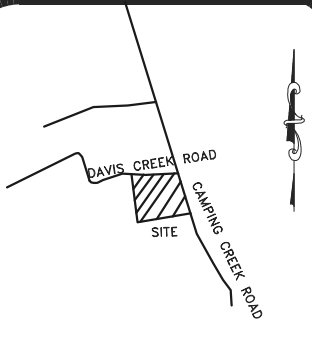




- LEGEND
- AC=AIR CONDITIONING UNIT
 - AG=ABOVE GROUND
 - BOC=BACK OF CURB
 - BS=BELOW GROUND
 - CATV=CABLE TV
 - CB=CATCH BASIN
 - CVRD=COVERED
 - DW=CONC DRIVEWAY
 - EB=ELECTRIC BOX
 - EM=ELECTRIC METER
 - EOP=EDGE OF PAVEMENT
 - EP=ELECTRIC PEDESTAL
 - FH=FIRE HYDRANT
 - ICV=IRRIGATION CONTROL VALVE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

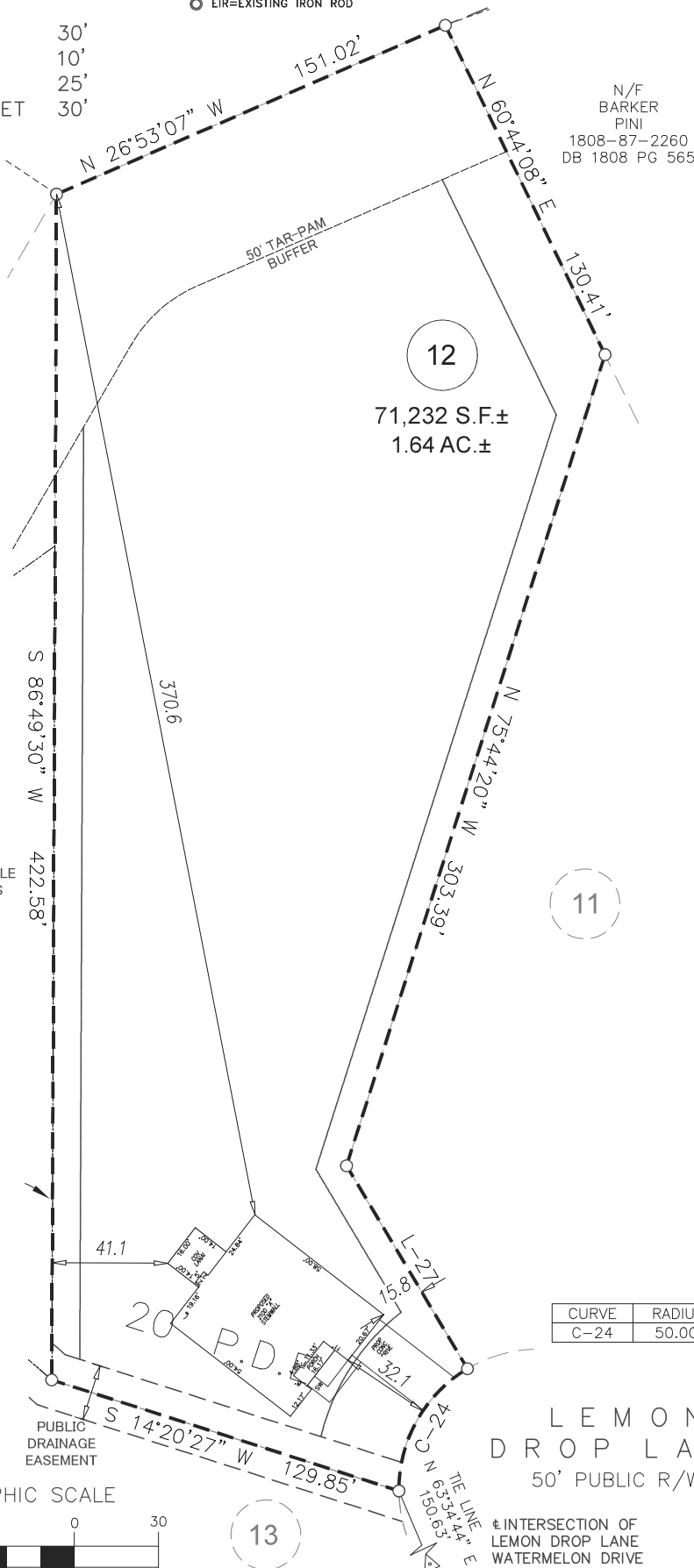
VICINITY MAP (NTS)

- SETBACKS:
- P.B. 2348, PG. 1972
- FRONT 30'
 - SIDE 10'
 - REAR 25'
 - SIDE STREET 30'



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 HAZARD ZONE AS INDICATED ON CID NO. 370377 PANEL 1882, SUFFIX J FRANKLIN COUNTY WITH AN EFFECTIVE DATE OF 1/16/2004.

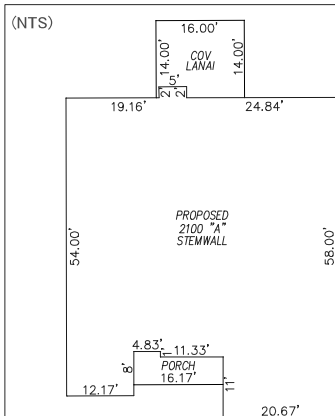


IMPERVIOUS AREA

HOUSE	2,920 SQ.FT.
DRIVE TO R/W	519 SQ.FT.
WALK	96 SQ.FT.

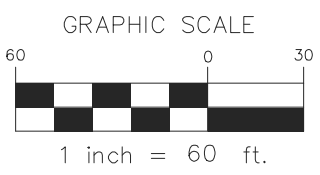
TOTAL 3,535 SQ.FT.

HOUSE SHOWN HEREON BASED ON UNCONFIRMED FIRST FLOOR PLANS



LINE	BEARING	DISTANCE
L-27	S 55°49'51" W	84.20'
C-24	S 64°07'02" E	49.92'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-24	50.00'	52.27'	49.92'	S 64°07'02" E



LEMON DROP LANE
50' PUBLIC R/W

PRELIMINARY PLOT PLAN

PROJECT: ELLINGTON ESTATES

DRAWN BY: VIH

SURVEYED BY:

SCALE: 1"=60'

FIELD WORK: DWG DATE: 11-01-2024

FOR ADAMS HOMES

115 LEMON DROP LANE

LOT 12 ELLINGTON ESTATES SUBDIVISION

HARRIS TWP., FRANKLIN CO., NC

P.B. 2348, PG. 1972

ECLS GLOBAL, INC.

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