



VICINITY MAP

SETBACKS:
B.M. 2020, PG. 822-825

FRONT 20'

SIDE 10'

REAR 25'(30' FOR
LOTS ABUTTING PERIMETER OF
SUBJECT PROPERTY)

IMPERVIOUS AREA

HOUSE 2,661 SQ.FT.
DRIVE TO R/W 714 SQ.FT.
WALK 223 SQ.FT.
PATIO 216 SQ.FT.
A/C PAD 9 SQ.FT.

TOTAL 3,823 SQ.FT.
MAX. ALLOW 5,200 SQ.FT.

LEGEND
AC=AIR CONDITIONING UNIT
AG=ABOVE GROUND
BG=BELOW GROUND
BOC=BACK OF CURB
CB=CATCH BASIN
CATV=CABLE TV
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
PP=POWER POLE
RCP=REINFORCED CONC PIPE
R/W=RIGHT OF WAY
SCD=CLEANOUT
SW=SIDEWALK
TP=TELEPHONE PEDESTAL
TF=TRANSFORMER
WM=WATER METER
WV=WATER VALVE
● EIP=EXISTING IRON PIPE
○ EIP=EXISTING IRON PIPE
○ EIR=EXISTING IRON ROD



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 01-09-2023

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.

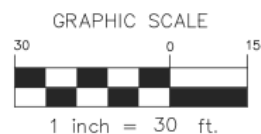
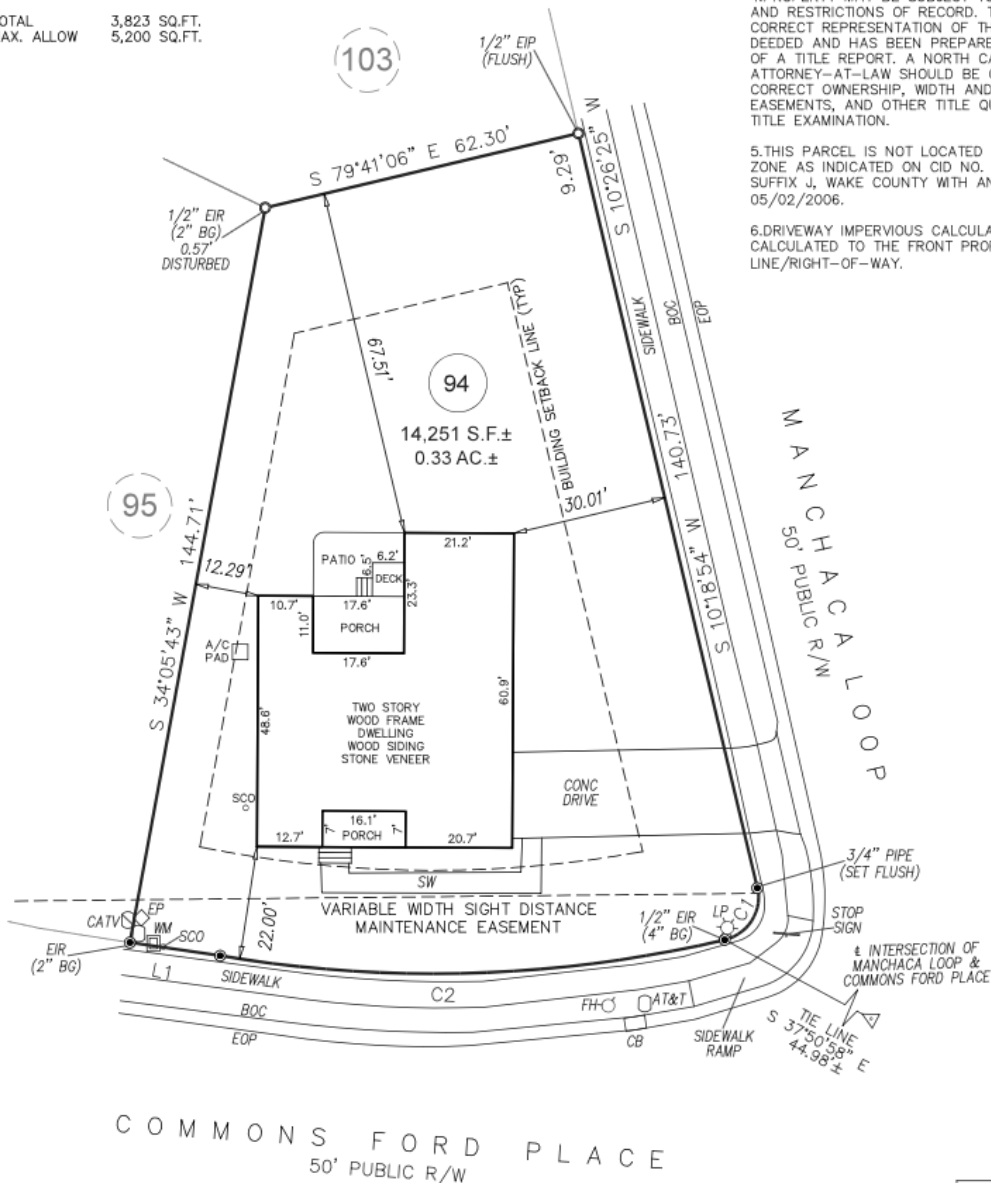
2. AREAS SHOWN HEREON WERE COMPUTED USING THE
COORDINATE METHOD.

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. 370368 PANEL 0770,
SUFFIX J, WAKE COUNTY WITH AN EFFECTIVE DATE OF
05/02/2006.

6. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON
CALCULATED TO THE FRONT PROPERTY
LINE/RIGHT-OF-WAY.



LINE TABLE			
LINE	LENGTH	BEARING	
L1	17.65'	N57°59'33"W	
C1	12.03'	S 55°22'36" W	
C2	97.70'	N 68°07'36" W	
	246.40'	RADIUS	
	13.37'	ARC LENGTH	
	98.35'		

FINAL SURVEY

PROJECT: 17-003 FAIRVIEW PARK
DRAWN BY: TJF/AKS
SURVEYED BY: A. BARRETTE
SCALE: 1"=30'
FIELD WORK: 01-06-2022
DWG DATE: 01-06-2022

FOR
ANNE BURTON
1300 COMMONS FORD PLACE
LOT 94 FAIRVIEW PARK SUBDIVISION; PHASE 1
SWIFT CREEK TWP., WAKE CO., NC
P.B. 2018, PG. 155-157

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