



LOT 111

LOT 116

LOT 117

LLING PINE DRIVE  
(60' R.O.W.)

FENCE CORNER  
S55°33'36"E  
0.42'

N 02°19'12" W  
51.61'

10' BUILDING LINE

1

5.9'

110.01'

5' BUILDING LINE (PLAT)

29.7'

25' BUILDING LINE

CONC. DRIVE

16' UTILITY EASEMENT

S 02°19'12" E

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FENCE CORNER  
N27°07'15"E  
0.39'

WOOD FENCE

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5' BUILDING LINE (PLAT)

S 87°40'48" W

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ELEC. BOX

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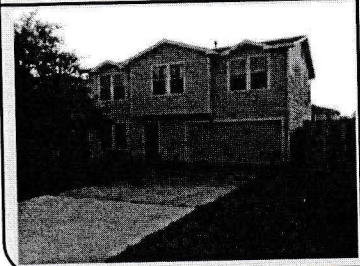
1/2" IRON ROD FOUND (C.M.)

1/2" IRON ROD FOUND (C.M.)

1/2" IRON ROD FOUND (C.M.)

(D.C.L.)

NOTE: A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS PER CF NO. 2006-011600.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C, 0370 G MAP REVISION: 08/18/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L.=DIRECTIONAL CONTROL LINE RECORD BEARING: CABINET Z, SHEET 182 M.C.M.R.

DRAWN BY: MM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK PROFESSIONAL LAND SURVEYOR NO. 5971 JOB NO. 17-04148 APRIL 20, 2017

