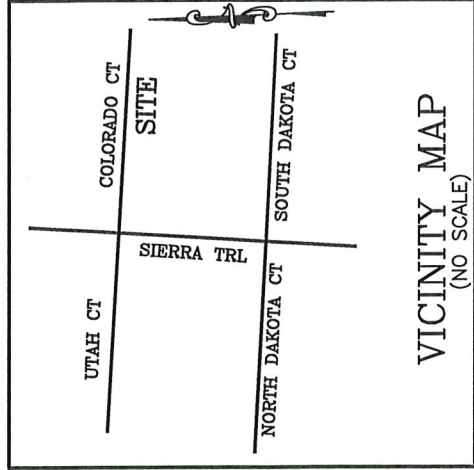




NOTE : CONTRACTOR TO VERIFY ALL
BUILDING SETBACKS PRIOR TO CONSTRUCTION.

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

JENNIE ARMSTRONG
PIN: 0514-86-3476
PB 2021, PG 10
DB 4054, PG 0581

HIGHSPEED LOGISTICS LLC
PIN: 0514-86-2445
PB 2006, PG 477
DB 4192, PG 1019

JILLIENE RACHEL HUFFMAN &
NAYAIRA MOJENA MARTINEZ
PIN: 0514-86-1446
PB 2006, PG 477
DB 3966, PG 0308

(37)

41.55'

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

(38)

0.35 ACRES
15,048 SQ. FT.

N03°53'39"E 127.63'

43.09'

38.0'

10.0'

CVRD
PATIO

PROPOSED
HOUSE
VENTURE

PORCH

PROPOSED
DRIVE &
WALK

38.91'

23.45'

19.7'

5.3'

5.3'

10.7'

S03°53'39"W 150.00'

(39)

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

20' UTILITY
EASEMENT

COLORADO COURT

50 FT. PUBLIC R/W

IMPERVIOUS AREA:
HOUSE, PORCHES 2,343 SQ. FT.
DRIVEWAY, SIDEWALK 746 SQ. FT.
TOTAL 3,089 SQ. FT.

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	21.02'	25.00'	20.41'	S62°00'40"E
C2	25.77'	50.00'	25.48'	N52°40'48"W

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

PLOT PLAN

PLOT PLAN FOR: DREAM FINDERS HOMES

TOWNSHIP OF: ANDERSON CREEK

ADDRESS: COLORADO COURT

DATE: SEPTEMBER 26TH, 2025

CITY OF: SPRING LAKE, NC

SCALE: 1" = 30'

COUNTY OF: HARNETT

REFERENCE: LOT 38

SIERRA VILLAGE AT
OVERHILLS SUBDIVISION
PHASE TWO

W. LARRY KING, PLS - L-1339

W. LARRY KING, PLS - L-1339

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



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.