

VICINITY MAP (NTS)

- LEGEND**
- AC-AIR CONDITIONING UNIT
 - AG-ABOVE GROUND
 - BOC-BACK OF CURB
 - BS-BELOW GROUND
 - CATV-CABLE TV
 - CB-CATCH BASIN
 - COV-COVERED
 - CONC-CONCRETE DRIVEWAY
 - EB-ELECTRIC BOX
 - EM-ELECTRIC METER
 - EOP-EDGE OF PAVEMENT
 - EP-ELECTRIC PEDESTAL
 - FI-FIRE HYDRANT
 - ICV-IRRIGATION CONTROL VALVE
 - LP-LIGHT POLE
 - MTR-METER
 - N/F-NOW OR FORMERLY
 - PP-POWER POLE
 - RCP-REINFORCED CONC PIPE
 - R/W-RIGHT OF WAY
 - SC-CLEANOUT
 - SW-SIDEWALK
 - TP-TELEPHONE PEDESTAL
 - TF-TRANSFORMER
 - WM-WATER METER
 - WV-WATER VALVE
 - EP-EXISTING IRON PIPE
 - IP-IRON PIPE SET
 - EP-EXISTING IRON ROD



THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PRELIMINARY

NICHOLAS M. FRENCH, PLS L-4817 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

SETBACKS PER
P.B.2021, PG.378-380(3)

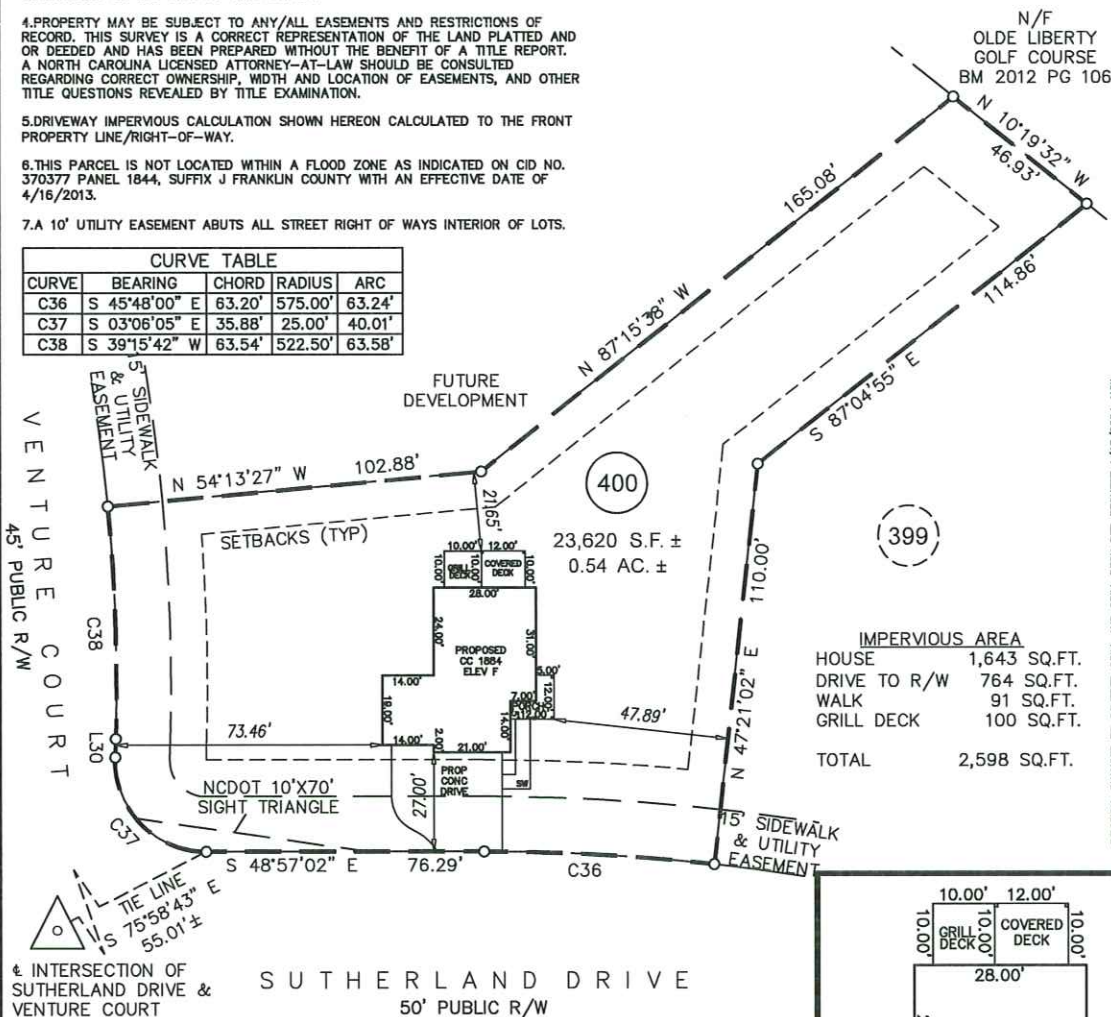
FRONT	25'
SIDE	10'
REAR	20'

GENERAL NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
- LINE NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.
- PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
- DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.
- THIS PARCEL IS NOT LOCATED WITHIN A FLOOD ZONE AS INDICATED ON CID NO. 370377 PANEL 1844, SUFFIX J FRANKLIN COUNTY WITH AN EFFECTIVE DATE OF 4/16/2013.
- A 10' UTILITY EASEMENT ABUTS ALL STREET RIGHT OF WAYS INTERIOR OF LOTS.

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	ARC
C36	S 45°48'00" E	63.20'	575.00'	63.24'
C37	S 03°06'05" E	35.88'	25.00'	40.01'
C38	S 39°15'42" W	63.54'	522.50'	63.58'



IMPERVIOUS AREA

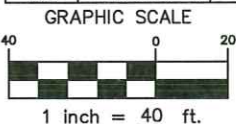
HOUSE	1,643 SQ.FT.
DRIVE TO R/W	764 SQ.FT.
WALK	91 SQ.FT.
GRILL DECK	100 SQ.FT.
TOTAL	2,598 SQ.FT.

± INTERSECTION OF SUTHERLAND DRIVE & VENTURE COURT

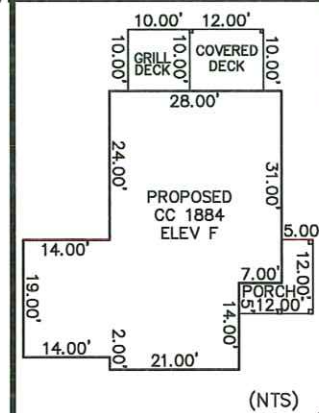
SUTHERLAND DRIVE
50' PUBLIC R/W

LINE TABLE

LINE	BEARING	DISTANCE
L30	S 42°44'51" W	5.04'



PRELIMINARY PLOT PLAN



PROJECT: 2021 CAVINESS SUTHERLAND

DRAWN BY: LLL
SURVEYED BY: N/A
SCALE: 1"=40'
FIELD WORK: N/A
DWG DATE: 12-08-2023

FOR
CAVINESS & CATES
345 SUTHERLAND DRIVE FRANKLINTON, NC 27525
LOT 400 SUTHERLAND STATION PHASE I
FRANKLINTON TWP., FRANKLIN CO., NC
P.B. 2021, PG. 378-380(3)

ECLS GLOBAL, INC.
U.S. VETERAN-OWNED
19 N MCKINLEY ST
COATS, NC 27521
910.897.3257 ECLSGLOBALINC.COM
910.897.2329 (FAX) CO#C-4175