

NOTES

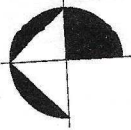
- ALL PROPERTY CORNERS ARE EXISTING IRON PIPES UNLESS OTHERWISE NOTED.

REFERENCES

PLAT BOOK 53, PAGE 16

I, James W. Atkinson, Jr., certify that this plat was drawn by me (from an actual field survey made by me), and that the ratio of precision as calculated by latitudes and departures before any adjustment is 1\10,000+, that the references for this survey are listed on the face of this plat, and that this survey is in accordance with the Standards of Practice for Land Surveyors. Witness my original signature, registration number, and seal.

PLAT NORTH

NORTH BASED ON
PLAT BOOK # 53 PAGE # 16

AREA
2.18 ACRES
AREA BY COORDINATES



SR 1705

SR 1711

VICINITY MAP

LEGEND

- LINES SURVEYED
- LINES NOT SURVEYED
- EIP --- EXISTING IRON PIPE
- ECM --- EXISTING CONCRETE MONUMENT
- NIP --- NEW IRON PIPE
- PKN --- PK NAIL
- DMD --- DOUBLE MERIDIAN DISTANCE
- DB --- DEED BOOK
- ROW --- RIGHT OF WAY
- CP --- COMPUTED POINT
- --- EIP
- RRS --- RAILROAD SPIKE
- MN --- MASONRY NAIL

FALLS LAKE WATERSHED

3B

THIS LOT IS NOT WOODED

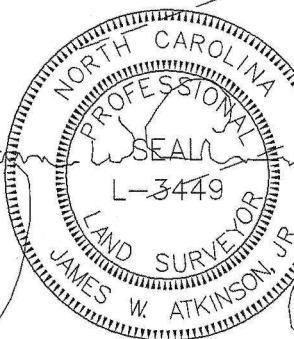
2A

DISTURBED AREA = 9384 SFT\0.215 ACRES
IMPERVIOUS AREA TABLE
HOUSE = 2422 SFT
DECK = 250 SFT
DRIVEWAY = 1219 SFT
WALKS = 193 SFT
TOTAL IMPERVIOUS = 4084 SFT

SETBACKS

FRONT = 20.00'
SIDES = 8.00'
REAR = 20.00'

PRELIMINARY PLAT: FOR REVIEW PURPOSES ONLY



LOT 3B JSW PARTNERS PLAT BOOK 53, PAGE 16

FOUNDATION LOCATION SURVEY FOR:

BLACKWELL BUILDERS, INC

ADDRESS: -----	DATE: 01-20-2024
TOWNSHIP: BRASSFIELD	SCALE: 1" = 30'
COUNTY: GRANVILLE	SURVEYED BY: JWA
STATE: NORTH CAROLINA	DRAWN BY: JWA