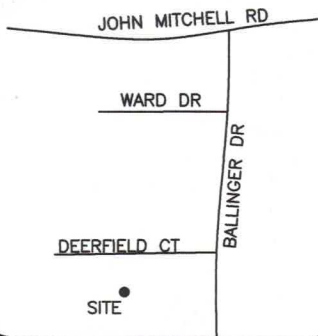




VICINITY MAP (NTS)



N/F
UNDERWOOD FAMILY LIMITED
PARTNERSHIP
DB 1059 PG 91

LEGEND
AC=AIR CONDITIONING UNIT
BOC=BACK OF CURB
DW=CONC DRIVEWAY
EB=ELECTRIC BOX
EOP=EDGE OF PAVEMENT
P=PATIO
PO=PORCH
SCO=CLEANOUT
SW=SIDEWALK
TP=TELEPHONE PEDESTAL
WM=WATER METER

- IRON PIPE FOUND
- IRON PIPE SET
- NAIL SET

**SETBACKS PER
PB2020 PG
216-217**
FRONT 35'
SIDE 10'
REAR 30'

OPEN
SPACE

THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

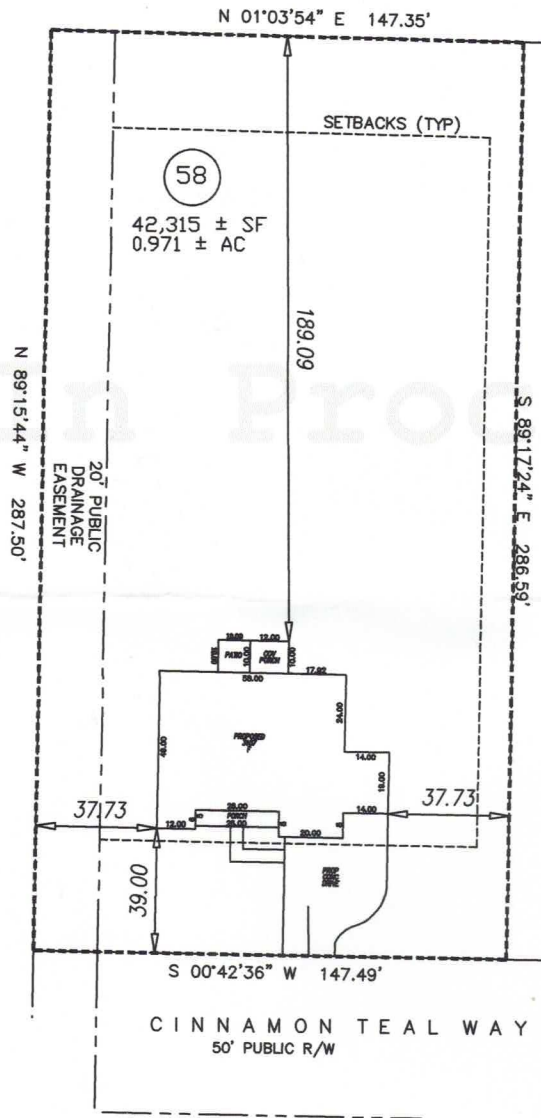
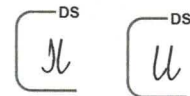
DB FLOYD, PLS L-3640 DATE

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

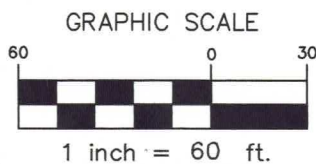
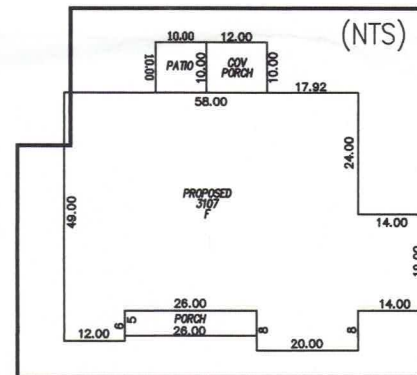
NOTES: THERE IS A 10' UTILITY EASEMENT ENVELOPE ALONG ALL STREET RIGHT-OF-WAYS ON INTERIOR OF LOTS

IMPERVIOUS AREA

HOUSE 3,242 SQ.FT.
DRIVE TO R/W 1,124 SQ.FT.
WALK 96 SQ.FT.
GRILL DECK 100 SQ.FT.
TOTAL 4,562 SQ.FT.



59



**P R E L I M I N A R Y
P L O T P L A N**

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

PROJECT:
2020-CAVINNESS
DRAWN BY:
AMW
SCALE:
1"=60'
DATE:
4-28-2021

FOR
CAVINNESS & CATES
90 CINNAMON TEAL WAY
LOT 58 BALLINGER FARMS SUBDIVISION, PHASE 2
YOUNGVILLE TWP., FRANKLIN CO., NC
P.B. 2020, PG. 216-217

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