

**GENERAL NOTES**

1. NO FIELD WORK HAS BEEN PERFORMED.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. CARTER AND CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
4. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
7. CITY SIDEWALKS, DRIVEWAY APPROACHES, AND OTHER IMPROVEMENTS INSIDE THE CITY'S RIGHT OF WAY ARE PROVIDED FOR DEMONSTRATION PURPOSES ONLY. CONSULT THE DEVELOPMENT PLANS FOR ACTUAL CONSTRUCTION.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

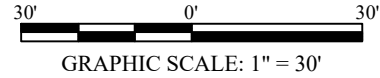
**PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.**

**ADDRESS: 8130 MOLASSES WAY**

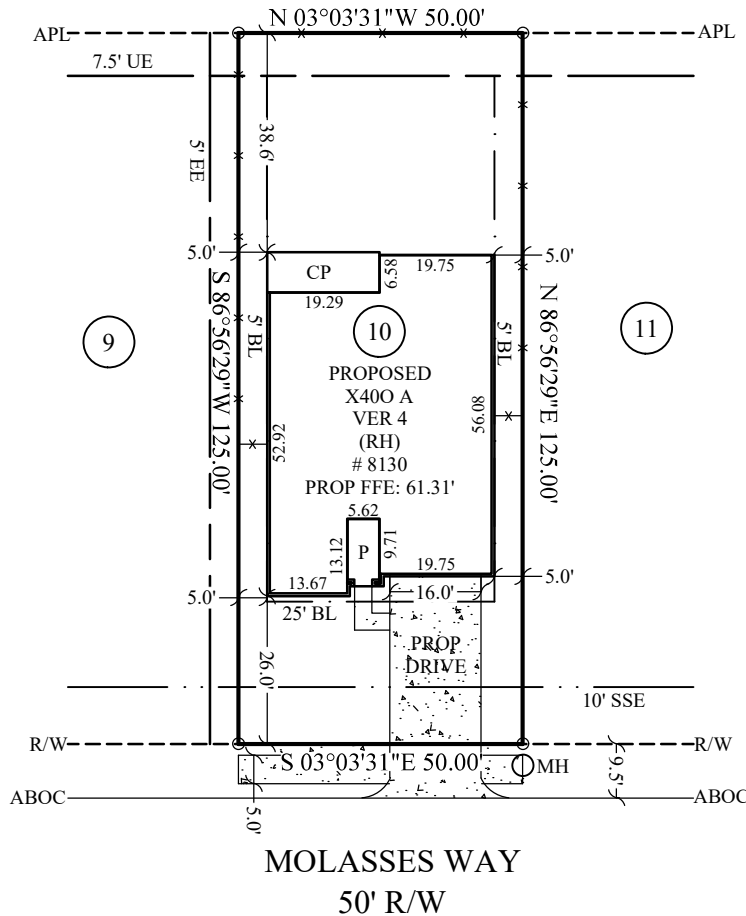
AREA: 6,250 S.F. ~ 0.14 ACRES

FILE NO. 20200168

MFE: 61.31'



N/F  
SOUTHERN COLONY  
SECTION 4B



**LEGEND:**

- BL- Building Line
- UE- Utility Easement
- R/W- Right of Way
- CI- Curb Inlet
- PROP- Proposed
- P- Porch
- CP- Covered Patio
- EE- Electrical Easement
- LF- Linear Feet
- SF- Square Feet
- SY- Square Yards
- X- Fence
- MH- Manhole
- N/F- Now or Formerly
- FFE- Finished Floor Elevation
- MFE- Minimum Floor Elevation
- APL- Approximate Property Line
- ABOC- Approximate Back of Curb



TOTAL FENCE:	199 LF
FRONT=	10 LF
LEFT=	72 LF
RIGHT=	67 LF
REAR=	50 LF

SLAB=	2,329 SF
LOT AREA=	6,250 SF
LOT COVERAGE=	37 %
INTURN=	163 SF
DRIVEWAY=	471 SF
PUBLIC WALK=	170 SF
PRIVATE WALK=	33 SF
REAR YARD AREA=	250.2 SY
FRONT YARD AREA=	142.4 SY

**OPTIONS:**  
 3 SIDES BRICK  
 COVERED PATIO  
 FRAMING, FOUNDATIONS, & ROOF  
 RAFTER DETAIL

**PLOT PLAN FOR:  
DR HORTON**

SUBDIVISION: SOUTHERN COLONY  
 EXPANSION PHASE 1  
 LOT: 10 BLOCK: 2 SECTION: 1A

**CARTER & CLARK  
 LAND SURVEYORS AND PLANNERS**

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