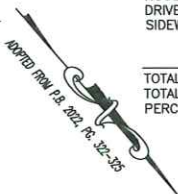


VICINITY MAP (NTS)

LEGEND:

EIP - EXISTING IRON PIPE
 EIB - EXISTING IRON BAR
 BEIP - BENT IRON PIPE
 BEIB - BENT IRON BAR
 CM - CONCRETE MONUMENT
 NIP - NEW IRON PIPE SET
 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
 CS - SEWER CLEAN-OUT
 SW - SIDEWALK
 PO - PORCH
 N/F - NOW OR FORMERLY
 CVRD - COVERED
 CB - CATCH BASIN
 EOP - EDGE OF PAVEMENT
 BOC - BACK OF CURB



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 PLAT.
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. 370377 PANEL 1799, SUFFIX K, FRANKLIN COUNTY WITH AN EFFECTIVE DATE OF 04/16/2013
6. THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT-OF-WAYS, INTERIOR OF LOTS

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.

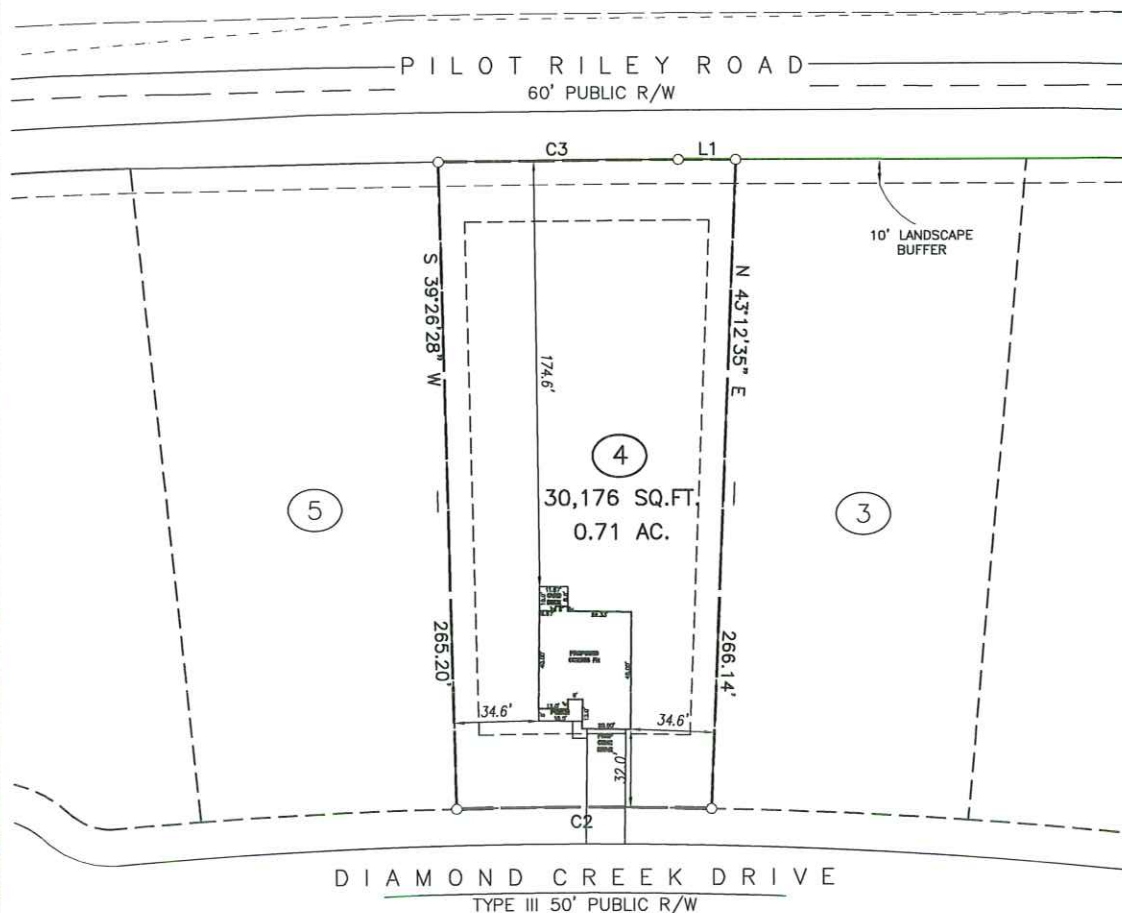
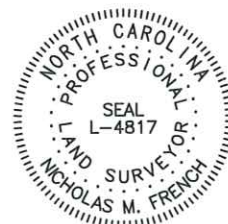
IMPERVIOUS SURFACE TABLE

HOUSE	1,887 S.F.
DRIVEWAY	517 S.F.
SIDEWALKS	36 S.F.

TOTAL IMPERVIOUS AREA	2,440 S.F.
TOTAL LOT AREA	30,176 S.F.
PERCENTAGE OF IMPERVIOUS AREA	8.09%

SETBACKS:

P.B. 2022, PG. 322-325	
FRONT	30'
SIDE	10'
REAR	25'



GRAPHIC SCALE



1 INCH = 60 FT.

				LINE BEARING	DISTANCE
				L1 N 49°06'00" W	23.63'
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	105.01'	2201.43'	2°43'59"	S 49°11'33" E	105.00'
C3	98.85'	7751.75'	0°43'50"	N 49°39'59" W	98.85'

PRELIMINARY

PROJECT:	KETTLE CREEK
DRAWN BY:	SEER
SURVEYED BY:	N/A
FIELD WORK:	N/A
DWG DATE:	12-16-2025

PLOT PLAN
 FOR
CAVINNESS & CATES
 45 DIAMOND CREEK DRIVE
 LOT 04 KETTLE CREEK SUBDIVISION
 DUNN TWP., FRANKLIN CO., NC
 P.B. 2022, PG. 322-325

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