

SURVEY FOR

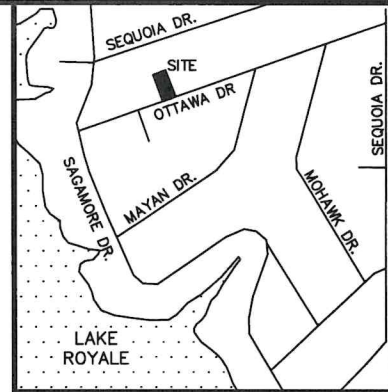
BRC HOMES

LOT 2168, LAKE ROYALE SUBDIVISION
113 OTTAWA DRIVE
PIN# 2830-88-8608
D.B. 1339, PAGE 89
P.R.F. 1, SLIDE 103A

CYPRESS CREEK TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA
FEBRUARY 27, 2025



SCALE 1"=40'



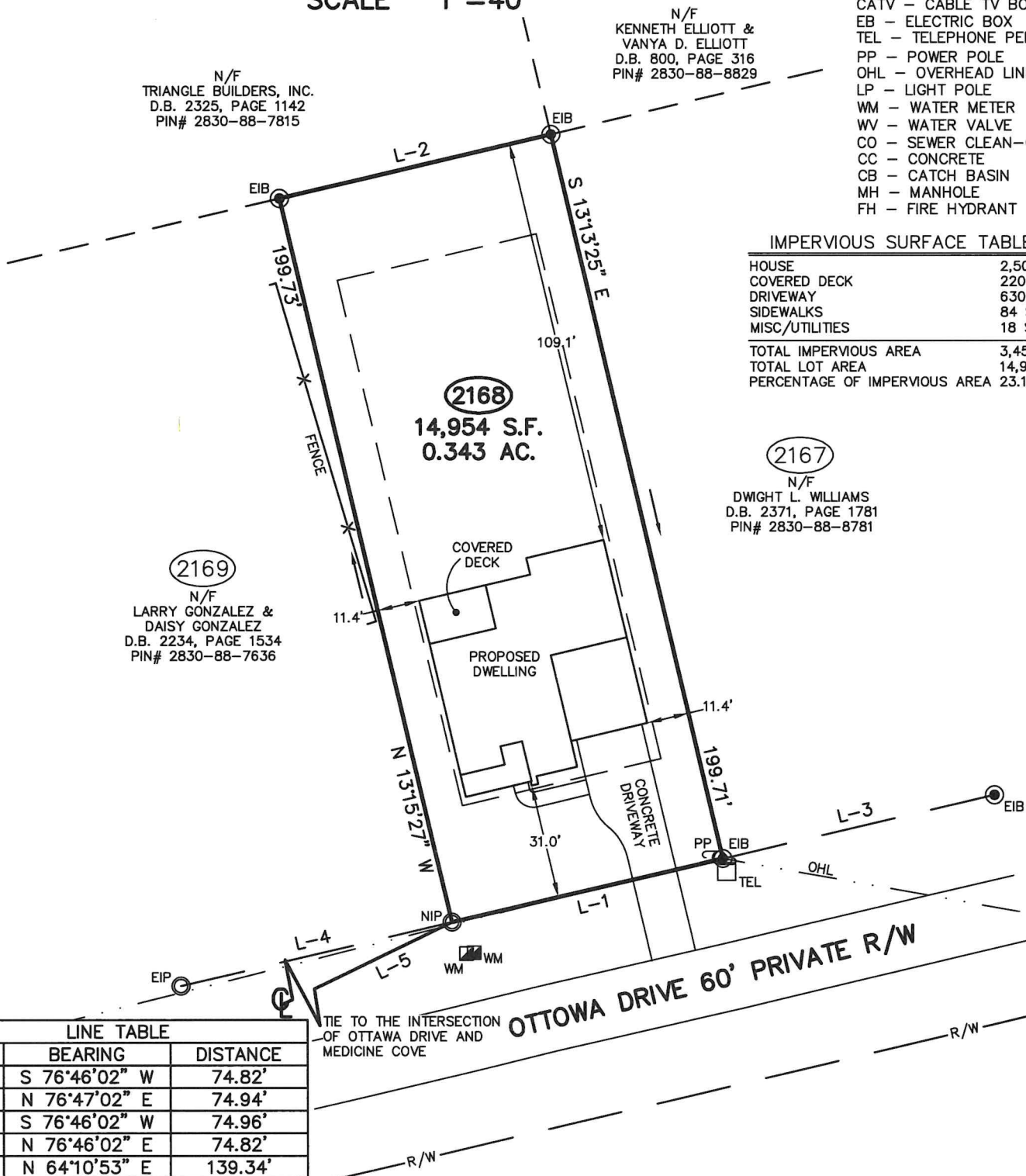
VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - 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

IMPERVIOUS SURFACE TABLE

HOUSE	2,507 S.F.
COVERED DECK	220 S.F.
DRIVEWAY	630 S.F.
SIDEWALKS	84 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	3,459 S.F.
TOTAL LOT AREA	14,954 S.F.
PERCENTAGE OF IMPERVIOUS AREA	23.13%



LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 76°46'02" W	74.82'
L-2	N 76°47'02" E	74.94'
L-3	S 76°46'02" W	74.96'
L-4	N 76°46'02" E	74.82'
L-5	N 64°10'53" E	139.34'

TIE TO THE INTERSECTION
OF OTTAWA DRIVE AND
MEDICINE COVE

OTTAWA DRIVE 60' PRIVATE R/W



CMP

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I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-3835

