

- 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 PLAT.
 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 NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370254 PANEL 3547, SUFFIX K, WAYNE COUNTY WITH AN EFFECTIVE DATE OF 06/20/2018.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

PRELIMINARY
 NICHOLAS M. FRENCH PLS 28592 DATE

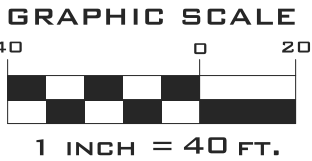
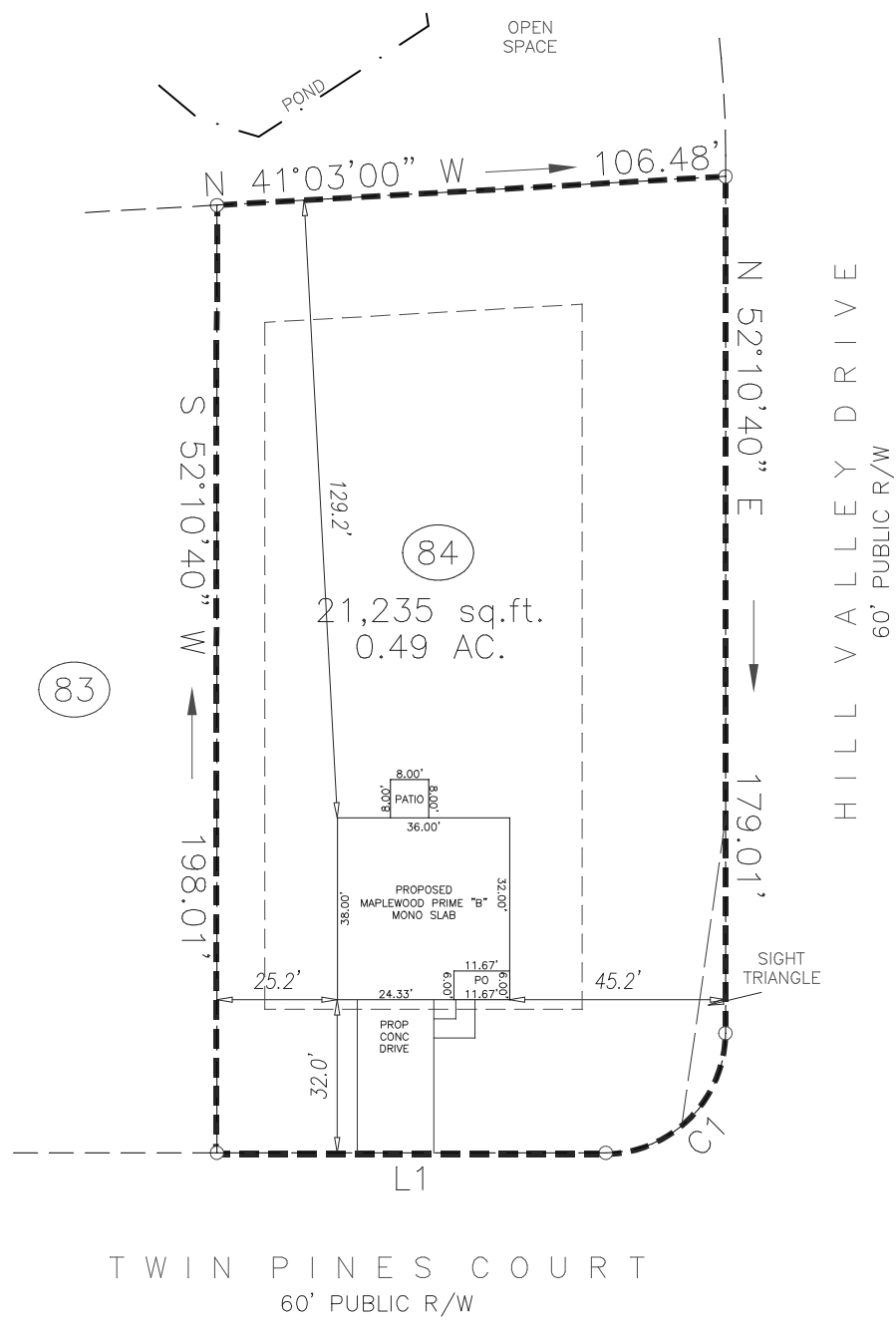
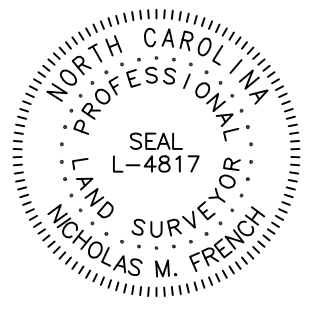
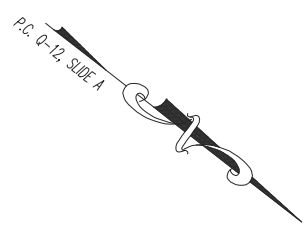
THIS MAP IS OF AN EXISTING PARCEL OF LAND AND IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. NO TITLE REPORT PROVIDED.

VICINITY MAP (NTS)

- SETBACKS:
 WAYNE COUNTY
- | | |
|-------------|-----|
| FRONT | 30' |
| SIDE | 10' |
| REAR | 25' |
| SIDE STREET | 30' |
- LEGEND:
- EIP - EXISTING IRON PIPE
 - EIB - EXISTING IRON BAR
 - BEIP - BENT IRON PIPE
 - BEIB - BENT IRON BAR
 - CM - CONCRETE MONUMENT
 - NIP - NEW IRON PIPE SET
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - OH/L - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT
 - SW - SIDEWALK
 - PO - PORCH
 - N/F - NOW OR FORMERLY
 - CVRD - COVERED
 - CB - CATCH BASIN
 - EOP - EDGE OF PAVEMENT
 - BOC - BACK OF CURB

IMPERVIOUS SURFACE TABLE

HOUSE	1,368 S.F.
DRIVEWAY	50 S.F.
SIDEWALKS	512 S.F.
PATIO	64 S.F.
TOTAL IMPERVIOUS AREA	1,994 S.F.
MAX IMPERVIOUS	3,500 S.F.



LINE	BEARING	DISTANCE
L1	S 37°49'20" E	81.31'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	S 82°49'20" E

PRELIMINARY

PROJECT:	LYON ESTATES
DRAWN BY:	VIH
SURVEYED BY:	
FIELD WORK:	
DWG DATE:	03-27-2025

PLOT PLAN
 FOR
JSJ BUILDERS INC
 100 TWIN PINES COURT
 LOT 84 LYON ESTATES SUBDIVISION
 NEW HOPE TWP., WAYNE CO., NC
 P.C. Q-12, SLIDE A

ECLS GLOBAL, INC
 U.S. VETERAN-OWNED
 19 N MCKINLEY ST
 COATS, NC 27521
 910.897.3257 ECLSGLOBALINC.COM
 910.897.2329 (FAX) CO#C-4175