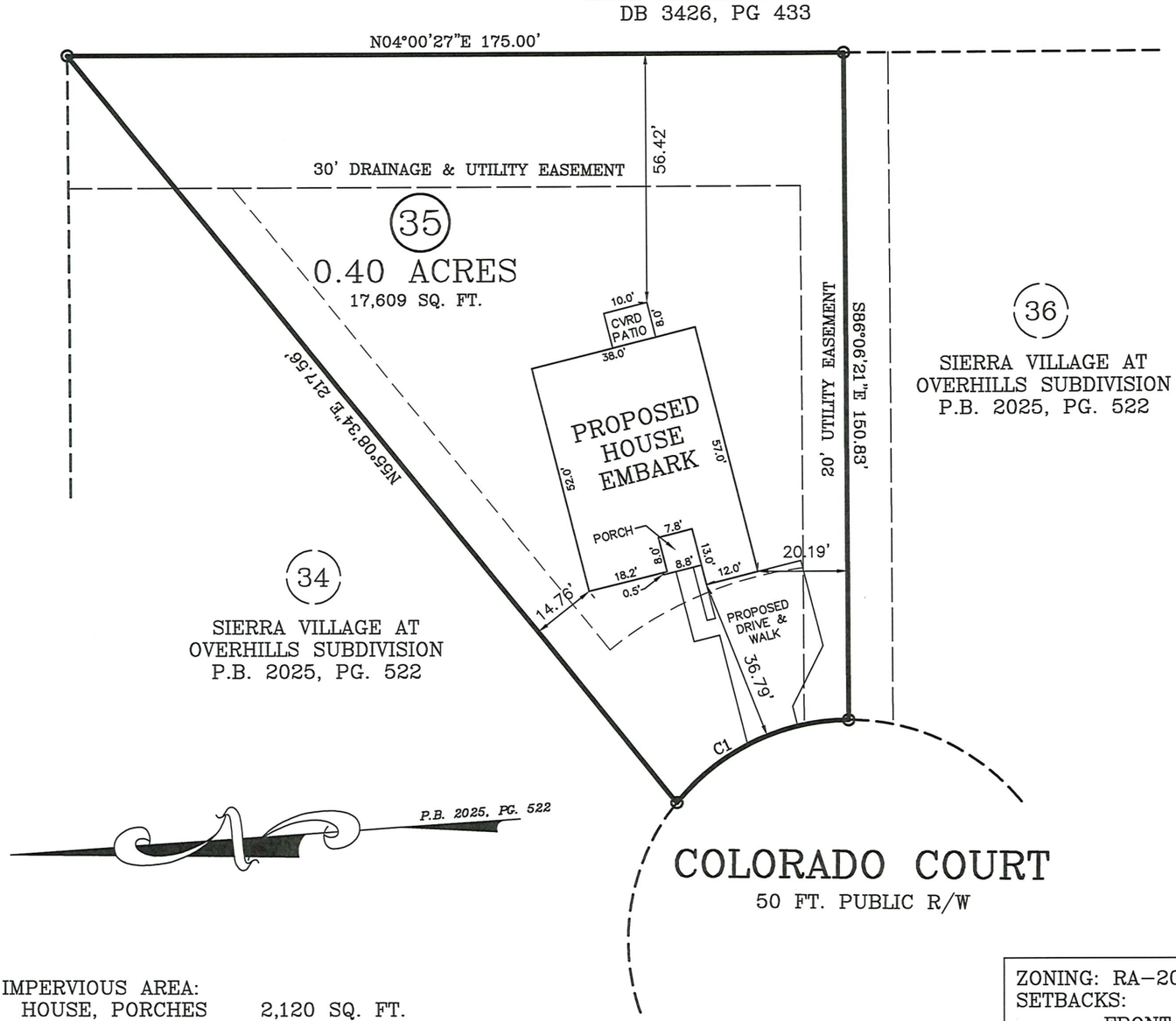



NOTE : CONTRACTOR TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.

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




IMPERVIOUS AREA:

| | |
|---|---|
| HOUSE, PORCHES | 2,120 SQ. FT. |
| DRIVEWAY, SIDEWALK | 769 SQ. FT. |
| TOTAL | 2,889 SQ. FT. |

| CURVE | LENGTH | RADIUS | CHORD | CHORD BEARING |
|---|---|---|---|---|
| C1 | 44.45' | 50.00' | 43.00' | S21°34'38"E |

ZONING: RA-20M
SETBACKS:

| | |
|---|---|
| FRONT | 35' |
| REAR | 25' |
| SIDE | 10' |
| CORNER SIDE | 25' |

# PLOT PLAN

PLOT PLAN FOR: DREAM FINDERS HOMES

ADDRESS: COLORADO COURT

CITY OF: SPRING LAKE, NC

COUNTY OF: HARNETT

TOWNSHIP OF: ANDERSON CREEK

DATE: SEPTEMBER 26TH, 2025

SCALE: 1" = 30'

REFERENCE: LOT 35
SIERRA VILLAGE AT
OVERHILLS SUBDIVISION
PHASE TWO
P.B. 2025, PG. 522

GRAPHIC SCALE
0 15 30 60

W. Larry King PLS L-1339

W. LARRY KING, PLS - L-1339

NORTH CAROLINA PROFESSIONAL SEAL L-1339 LAND SURVEYOR W. LARRY KING

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

**Larry King & Associates, R.L.S., P.A.**
P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, NC 28305
Phone: (910)483-4300
Fax: (910)483-4052
www.LKandA.com
NC Firm License C-0887

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 DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED AS THE MOST CURRENT FOR THIS PROPERTY BEFORE ISSUANCE OF PERMITS OR COMMENCEMENT OF CONSTRUCTION. NO TITLE SEARCH WAS PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.

K:\lsds\proj\DREAM FINDERS HOMES\SIERRA VILLAGE\Lot 35\Lot 35 - Plot Plan.dwg Model 9/26/2025 14:49:39 Scale:1 : 30