

SITE DATA

TOTAL AREA = 66.519 AC.
(TO BE SUBDIVIDED)

LESS R/W = 5.677 AC.

NET AREA = 60.842 AC.

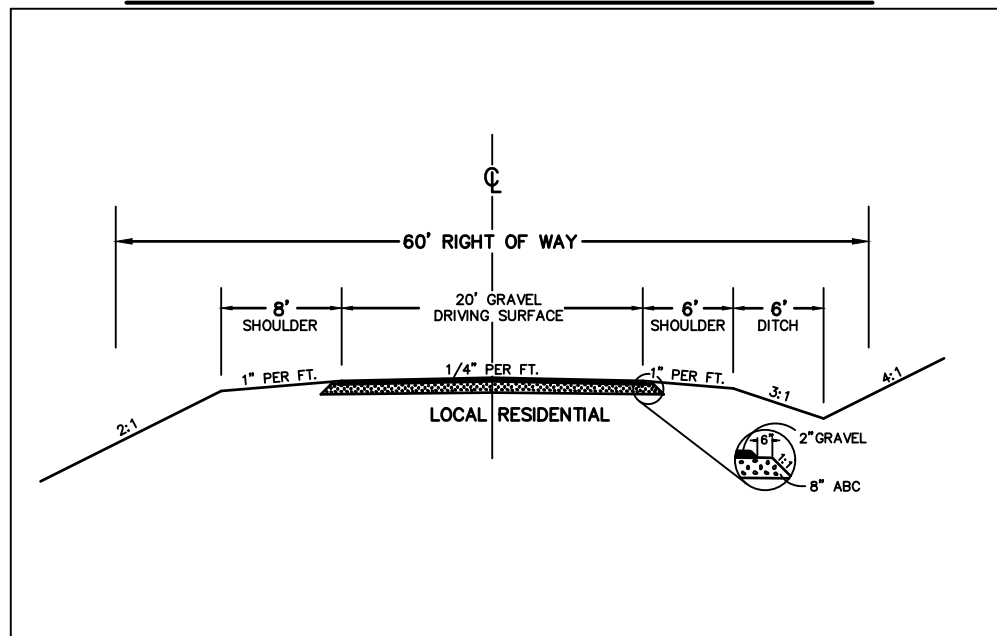
TOTAL LOTS = 40

AVERAGE LOT SIZE = 1.521 AC.

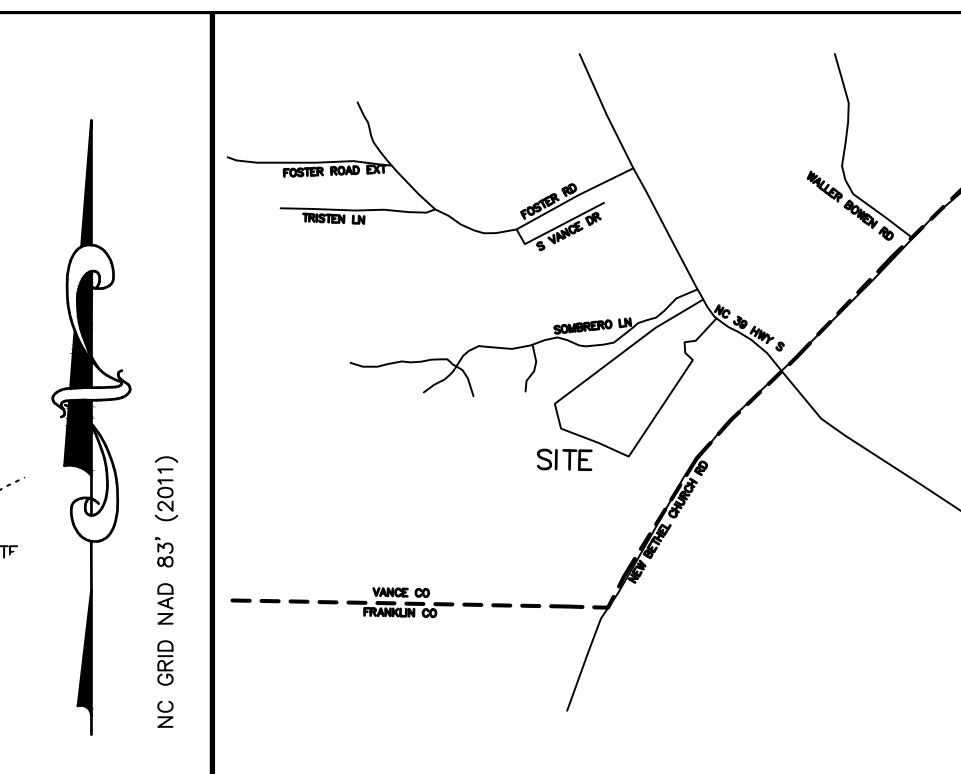
TOTAL ROAD LENGTH = 3,803'

