

VICINITY MAP (NTS)

PER PLAT
SETBACKS

FRONT 15'
SIDE 6'
REAR 10'

IMPERVIOUS AREA

HOUSE 1,992 SQ.FT.
DRIVE TO R/W 323 SQ.FT.
WALK 105 SQ.FT.

TOTAL 2,420 SQ.FT.

LEGEND
AC=AIR CONDITIONING UNIT
AG=ABOVE GROUND
BC=BACK OF CURB
BG=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=FIREF HYDRANT
GV=IRRIGATION CONTROL VALVE
LP=LIGHT POLE
MTR=METER
N/F=NOW OR FORMERLY
PO=POUCH
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
IRP=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.

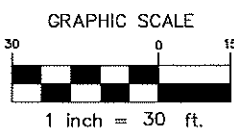
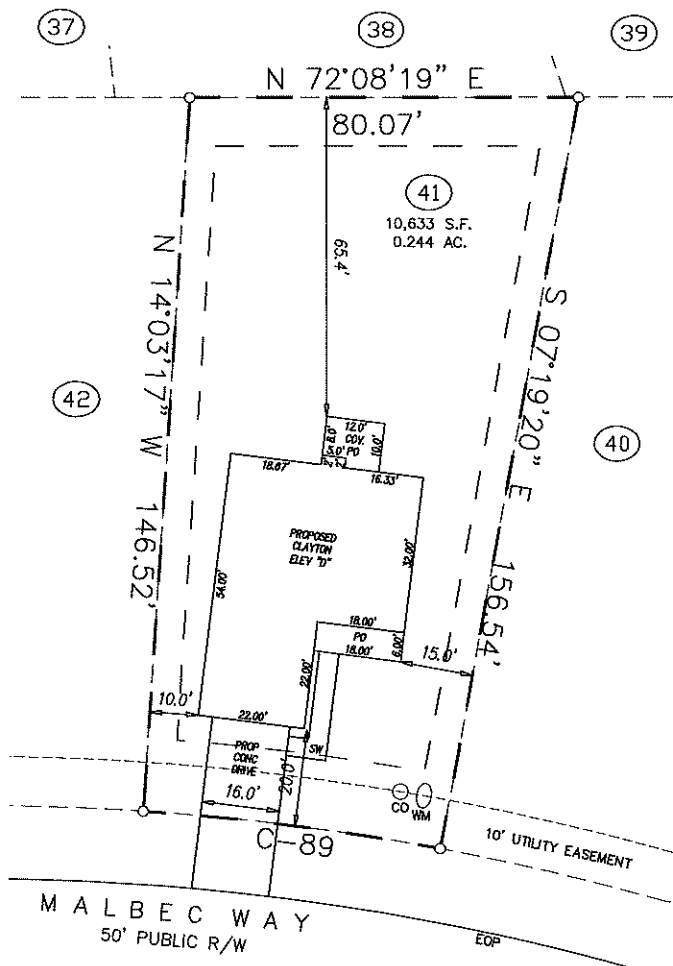
2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

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.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-89	525.01'	61.69'	61.65'	S 79°18'51" W

PRELIMINARY PLOT PLAN

PROJECT: BARTLETT MANOR
DRAWN BY: VIH/TKR
SURVEYED BY: N/A
SCALE: 1"=30'
FIELD WORK: N/A
DWG DATE: 03-28-2025

FOR
CAVINNESS & CATES
20 MALBEC WAY
LOT 41 BARLETT SUBDIVISION PHASE 1-A
YOUNGSHVILLE TWP., FRANKLIN CO., NC
BK 2024 PGS 61-62 PIN# 1863-71-9365

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