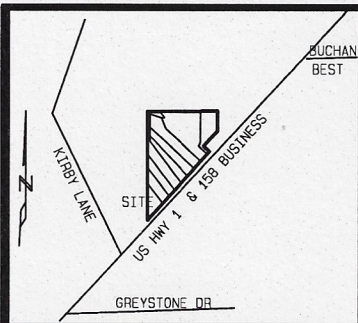




LINE	BEARING	DISTANCE
L1	S 42° 00' 05" W	84.13

LINE	DISTANCE
L2	21.26
L3	21.25

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
4. ALL IRONS FOUND ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
5. ANY DRAINAGEWAYS SHOWN HEREON AND/OR ADJACENT TO THIS SITE MAY CREATE ADDITIONAL BUFFERS CLAIMED BY THE STATE OF NORTH CAROLINA OR OTHER REGULATORY AGENCY.

NOTES:

1. BUILDER MUST VERIFY DIMENSIONS PRIOR TO FIELD STAKING.
2. BUILDER ACCEPTS ALL RESPONSIBILITY FOR ANY SETBACK VIOLATIONS.

VICINITY MAP
NOT TO SCALE

LEGEND:

- IRON PIPE FOUND
- IRON PIPE SET

DEEDBOOK 1403 Pg.280

PROPOSED IMPERVIOUS:

PROPOSED HOUSE: 1219 SF

PROPOSED DRIVE: 618 SF

PROPOSED CONC. IN EASE: 1658 SF

PROPOSED WALK: 173 SF

PROPOSED HVAC PAD: 9 SF

PROPOSED IMPERVIOUS: 3677 SF

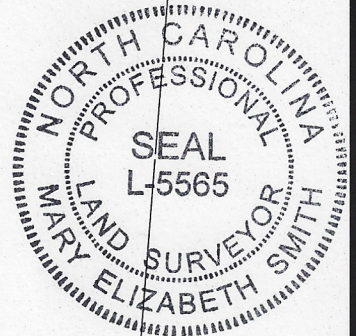
OR 10.55% OF LOT

LOT TOTAL: 34844 SF

LOT 3
0.799 AC
(BY COORDINATES)

LOT 4

LOT 2



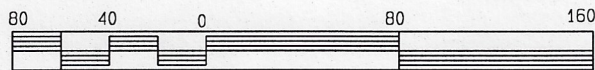
EXIST. ACCESS EASEMENT

PRELIMINARY

NOT FOR CONVEYANCES OR SALES

US HWY #1 & 158 BUSINESS

100' PUBLIC R/W REVISED: 28 AUGUST 2024 PROP. IMP/DRIVE/CONC. HVAC



US HWY 1

BOOK Z PAGE 862

DEED BOOK PAGE

* NOT FOR RECORDATION *

LOT 3

DREAM SUBDIVISION

I, MARY ELIZABETH SMITH, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER (L-5565) AND SEAL.

ALSO, I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SRV'D: MAS

DRAWN: MESS

CHK'D: MESS

JOB # 24

DATE: 08 AUG. 2024

SCALE: 1" = 80'

SULLIVAN SURVEYING

1143 D EXECUTIVE CIRCLE
CARY, NORTH CAROLINA 27511
TELEPHONE: 919-469-4738

SURVEY FOR:

ALEJENDRO MORENO

HENDERSON TOWNSHIP, VANCE COUNTY, NORTH CAROLINA