PROPOSED USE – RESIDENTIAL SINGLE FAMILY SUBDIVISION

ROAD CROSS-SECTION DETAIL



PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR RECORDATION
SALES OR CONVEYANCES



VICINITY MAP

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY - LINE NOT SURVEYED
---	OVERHEAD LINE - LINE NOT SURVEYED
---	EASEMENT
---	BUILDING SETBACK
---	BUFFER
---	FLOOD HAZARD SOILS

MINIMUM BUILDING SETBACKS

FRONT	50'
REAR	35'
SIDE	25'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 53°06'31" E	59.93'
L-2	N 53°13'23" E	119.37'
L-3	N 53°13'23" E	55.56'
L-4	N 53°08'05" E	4.13'
L-5	N 52°58'49" E	87.93'
L-6	N 57°28'11" E	7.63'
L-7	S 44°19'01" W	9.54'
L-8	N 69°40'12" W	53.73'
L-9	N 14°11'49" W	74.60'
L-10	S 62°27'48" E	85.37'
L-11	S 48°00'31" E	95.85'
L-12	N 32°41'53" E	188.04'

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEP - BENT IRON PIPE
BEB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	134.03'	1209.29'	133.97'	S 30°58'12" E
C-2	98.00'	1209.29'	97.98'	S 36°28'01" E
C-3	137.43'	1209.29'	137.35'	S 42°02'39" E

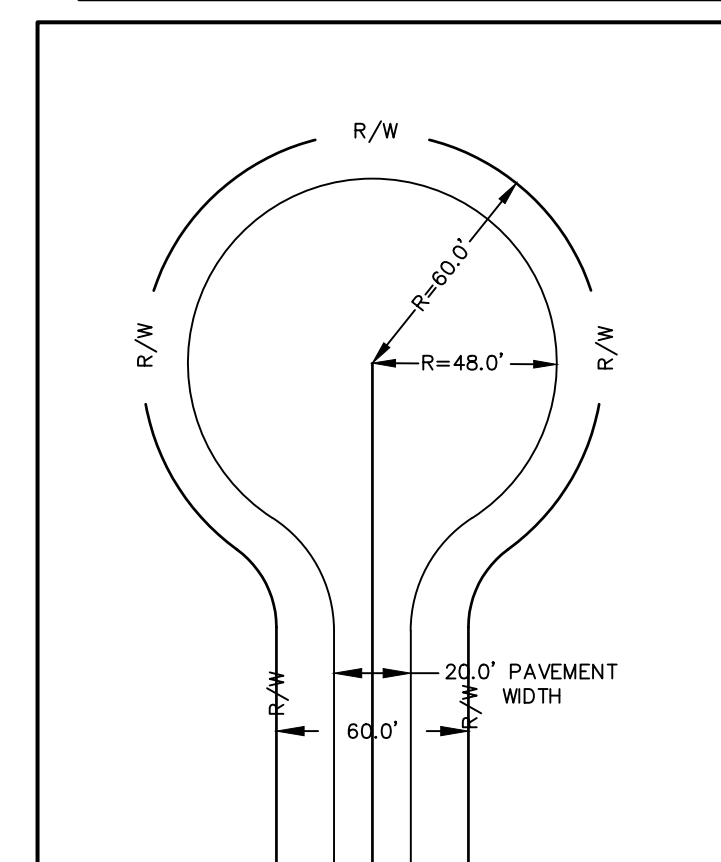
NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- ALL LOTS WILL BE SERVED BY INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
- SOLID WASTE REMOVAL WILL BE THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS.
- BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY PREPARED BY CANDY LAND SURVEYING.

