RED MEANS HOUSE PLAN REQUESTED

GREEN MEANS FINALIZED ON PRELIM

BLUE MEANS DR HORTON LOTS

DR HORTON (25 LOTS)

Chord Data

Lot	Curve	Bearing	Distance
407	397	S89°44'12"E	30.65
408	365	S77°48'36"E	109.99
409	395	S86°03'02"E	82.78
410	365	N77°55'59"E	77.17
411	365	N60°09'38"E	71.89
412	365	N54°24'09"E	77.00
413	365	N39°25'03"E	74.44
414	365	N24°39'30"E	74.44
415	365	N10°50'53"E	16.80
486	176	N36°36'14"W	143.68
495	176	S34°17'08"E	87.12
496	176	S47°18'56"E	72.70
497	176	S57°58'51"E	29.88
505	165	S51°34'37"W	151.03
506	165	S82°30'17"W	156.19
507	165	N70°41'06"W	104.59
508	165	N58°36'50"W	14.89

These subdivision plans have been reviewed for compliance with current Department Of Transportation minimum subdivision construction standards and are hereby approved as submitted.

Kristen Kimmell for Kirsten Spinalis
District Engineer

404 Wetlands Caution

Prospective buyers are cautioned that portions of the lots shown on this plat are restricted in use by the Jurisdiction of the United States Army Corps of Engineers 404 Wetlands Regulations and by the jurisdiction of the State of North Carolina's Water Quality Regulations.

Individual lot reviews are encouraged. Verification of location and restrictions should be made prior to individual lot development.

Inset #1 — Not to Scale

Inset #2 — Not to Scale

Inset #3 — Not to Scale

Inset #4 — Not to Scale

Inset #5 — Not to Scale

Inset #6 — Not to Scale

Inset #7 — Not to Scale

Inset #8 — Not to Scale

Vicinity Sketch — Not to scale

Site

Ex. Browns Ferry Road 50' R/W

Lantern Rest Lane 50' R/W

Browns Ferry Road 50' R/W

Four Tun LLC
D.B. 5686, Pg. 520
M.B. 60, Pg. 181
R-10 Zone

Patriot Pointe Section I at Towne Pointe
M.B. 86, Pg. 30
R-10 Zone

State of North Carolina
D.B. 3127, Pg. 42
M.B. 56, Pg. 172
R-15 Zone

Tract Data
45 Lots
20.34 Acres
0 Acres in Parks, or Open Space
16,861 S.F. Avg. Lot Size
8,400 Smallest Lot Size (498, 499, 510-514)
2,166 L.F. Streets
R-10 Zone
Deed Ref: D.B. 5686, Pg. 520
M.B. 60, Pg. 181

NORTH CAROLINA PROFESSIONAL SEAL L-4750 LAND SURVEYOR STACY L. BATCHELOR

SLJ Pow 11-26-2024

Final Plat

Right of Way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
L65	330.00	446.31	261.22	412.38	N77°19'49"E	077°29'12"
	330.00	446.31	261.22	412.38	N77°19'49"E	077°29'12"
L66 (Total)	125.00	196.35	125.00	176.78	S45°00'00"E	090°00'00"
	125.00	196.35	125.00	176.78	S45°00'00"E	090°00'00"
L76 (Total)	125.00	196.35	125.00	176.78	S45°00'00"E	090°00'00"
	125.00	196.35	125.00	176.78	S45°00'00"E	090°00'00"
L77	125.00	196.35	125.00	176.78	S45°00'00"E	090°00'00"