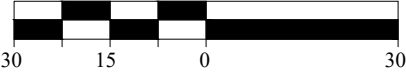


VICINITY MAP

GRAPHIC SCALE

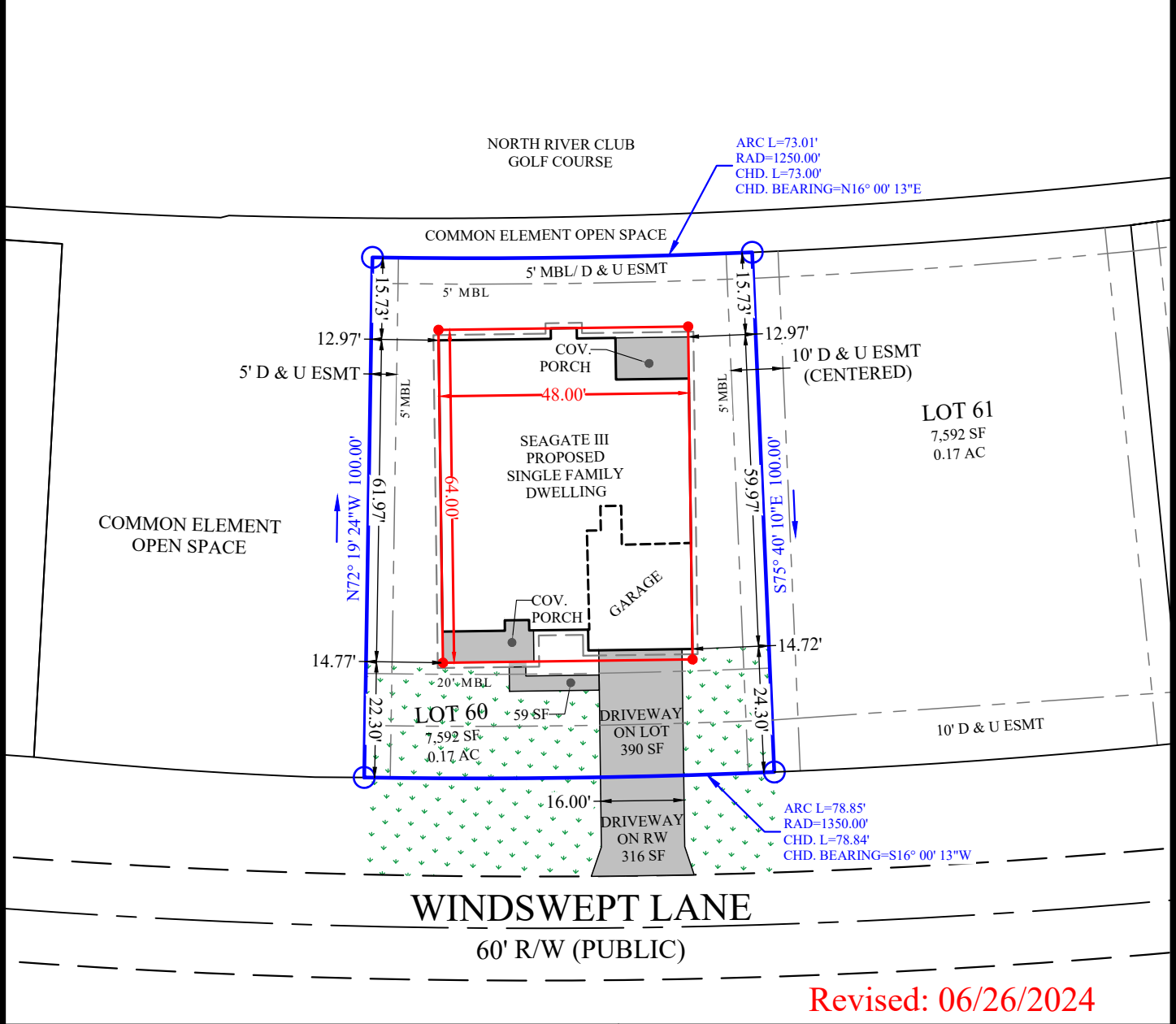


NOTE: THIS SCALE APPLIES FOR 8.5" X 14" SHEETS ONLY.

PRELIMINARY PLAT
Not for Recordation, Conveyances
or Sales

LEGEND

- BUA BUILT UPON AREA
- ALLOWABLE BUA 3,856 SQFT
- LOT BUA 3,853 SQFT
- SOD 2,515 SQFT
- TF TRANSFORMER
- ES ELECTRICAL SERVICE
- LP LIGHT POLE
- TP TELEPHONE PEDESTAL
- PP POWER PEDESTAL
- CB CATCH BASIN
- WM WATER METER
- CO SEWER CLEAN OUT
- HYD FIRE HYDRANT
- STAKING BOX CORNER



Revised: 06/26/2024

SITE NOTES AND DATA

1. PARCEL ID#: 730704937598000
2. PARCEL ADDRESS: 201 WINDSWEPT LANE, BEAUFORT, NC 28562
3. DRAINAGE & UTILITIES EASEMENTS:
 - a) 10 FT. ALONG ALL ROAD RIGHT OF WAY.
 - b) 10 FT. CENTERED ALONG ALL SIDE LOT LINES.
 - c) 5 FT. ALONG ALL REAR LOT LINES.
4. MAP REFERENCE:
 - MAP TITLE: FINAL PLAT - NORTH RIVER CLUB SECTION TWO
 - MAP BOOK: 31, PAGES: 275 - 279
5. THE PROPERTY DEPICTED HEREON IS AN EXISTING PARCEL AS DESCRIBED IN THE REFERENCED DEED AND/OR FILED PLAT.
6. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 3720549700K DATED JUNE 19, 2020, LOT 60 IS LOCATED IN ZONE "X". THIS REPORT IN NO WAY SUPERCEDES THE ABOVE REFERENCED F.I.R.M.
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SITE PLAN

**LOT 60
NORTH RIVER CLUB**

BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER & BUILDER: WINDSOR HOMES, LLC.
503 OLDE WATERFORD WAY SUITE 203
LELAND, NC 28451

ENGINEER & SURVEYOR: THOMAS ENGINEERING, PA
1316-B COMMERCE DRIVE
NEW BERN, NC 28562
PHONE: 252.637.2727 FAX: 252.636.2448

SCALE: 1" = 30'

DATE : 05/29/2024

PROJECT #: 2023-019

SHEET : 1 of 1