

N/F

RIDERICK A. BANNERMAN &

PARCELS OF LAND AND DOES NOT CREATE A NEW

STREET OR CHANGE AN EXISTING STREET

D.B. 2172, PG. 1789

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.

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. FEET UNLESS OTHERWISE NOTED.

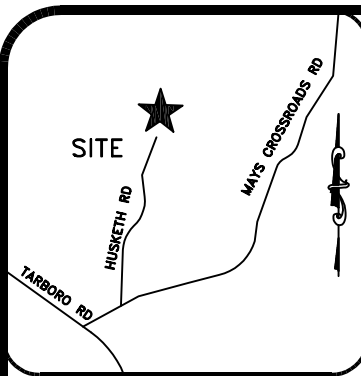
2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.

4. 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.

5. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.

6. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370377 PANEL 1862, FRANKLIN COUNTY WITH AN EFFECTIVE DATE OF 1/16/2004.



VICINITY MAP (NTS)

PER PLAT SETBACKS

FRONT 15'
SIDE 6'
REAR 10'

IMPERVIOUS AREA

HOUSE 1,960 SQ.FT.
DRIVE TO R/W 433 SQ.FT.
WALK 48 SQ.FT.

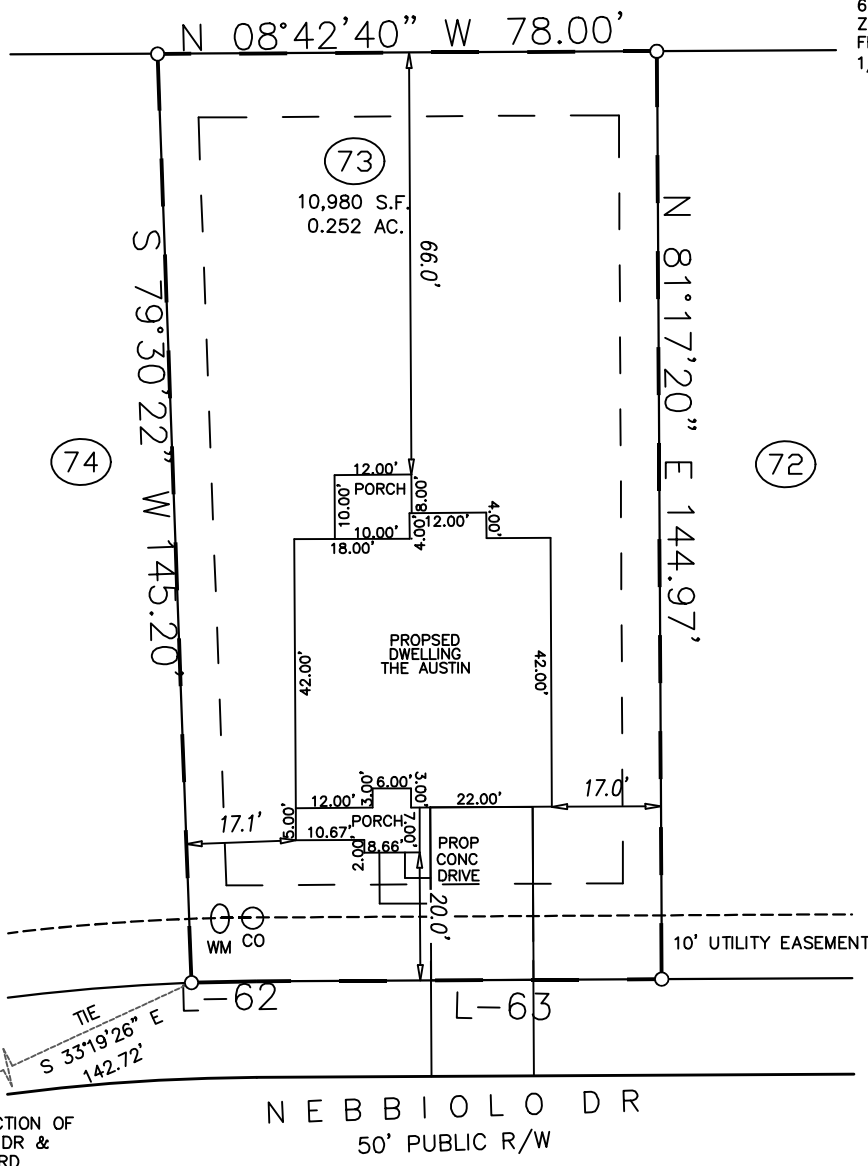
TOTAL 2,441 SQ.FT.

N/F

JULIE B. LOGAN

PIN: 1863-61-2393

D.B. 1070, PG. 100



± INTERSECTION OF
NEBBIOLO DR &
HUSKETH RD

LINE	BEARING	DISTANCE
L-62	N 09°36'05" W	10.10'
L-63	N 08°42'40" W	63.37'

GRAPHIC SCALE



1 inch = 30 ft.

PRELIMINARY PLOT PLAN

PROJECT: BARTLETT MANOR

DRAWN BY: VIH

SURVEYED BY: N/A

SCALE: 1"=30'

FIELD WORK: N/A
DWG DATE: 3-06-2024

FOR

CATES BUILDING

35 NEBBIOLO DR

LOT 73 BARLETT SUBDIVISION PHASE 1-A

YOUNGVILLE TWP., FRANKLIN CO., NC

BK 2024 PGS 61-62 PIN# N/A



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