



VICINITY MAP (NTS)

LEGEND

- AC=AIR CONDITIONING UNIT
- BOC=BACK OF CURB
- DW=CONC DRIVEWAY
- EB=ELECTRIC BOX
- EOP=EDGE OF PAVEMENT
- P=PATIO
- PO=PORCH
- SC=CLEANOUT
- SW=SIDEWALK
- TP=TELEPHONE PEDESTAL
- WM=WATER METER
- IRON PIPE FOUND
- ⊙ IRON PIPE SET
- NAIL SET



CERTIFICATE OF ACCURACY & MAPPING

I NICHOLAS M. FRENCH PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY DONE UNDER MY SUPERVISION, AND THAT THE ERROR OF CLOSURE AS COMPUTED BY CO-ORDINATES IS LESS THAN 1/10,000.

NICHOLAS M. FRENCH, PLS L-4817 DATE 01-16-2024

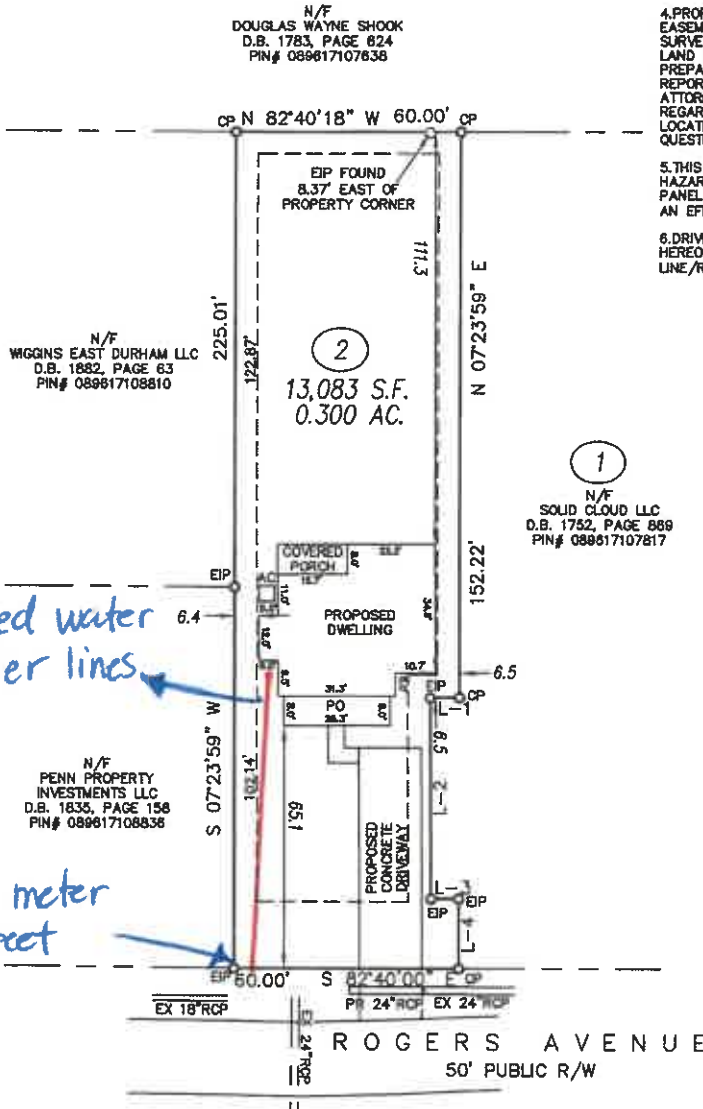
THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY 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. SURVEY 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. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370107 PANEL 0896, SUFFIX K GRANVILLE COUNTY WITH AN EFFECTIVE DATE OF 12/06/2019.
6. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON IS CALCULATED TO PROPERTY LINE/RIGHT-OF-WAY.

LINE	BEARING	DISTANCE
L-1	S 82°56'43" E	7.88'
L-2	N 07°03'17" E	53.90'
L-3	N 82°56'43" W	7.44'
L-4	N 07°03'17" E	18.89'

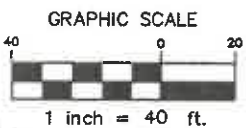


IMPERVIOUS AREA

HOUSE	1,774 SQ.FT.
DRIVE	980 SQ.FT.
WALK	60 SQ.FT.
COVERED PORCH	149 SQ.FT.
TOTAL	2,963 SQ.FT.

SETBACKS

FRONT	18'
SIDE	6'
REAR	6'



PRELIMINARY PLOT PLAN

MSF
1/17/2024

ECLS

PROJECT: 204 W ROGERS AVE
 DRAWN BY: J. MURRAY
 SURVEYED BY: H. SWANZEY
 SCALE: 1"=40'
 FIELD WORK: 1-03-2024
 DWG DATE: 01-08-2024

FOR
PINEVIEW CONSTRUCTION
 205 W ROGERS AVENUE
 LOT 2, DAVID AND WENDY DUJARDIN
 CREEDMOOR TWP., GRANVILLE CO., NC
 P.B. 48, PG. 119 PIN# 0896.17-10-7837

ECLS
 GLOBAL, INC
 U.S. VETERAN-OWNED
 19 N MCKINLEY ST
 COATS, NC 27521
 910.897.3257 ECLS@GLOBALINC.COM
 910.897.2329 (FAX) COFC-4178

REVISED: CHANGED FROM GRAVEL DRIVEWAY TO CONCRETE PER BUILDER REQUEST. 01-16-2024 JM