

**LOT DATA**  
 PID: 170323  
 PIN: 530616940540  
 ADDRESS: TBD TUSCARORA TRAIL (LOT 303)  
 ZONED: R60  
 DEED: 5241, PAGE: 422  
 PLAT: 80, PAGE: 222

LOT AREA = 17,875± SQ. FT. OR 0.41± ACRE

IMPERVIOUS SURFACE AREA FOR THIS LOT = 3,687± SQ. FT.  
 HOUSE = 2,538± SQ. FT.  
 DRIVEWAY & WALKWAY = 926± SQ. FT.  
 FRONT PORCH = 94± SQ. FT.  
 COVERED PORCH = 120± SQ. FT.  
 HVAC = 9± SQ. FT.

MAX. IMPERVIOUS ALLOWABLE - 3,700 SQ. FT.

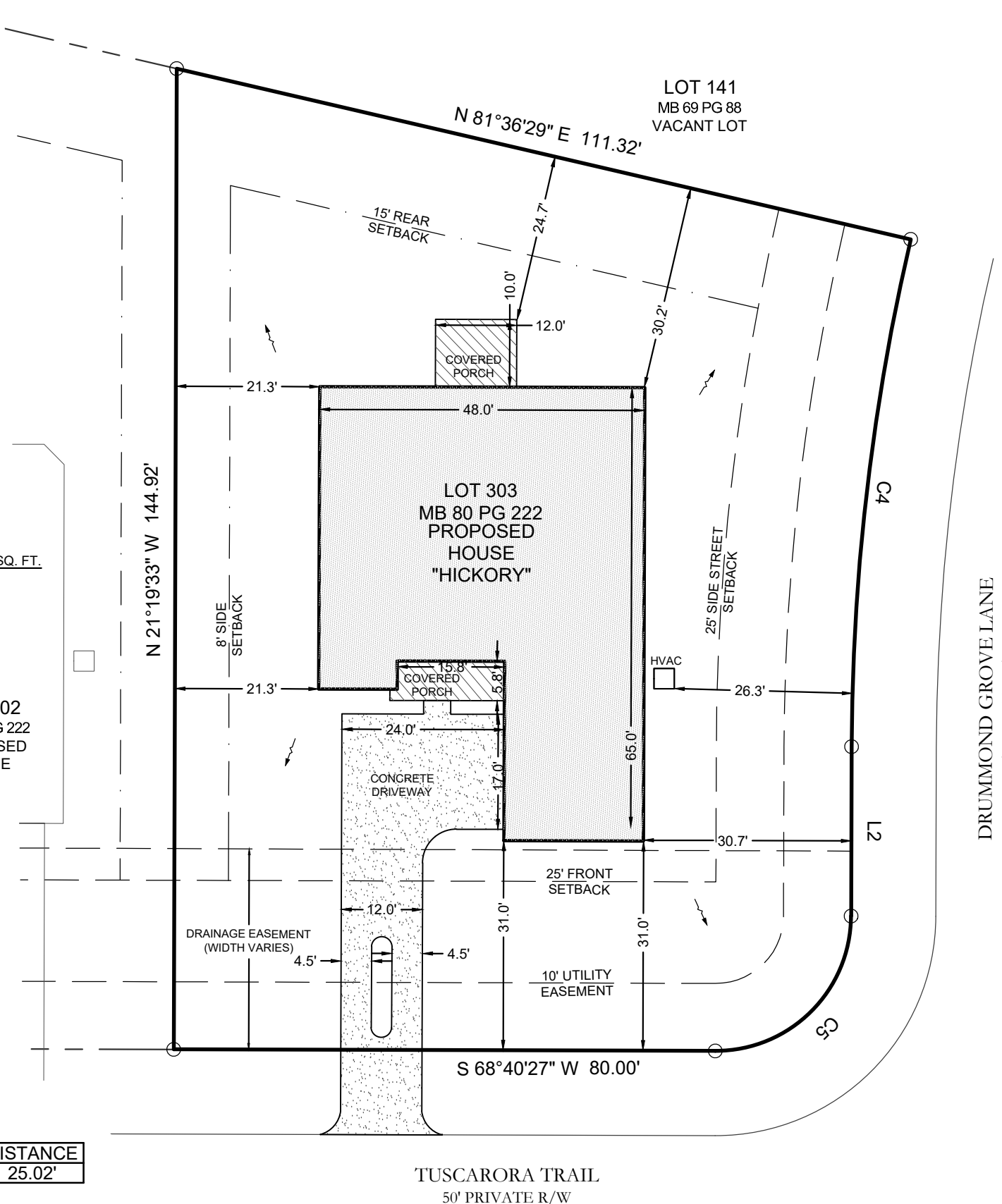
LOT 302  
 MB 80 PG 222  
 PROPOSED  
 HOUSE

**MINIMUM REQUIRED SETBACKS**  
 FRONT = 25'  
 SIDE STREET = 20'  
 SIDE = 8'  
 REAR = 15'

**PROPOSED SETBACKS**  
 FRONT = 31.0'  
 LEFT = 21.3'  
 RIGHT = 30.7'  
 REAR = 24.7'

LINE	BEARING	DISTANCE
L2	S 21°19'33" E	25.02'

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C4	335.00'	75.63'	12°56'05"	75.47'	S 14°51'35" E
C5	20.00'	31.41'	90°00'00"	28.28'	S 23°40'27" W



**NOTES**

1. AREA CALCULATED BY COORDINATE METHOD.
2. ALL ELEVATIONS ARE NAVD88.
3. THIS PARCEL IS LOCATED IN ZONE X - NOT A SPECIAL FLOOD HAZARD ZONE - AS SHOWN ON FEMA FLOOD MAP NO. 3720531600J BEARING AN EFFECTIVE DATE OF NOVEMBER 3RD, 2005.
4. UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
5. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
6. SETBACK DATA WAS TAKEN FROM RECORDED PLAT.

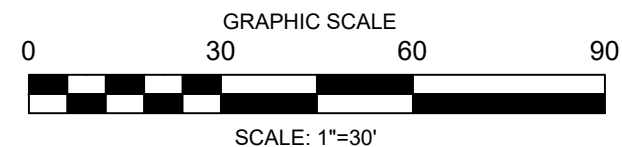
PRELIMINARY DRAWING  
 DO NOT USE FOR  
 CONSTRUCTION,  
 RECORDATION,  
 CONVEYANCES, OR  
 SALES.

**CERTIFICATE OF ACCURACY AND MAPPING**

I, JOSHUA W. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

I, JOSHUA W. TAYLOR, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JOSHUA W. TAYLOR, PLS LICENSE NO. L-5217



REVISIONS:	1)	2)	3)	4)	5)	6)	7)
CLIENT LOGO:	 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C2846						
PROJECT STATUS:	PROPOSED PLOT PLAN TBD TUSCARORA TRAIL (LOT 303) WANTLANDS FERRY - SECTION II-B WHITE OAK TOWNSHIP ONSLOW COUNTY, NC						
DRAWING INFORMATION:	DATE:	04/14/2022	DATE:	04/14/2022	DATE:	04/14/2022	DATE:
	CONCEPTUAL LAYOUT:		FINAL DESIGN:		RELEASED FOR CONSTRUCTION:		CHECKED:
	SEAL:						
	SV-1						
	PEI JOB#: 19302.PE						