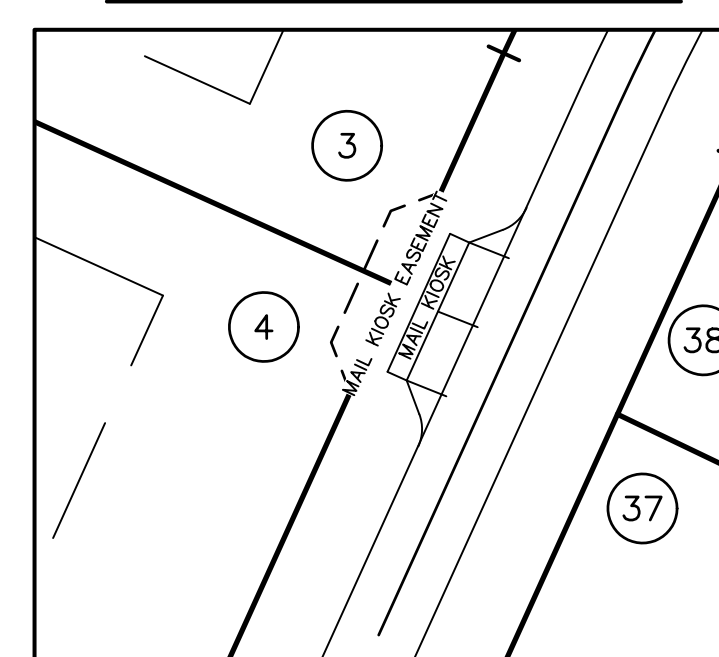
OWNER/ DEVELOPER

Deron Brodbeck
2921 Sunnystone Way
Raleigh, NC 27613
919-745-0573

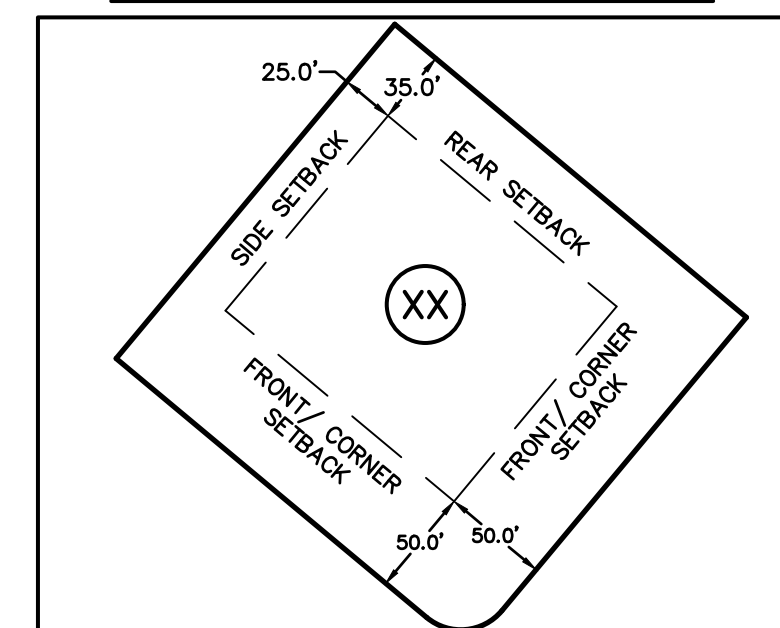
TURN AROUND DETAIL NTS



MAIL KIOSK DETAIL NTS



TYPICAL LOT DETAIL NTS



SKETCH PLAN FOR
TOBACCO LANE SUBDIVISION
OWNER: UNITED LAND OF AMERICA LLC
REF: D.B. 1445 PAGE 586
REF: P.B. Z PAGE 848
SANDY CREEK TOWNSHIP
VANCE COUNTY, NORTH CAROLINA

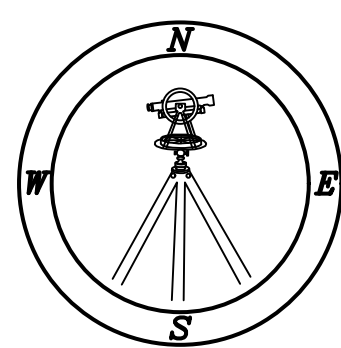


SCALE 1"=120'

MARCH 26, 2024
REVISED AUGUST 4, 2025
ZONED AR
PIN #0552-01-007

PRELIMINARY

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SALES OR CONVEYANCES



CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

(METTREY-SUBD.DWG-MA)