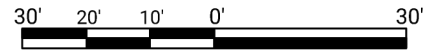


ADDRESS: 31714 FARLAM FARMS TRAIL

AREA: 6,949 S.F. ~ 0.16 ACRES

PLAT NO. 20220067

MFE: 155.10'

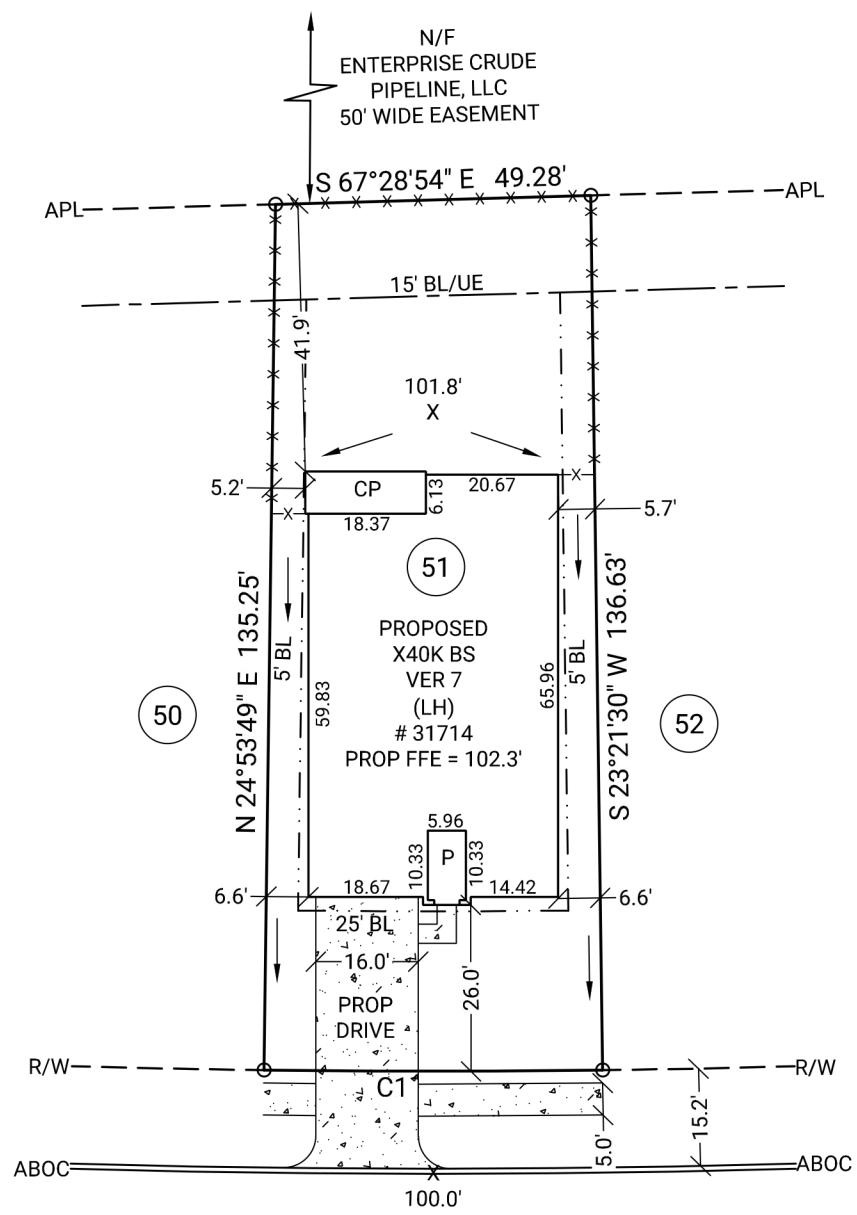
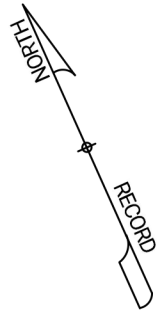


GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

TOTAL FENCE	152 LF
FRONT	11 LF
LEFT	48 LF
RIGHT	44 LF
REAR	49 LF
AREAS	
LOT AREA	6,949 SF
SLAB	2,596 SF
LOT COVERAGE	37 %
INTURN	254 SF
DRIVEWAY	436 SF
PUBLIC WALK	185 SF
PRIVATE WALK	27 SF
REAR YARD AREA	240.0 SY
FRONT YARD AREA	233.2 SY

OPTIONS:
 NO BRICK,
 COVERED PATIO,
 FRAMING, FOUNDATION & ROOF
 RAFTER DETAILS.



FARLAM FARMS TRAIL
60' PUBLIC R/W

- LEGEND**
- BL Building Line
 - APL Approximate Property Line
 - ABOC Approximate 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
 - PAT Patio
 - S Stoop
 - CONC Concrete
 - X- Fence
 - TOF Top of Forms
 - RBF Rebar Found
 - RBS Rebar Set

Curve	Radius	Length	Chord	Chord Bearing
C1	1970.00'	52.90'	52.90'	N 65°52'20" W

NOTE: BASE ELEVATION IS ASSUMED.
 (FOR REFERENCE ONLY)

NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

This property lies within flood zone "X" according to FEMA FIRM#: 48157C0085M, effective on 01/29/2021.

GENERAL NOTES: No field work has been performed. 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. 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. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.