

VICINITY MAP (NTS)

SETBACKS

P.B. 104 PG. 279

FRONT	20'
SIDE	5'
REAR	5'
SIDE STREET	20'

LEGEND

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

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 LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370505 PANEL 2624, SUFFIX K JOHNSTON COUNTY WITH AN EFFECTIVE DATE OF 6/20/2018.

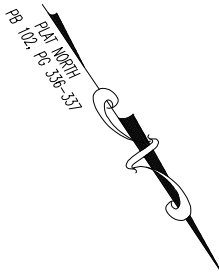
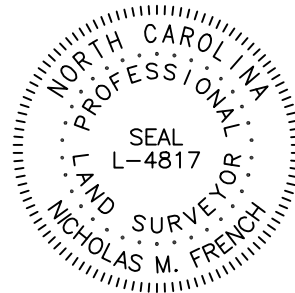
THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PRELIMINARY

NICHOLAS M. FRENCH, PLS L-4817 DATE

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

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.



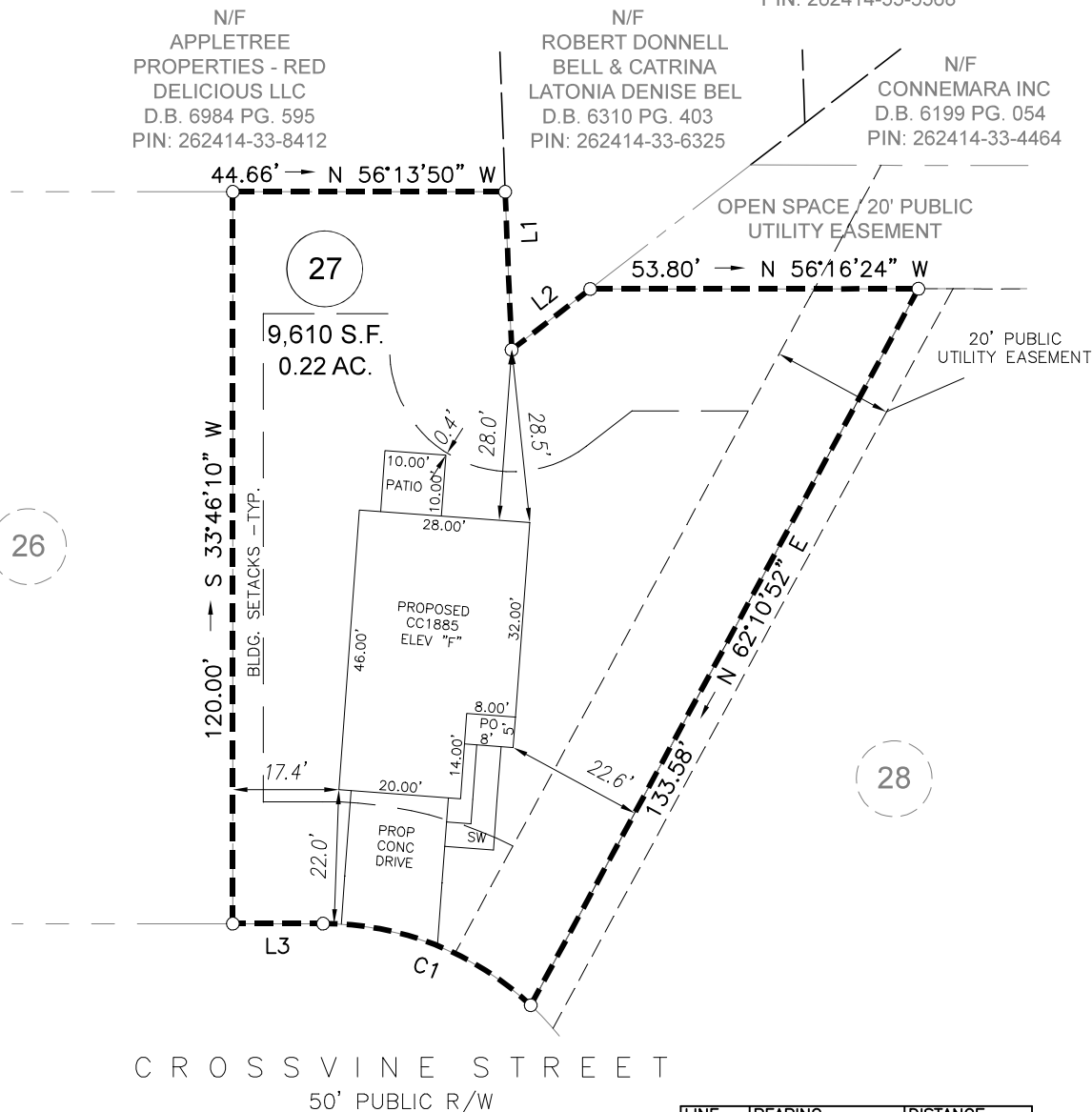
IMPERVIOUS AREA	
HOUSE	1,216 SQ.FT.
DRIVE	364 SQ.FT.
WALK	84 SQ.FT.
PATIO	100 SQ.FT.
<b>TOTAL</b>	<b>1,764 SQ.FT.</b>
<b>MAX</b>	<b>3,500 SQ.FT.</b>

N/F  
CHRISTOPHER E. GANT  
D.B. 5961 PG. 259  
PIN: 262414-33-5368

N/F  
APPLETREE  
PROPERTIES - RED  
DELICIOUS LLC  
D.B. 6984 PG. 595  
PIN: 262414-33-8412

N/F  
ROBERT DONNELL  
BELL & CATRINA  
LATONIA DENISE BEL  
D.B. 6310 PG. 403  
PIN: 262414-33-6325

N/F  
CONNEMARA INC  
D.B. 6199 PG. 054  
PIN: 262414-33-4464



LINE	BEARING	DISTANCE
L1	N 31°23'14" E	25.92'
L2	S 86°04'01" W	16.28'
L3	S 56°13'50" E	14.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	37.46'	36.59'	S 34°45'55" E

GRAPHIC SCALE



1 inch = 30 ft.

PRELIMINARY PLOT PLAN

REVISION: CHANGED HOUSE TO GARAGE RIGHT AND MOVED HOUSE MORE CENTER IN LOT 03-27-2026 SEER

ECLS	PROJECT: EMILY GARDENS
	DRAWN BY: CGN
	SURVEYED BY: N/A
	SCALE: 1"=30'
	FIELD WORK: N/A

DWG DATE: 12-23-2025

FOR  
CAVINNESS & CATES  
267 CROSSVINE STREET  
LOT 27 EMILY GARDENS SUBDIVISION  
PINE LEVEL TWP., JOHNSTON CO., NC  
P.B. 104, PG. 279-280

**ECLS**  
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