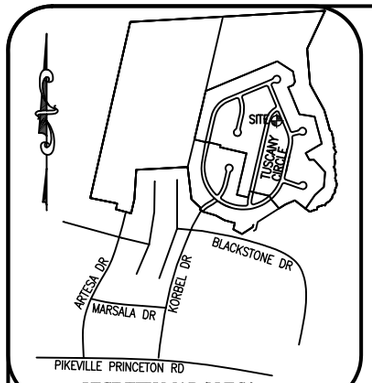
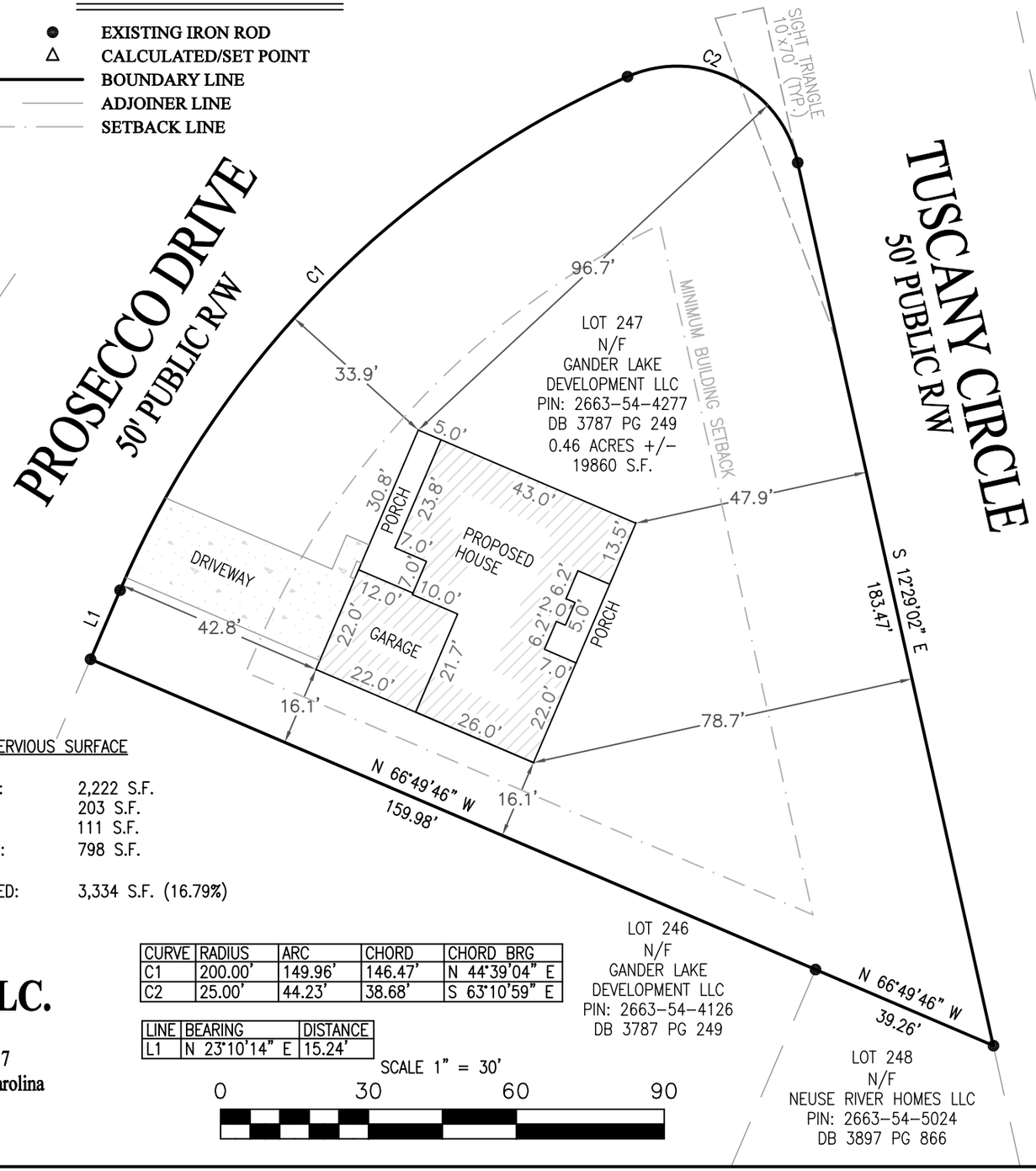


VICINITY MAP (N.T.S.)

LEGEND

- EXISTING IRON ROD
- CALCULATED/SET POINT
- BOUNDARY LINE
- ADJOINER LINE
- SETBACK LINE



Note 'A'
This property is located in Zone 'X' (minimal flood risk) and is not within a Special Flood Hazard Area
FIRM # 3720266200K
Panel # 2662
Effective Date: 6/20/2018

Note 'B'
All distances are horizontal ground unless otherwise stated

Note 'C'
All areas computed by coordinate method

Note 'D'
The parcel(s) shown hereon are subject to any and all easements, rights of way and restrictions of record

Note 'E'
Underground utilities were not considered on this survey

PROPOSED IMPERVIOUS SURFACE

HOUSE/GARAGE:	2,222 S.F.
FRONT PORCH:	203 S.F.
BACK PORCH:	111 S.F.
DRIVEWAY/WALK:	798 S.F.
TOTAL PROPOSED:	3,334 S.F. (16.79%)

CURVE	RADIUS	ARC	CHORD	CHORD BRG
C1	200.00'	149.96'	146.47'	N 44°39'04" E
C2	25.00'	44.23'	38.68'	S 63°10'59" E

LINE	BEARING	DISTANCE
L1	N 23°10'14" E	15.24'

SCALE 1" = 30'

0 30 60 90

NC GRID (NAD83/2011)

I, Michael S. Stokes, Professional Land Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000; that conventional field procedure with (Reference shown hereon) was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are ground distances unless otherwise stated. Any Easements, gaps, lappages, or encroachments are shown on this survey; that all areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot by the person(s) shown on this map.

Witness my original signature, registration number and seal this 6th day of June, A.D. 2025.
Surveyor: Michael S Stokes
License # L-4996

NORTH CAROLINA PROFESSIONAL L-4996 LAND SURVEYOR MICHAEL S. STOKES

REFERENCES

DB 3117, PAGE 350
DB 3622, PAGE 715
PB P, PAGE 65-D

OTHER REFERENCES SHOWN HEREON

SITE DATA:
FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK: 25'
CORNER SIDE: 25'

Plot Plan Survey for:

Neuse River Homes LLC.

of:

Lot 247 Gander Lake Subdivision, Phase 7
Buck Swamp Twsp., Wayne County, North Carolina
Being the Property Located at:
601 Tuscany Circle, Princeton

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