

MINIMUM BUILDING SETBACKS

- FRONT = 25'
- SIDE = 10'
- REAR = 20'

THIS PROPERTY IS NOT LOCATED IN A
F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
REFERENCE: F.E.M.A. COMMUNITY PANEL NO.3720184400 K
EFFECTIVE DATE: APRIL 16, 2013

NOTE:
NO DETERMINATION
BY THE SURVEYOR
EXISTENCE OF THE
- WETLANDS
- UNDER GROUND
- UNDER GROUND
- CEMETERIES

LINE TABLE

LINE	BEARING	LENGTH
L1	S75°48'22"E	18.94'
L2	S68°55'21"E	41.54'
L3	S71°28'30"E	148.67'
L4	S54°31'00"E	92.95'
L5	N54°31'00"W	105.90'
L6	N71°28'30"W	146.14'
L7	N68°55'21"W	40.79'
L8	N75°48'22"W	18.23'

NOTE:
TEMPORARY PAVED TURN-AROUND
WITH 10' EASEMENT

N/F
DUKE DEWERNER JR.
D.B. 745, PG. 280
PRF. 2, S. 6

N/F
GLENDA R. ALLEN
P.B. 2015, PG. 191
LOT 2

OWNER/DEVELOPER:
DONNYBROOK LLC/BLISS HOMES
2500 FOREST LAKE COURT
WAKE FOREST N.C. 27587

NOTE:
SEE SHEET ONE OF TWO FOR ALL
PERTINENT INFORMATION, STATEMENTS AND
SIGNATURES NOT INCLUDED ON THIS
SHEET

SHEET 2 OF 2

"FINAL PLAT"

MEADOW LAKE SUBDIVISION PHASE 2

LOTS 8 thru 30

YOUNGSHVILLE TOWNSHIP	NORTH CAROLINA
FRANKLIN COUNTY	OWNER
ZONED MU	P.I.N. 1844-54-2225 1844-54-8037

STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
(LICENSE NUMBER P-0148)

319 CHAPANOKE ROAD, SUITE 106
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661



DATE	07/14/2021	SURVEYED BY	JOB
SCALE	1"=100'	DRAWN BY	DWG. NO.
REVISIONS			M-LAKE-PH2-PLAT

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. RESTRICTIVE COVENANTS RECORDED AT DEED BOOK _____, PAGE _____
7. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER 10' AT REAR AND 5' ON EACH SIDE LINE OF EACH LOT.
8. IRON PIPES SET AT ALL NEW LOT CORNERS.
9. LOTS TO BE SERVED BY COMMUNITY WATER AND INDIVIDUAL SEPTIC SYSTEM.
10. DRAINAGE EASEMENTS TO FOLLOW NATURAL LOW AREA OR CONSTRUCTED DITCHES UNLESS NOTED OTHERWISE.
11. NO GRID OR CONTROL MONUMENT FOUND WITHIN 2000' OF PROPERTY.
12. SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.
13. ALL STUB ROADS/STREETS HAVE BEEN BUILT /CONSTRUCTED TO THE ADJOINING PROPERTY LINE.

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