

NOTES

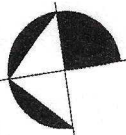
-- ALL PROPERTY CORNERS ARE EXISTING IRON PIPES UNLESS OTHERWISE NOTED.

REFERENCES

PLAT BOOK 53, PAGE 16

I, James W. Atkinson, Jr., certify that this plat was drawn by me (from an actual field survey made by me), and that the ratio of precision as calculated by latitudes and departures before any adjustment is 1/10,000+, that the references for this survey are listed on the face of this plat, and that this survey is in accordance with the Standards of Practice for Land Surveyors. Witness my original signature, registration number, and seal.

PLAT NORTH



NORTH BASED ON
PLAT BOOK # 53, PAGE # 16

NORTH



SR 1705

SR 1711

NC HWY 96

GRANVILLE COUNTY
FRANKLIN COUNTY

VICINITY MAP

LEGEND

——— LINES SURVEYED
 - - - LINES NOT SURVEYED
 EIP --- EXISTING IRON PIPE
 ECM --- EXISTING CONCRETE MONUMENT
 NIP --- NEW IRON PIPE
 PKN --- PK NAIL
 DMD --- DOUBLE MERIDIAN DISTANCE
 DB --- DEED BOOK
 ROW --- RIGHT OF WAY
 CP --- COMPUTED POINT
 ● --- EIP
 RRS --- RAILROAD SPIKE
 MN --- MASONRY NAIL

AREA

1.93 ACRES

AREA BY COORDINATES

SETBACKS

FRONT = 50.00'
 SIDES = 1500'
 REAR = 25.00'

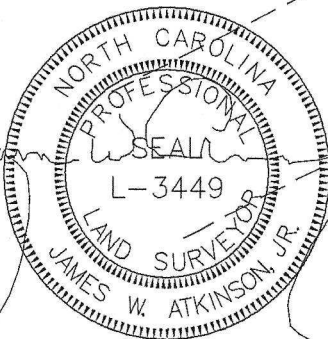
THIS LOT IS NOT WOODED

DISTURBED AREA

FALLS LAKE WATERSHED

DISTURBED AREA = 8112 SFT \ 0.182 ACRES
 IMPERVIOUS AREA TABLE
 HOUSE = 2345 SFT
 DECK = 324 SFT
 DRIVEWAY = 1114 SFT
 WALKS = 170 SFT
 TOTAL IMPERVIOUS = 3953 SFT

PRELIMINARY PLAT: FOR REVIEW PURPOSES ONLY



LOT 3C JSW PARTNERS PLAT BOOK 53, PAGE 16

FOUNDATION LOCATION SURVEY FOR:

BLACKWELL BUILDERS, INC

ADDRESS: -----

DATE: 01-20-2024

TOWNSHIP: BRASSFIELD

SCALE: 1" = 30'

COUNTY: GRANVILLE

SURVEYED BY: JWA

STATE: NORTH CAROLINA

DRAWN BY: JWA