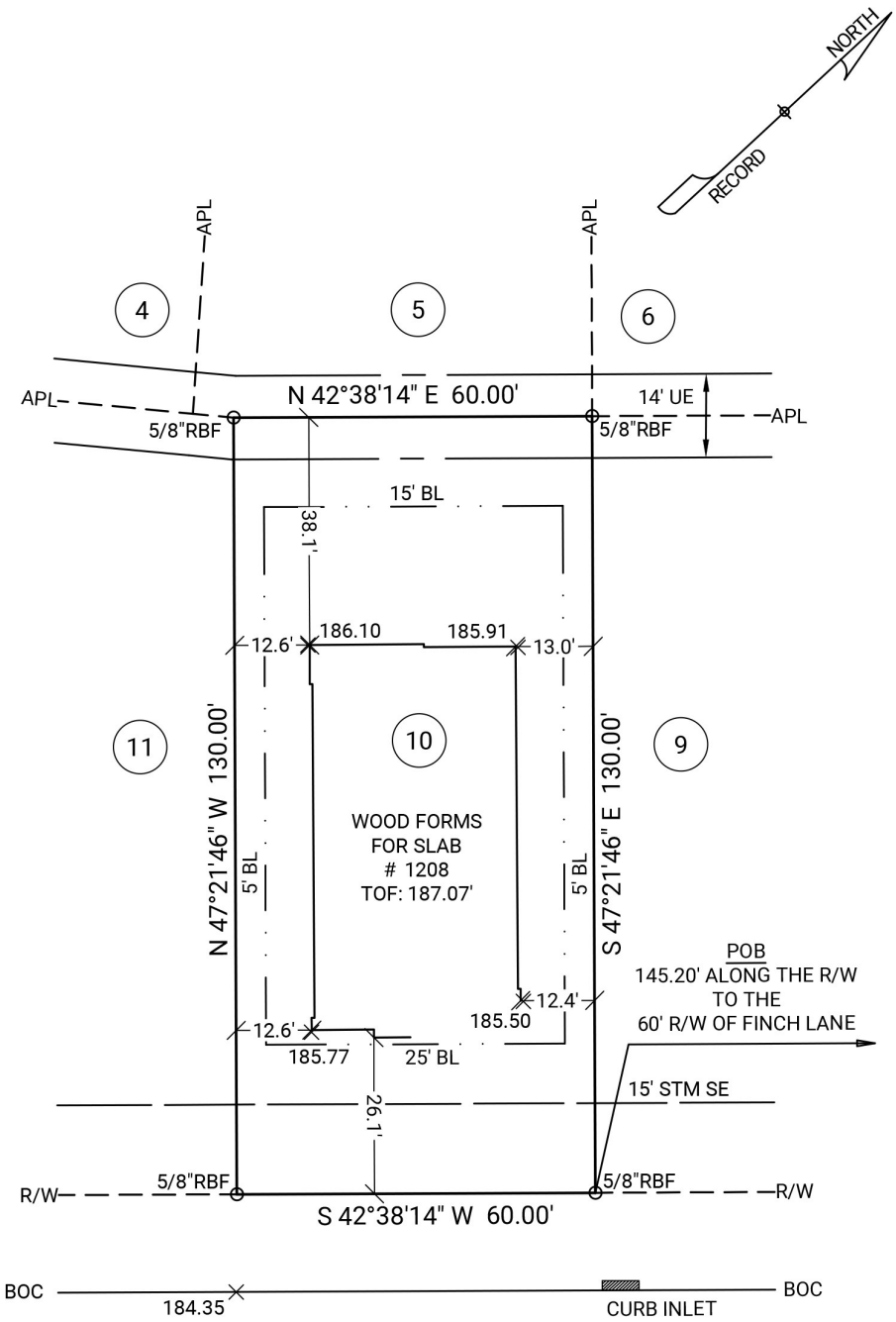
ADDRESS: 1208 KINGBIRD COURT
AREA: 7,800 S.F. ~ 0.17 ACRES
PLAT NO. 222960

30' 0' 30'
GRAPHIC SCALE: 1" = 30'



LEGEND

BL	Building Line
APL	Approximate Property Line
BOC	Back of Curb
R/W	Right of Way
N/F	Now or Formerly
UE	Utility Easement
DE	Drainage Easement
SSE	Sanitary Sewer Easement
WLE	Water Line Easement
STMSE	Storm Sewer Easement
PROP	Proposed
MFE	Minimum Finished Floor Elevation
FFE	Finished Floor Elevation
GFE	Garage Floor Elevation
P	Porch
CP	Covered Patio
CI	Curb Inlet
PAT	Patio
S	Stoop
CONC	Concrete
—X—	Fence
TOF	Top of Forms
RBF	Rebar Found
RBS	Rebar Set

This form survey was prepared to verify that there were no apparent building encroachments as of the date of survey. It is not intended to verify house plan dimensions, placement of form in relation to permit drawings nor include any future improvements not installed as of this date.

GENERAL NOTES: Survey prepared without the benefit of title.This property is subject to additional easements or restrictions of record. Carter & Clark Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. Utility easement has not been field verified by surveyor. contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet. The field data upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica TS13 Robotic Total Station.