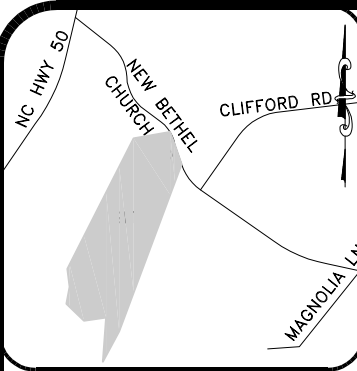
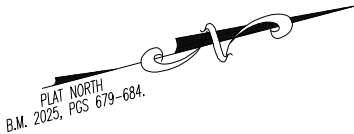
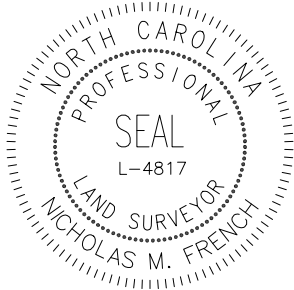




VICINITY MAP (NTS)

SETBACKS PER	
B.M. 2025 PG. 679-684	
FRONT	20'
SIDE	5'
REAR	20'
CORNER	12'

- LEGEND
- AC=AIR CONDITIONING UNIT
 - AG=ABOVE GROUND
 - BOC=BACK OF CURB
 - BG=BELOW GROUND
 - CATV=CABLE TV
 - CB=CATCH BASIN
 - CVRD=COVERED
 - DW=CONC DRIVEWAY
 - EB=ELECTRIC BOX
 - EM=ELECTRIC METER
 - EOP=EDGE OF PAVEMENT
 - EP=ELECTRIC PEDESTAL
 - FH=FIRE HYDRANT
 - ICV=IRRIGATION CONTROL VALVE
 - LP=LIGHT POLE
 - MTR=METER
 - N/F=NOW OR FORMERLY
 - PO=PORCH
 - PP=POWER POLE
 - RCP=REINFORCED CONC PIPE
 - R/W=RIGHT OF WAY
 - SCO=CLEANOUT
 - SW=SIDEWALK
 - TP=TELEPHONE PEDESTAL
 - TF=TRANSFORMER
 - WM=WATER METER
 - WV=WATER VALVE
 - EIP=EXISTING IRON PIPE
 - IRON PIPE SET
 - EIR=EXISTING IRON ROD



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

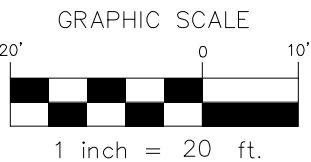
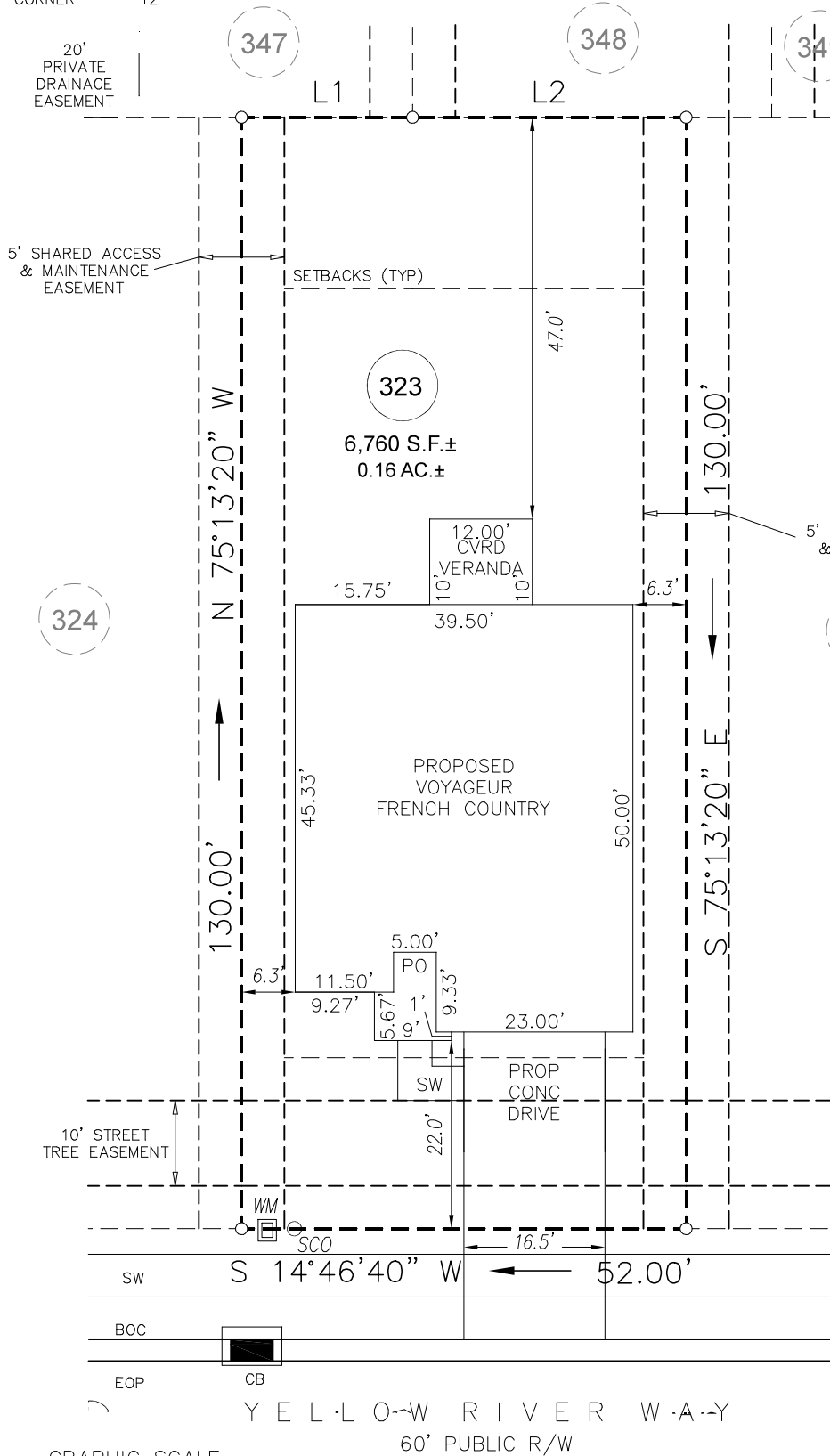
THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

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.

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. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.
6. LOT LINES SHOWN HEREON TAKEN FROM CAD FILE PROVIDED BY BUILDER.
7. THIS PARCEL IS NOT WITHIN A FLOOD HAZARD ZONE PER FLOOD MAP CID 370368 PANEL 1619 SUFFIX K, EFFECTIVE DATE 07/19/2022.

IMPERVIOUS AREA	
HOUSE	2,061 SQ.FT.
DRIVE TO R/W	380 SQ.FT.
WALK	43 SQ.FT.
TOTAL	2,484 SQ.FT.



1 inch = 20 ft.

PRELIMINARY PLOT PLAN

LINE	BEARING	DISTANCE
L1	N 14°46'40" E	20.00'
L2	N 14°46'40" E	32.00'

PROJECT:	22-001 MATTAMY
DRAWN BY:	AGGN
SURVEYED BY:	N/A
SCALE:	1"=20'
FIELD WORK:	N/A
DWG DATE:	03-11-2026

FOR
MATTAMY HOMES
244 YELLOW RIVER WAY
LOT 323 MAGNOLIA PARK SUBDIVISION
ST. MARY'S TWP., WAKE CO., NC
B.M. 2025, PGS 679-684.

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