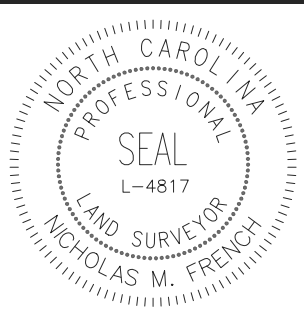


- LEGEND**
- AC=AIR CONDITIONING UNIT
  - AG=ABOVE GROUND
  - BOC=BACK OF CURB
  - BG=BELOW GROUND
  - CATV=CABLE TV
  - CB=CATCH BASIN
  - CVRD=COVERED
  - DW=CONC DRIVEWAY
  - EB=ELECTRIC BOX
  - EM=ELECTRIC METER
  - EOP=EDGE OF PAVEMENT
  - EP=ELECTRIC PEDESTAL
  - FH=FIRE HYDRANT
  - ICV=IRRIGATION 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



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.

- 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. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.
  6. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD ZONE AS INDICATED ON CID NO. 370615 PANEL 5616, SUFFIX K PITT COUNTY WITH AN EFFECTIVE DATE OF 07/07/2014.
  7. SEPTIC AREA SHOWN HEREON SCALED IN FROM PLANS PROVIDED BY BUILDER.
  8. LOT LINES SHOWN HEREON TAKEN FROM PRELIMINARY PLAT AND CAD FILE PROVIDED BY BUILDER.

**VICINITY MAP (NTS)**

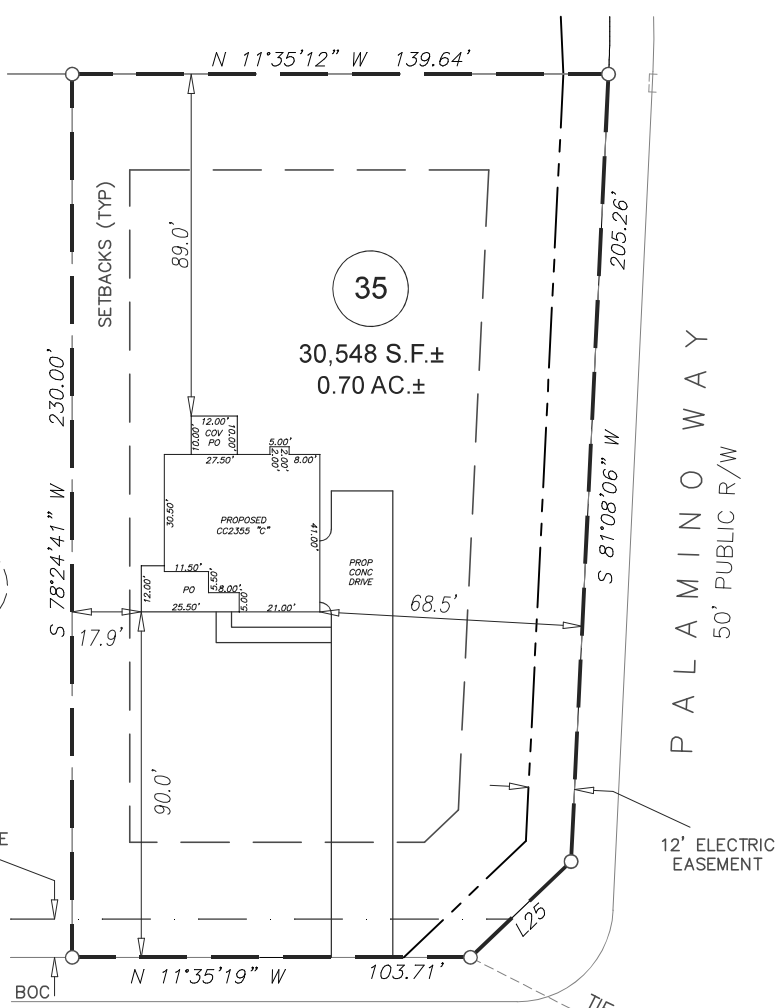
**SETBACKS PER:**  
MB 88 PG 149-150

FRONT	30'
SIDE	15'
REAR	25'
SIDE STREET	30'



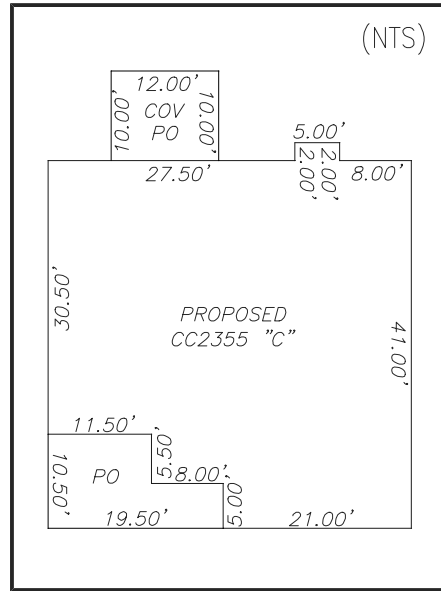
REVISION: MOVED HOUSE AND ADDED WRAP PORCH PER REQUEST 10-23-2024 SEER

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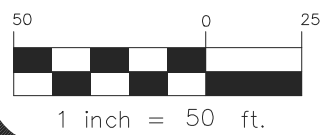


**IMPERVIOUS AREA**

HOUSE	1,863 SQ.FT.
DRIVE TO R/W	1,995 SQ.FT.
WALK	136 SQ.FT.
<b>TOTAL</b>	<b>3,994 SQ.FT.</b>



LINE	BEARING	DISTANCE
L-25	N 55°13'36" W	36.19'



**PRELIMINARY PLOT PLAN**

<b>PROJECT:</b>	2022 C&C BEDDARD RANCH
<b>DRAWN BY:</b>	VIH
<b>SURVEYED BY:</b>	N/A
<b>SCALE:</b>	1"=50'
<b>FIELD WORK:</b>	N/A
<b>DWG DATE:</b>	10-17-2024

FOR  
**CAVINESS & CATES**  
APPALOOSA TRAIL  
LOT 35 BEDDARD RANCH SUBDIVISION  
GRIMESLAND TWP., PITT CO., NC  
M.B. 88, PG.149-150

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