

SUBJECT PROPERTY IS___ IS NOT ___ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER_____ ZONE_____

N 11°37'24" W 90.00'



LOT 85

27,784 S.F.
0.638 ACRES
M.I.S.A. 7,000 S.F.

LOT 86

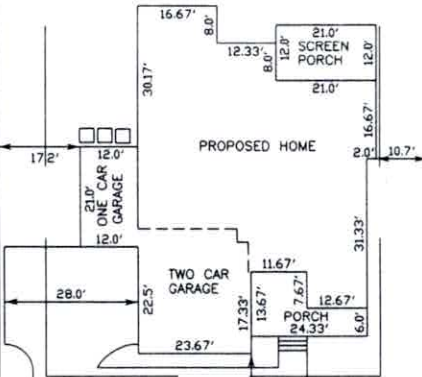
S 78°21'09" W 308.73'

LOT 84

N 78°21'09" E 308.69'

PROPOSED IMPERVIOUS
HOME 3,581 S.F.
WALK & DRIVE. 1,422 S.F.
A/C 27 S.F.
TOTAL AREA 5,030 S.F.

SETBACKS
FRONT 30
SIDE 10'
REAR 25



S 11°38'51" E 90.00'

CHERRY BARK DR

50' PUBLIC R/W TYPE III

SORRELL OAKS SUBDIVISION

PHASE 1

LOT 85 BLOCK

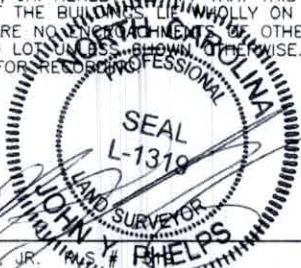
RECORDED IN BOOK OF MAPS 2024, PAGE 23

PRELIMINARY PLAT, NOT FOR
RECORDATION, CONVEYANCE
OR SALE

BUILDER TO VERIFY HOUSE
DIMENSIONS

FRANKLIN COUNTY, N. C.

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDATION.



PLOT PLAN
CAMBRIDGE CLASSIC HOMES
115 CHERRY BARK DR
YOUNGSVILLE TOWNSHIP, FRANKLIN CO., N.C.

SCALE 1"=40'
DATE 2/14/24
SO-F-85

JOHN Y. PHELPS, JR.
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