

VICINITY MAP (NTS)

PER PLAT
SETBACKS

FRONT	15'
SIDE	6'
REAR	10'

IMPERVIOUS AREA

HOUSE	1,564 SQ.FT.
DRIVE TO R/W	364 SQ.FT.
WALK	167 SQ.FT.
TOTAL	1,995 SQ.FT.

- LEGEND
- AC=AIR CONDITIONING UNIT
 - AG=ABOVE GROUND
 - BOC=BACK OF CURB
 - BO=BELOW GROUND
 - CATV=CABLE TV
 - CB=CATCH BASIN
 - CRD=COVERED
 - DW=CONC DRIVEWAY
 - EB=ELECTRIC BOX
 - EM=ELECTRIC METER
 - EOP=EDGE OF PAVEMENT
 - EP=ELECTRIC PEDESTAL
 - FI=FIREFIGHTER
 - IRI=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
 - SC=CLEANOUT
 - SW=SIDEWALK
 - TP=TELEPHONE PEDESTAL
 - TR=TRANSFORMER
 - WM=WATER METER
 - WM=WATER VALVE
 - EIP=EXISTING IRON PIPE
 - ⊗ 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

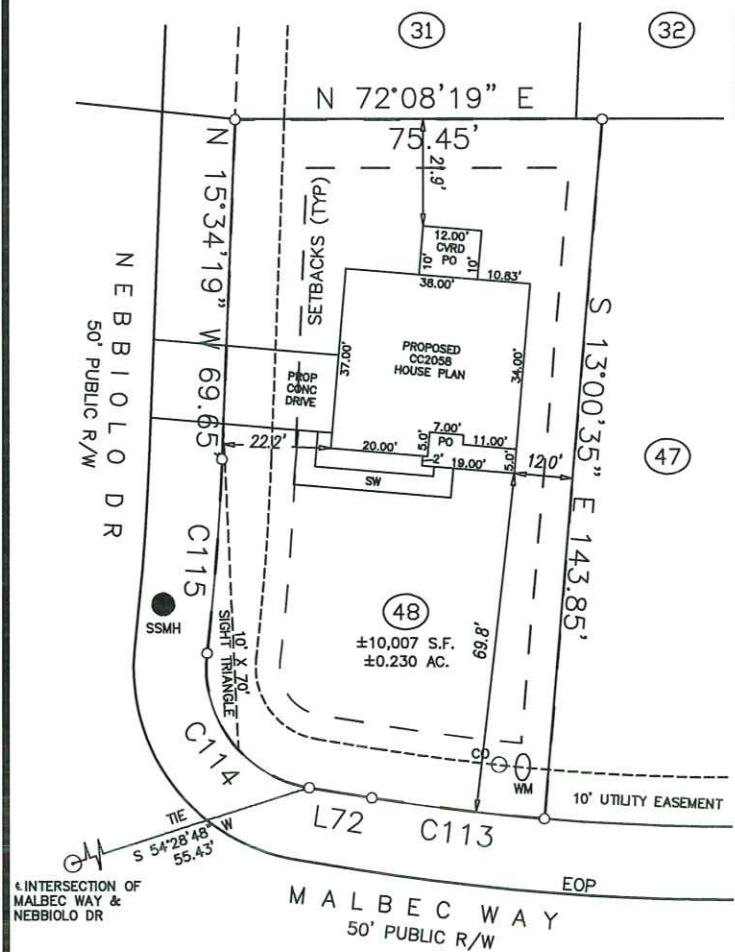
NICHOLAS M. FRENCH, PLS L-4817 DATE

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

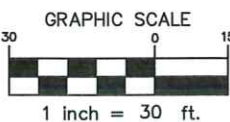
THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

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.



INTERSECTION OF
MALBEC WAY &
NEBBIOLO DR



			LINE	BEARING	DISTANCE
			L72	S 81°17'20" W	13.09'
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	
C113	475.01'	35.67'	35.66'	S 79°08'16" W	
C114	25.00'	38.17'	34.57'	N 54°57'56" W	
C115	525.01'	39.88'	39.87'	N 13°23'45" W	

PRELIMINARY
PLOT PLAN

ECLS

PROJECT:	BARTLETT MANOR
DRAWN BY:	VIH/MTM
SURVEYED BY:	N/A
SCALE:	1"=30'
FIELD WORK:	N/A
DWG DATE:	12-09-2024

FOR
CATES BUILDING
NEBBIOLO DRIVE
LOT 48 BARLETT SUBDIVISION PHASE 1-A
YOUNGVILLE TWP., FRANKLIN CO., NC
BK 2024 PGS 61-62 PIN# 1863-71-4280

ECLS
GLOBAL, INC.
U.S. Veteran-Owned
19 N. MCINLEY ST
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910.897.2329 (fax) ccf@ecsl.com

REVISION: HOUSE MOVED TO THE LEFT PER REQUEST 1-28-25 AMW
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