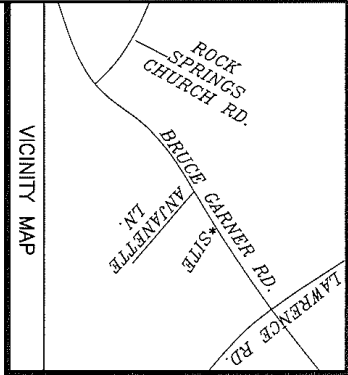




ZONED: AR-40

SETBACKS:
FRONT - 50'
SIDE - 15'
REAR - 25'

BRUCE GARNER RD.
(SR. 1711)
60' R/W
N 70°55'48" E N 75.00'
S 69°21'21" E N 75.00'

IMPERVIOUS SURFACE COVERAGE
2657 SQ.FT. - HOUSE, PORCHES & STEPS
2466 SQ.FT. - DRIVEWAY
5123 TOTAL SQ.FT. - PROPOSED COVERAGE

NOTE: BEING LOT 4 OF BECKS ESTATES AS RECORDED IN PLAT BOOK 52 PAGE 130.

20' X 75' COMMON DRIVEWAY EASEMENT

NOTE: AREA COMPUTED BY COORDINATE METHOD.

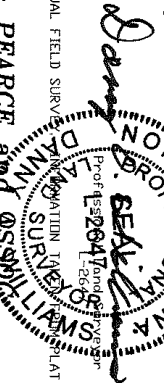
NOTE: NO NCGS MONUMENT WITHIN 2000'.

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES.

1. Danny D. Williams, certify that this map was drawn under my supervision that the boundaries not surveyed are indicated as drawn from information in Plat Book 52 Page 130 that the ratio of precision or positional accuracy is 1:10,000 and this map meets the requirements of the Standards of Professional Surveying in North Carolina (CI NCMC 5615007).

This 16th day of August, 2023.

Seal

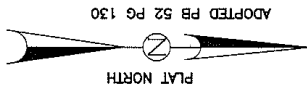
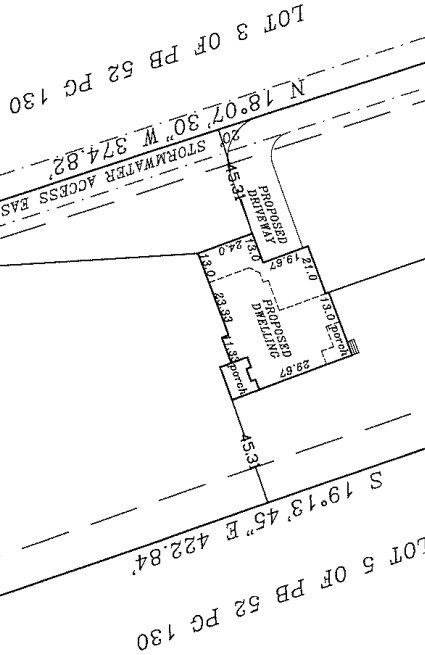


WILLIAMS - PEARCE AND ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS, P.A.
1000 N. ARENDELL AVE.
P.O. BOX 892, ZEBULON, N.C. 27597
PHONE: 919-269-9605 LIC. # C-0243

GRAPHIC SCALE - FEET
0 60 120 180

F:\NEWMAPS\KEN HARVEY HOMES\BRUCE GARNER RD\LOT PLAN LOT 4.DWG

LOT 4
1.40 ACRES
S 87°18'51" W 163.92'
20' STORMWATER ACCESS EASEMENT



LOT PLAN FOR
KEN HARVEY HOMES
BRASSFIELD TOWNSHIP
GRANVILLE COUNTY
NORTH CAROLINA

DRAWN BY: DOW & BGV
CHECKED BY: DOW
DATE: 08-16-2023
SCALE: 1" = 60'
JOB: BGV3890 CF