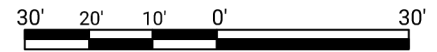


**ADDRESS: 3323 LANGLEY BEND LANE**

AREA: 6,589 S.F. ~ 0.15 ACRES

PLAT NO. 20220067

MFE :155.10'



GRAPHIC SCALE: 1" = 30'

Curve	Radius	Length	Chord	Chord Bearing
C1	1670.00'	54.53'	54.53'	N 03°20'22" E

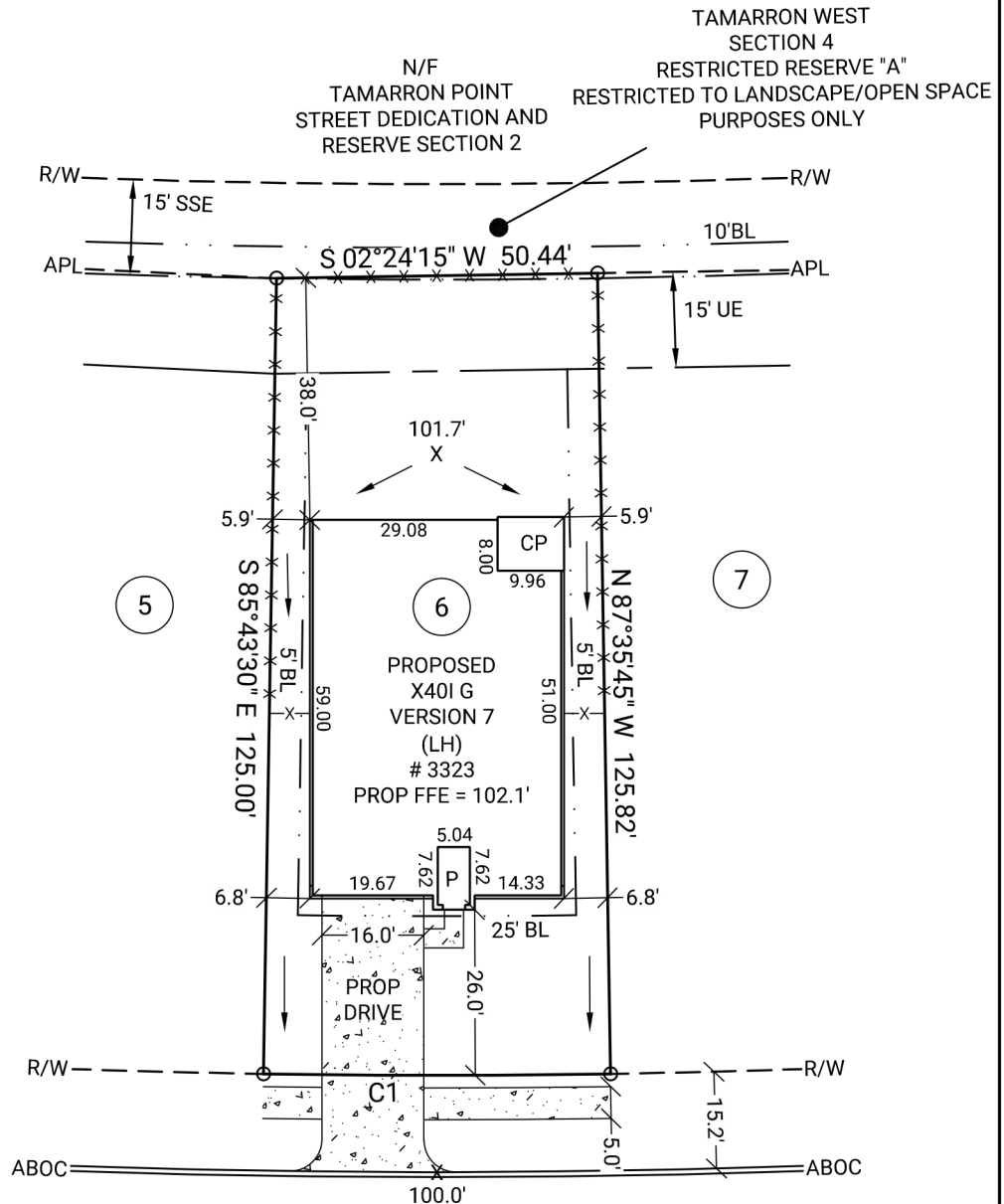
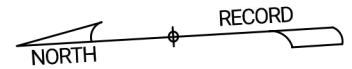
DRAINAGE TYPE: "A"

TOTAL FENCE	
TOTAL FENCE	200 LF
FRONT	13 LF
LEFT	68 LF
RIGHT	69 LF
REAR	50 LF

AREAS	
LOT AREA	6,589 SF
SLAB	2,391 SF
LOT COVERAGE	36 %
INTURN	254 SF
DRIVEWAY	444 SF
PUBLIC WALK	193 SF
PRIVATE WALK	28 SF
REAR YARD AREA	258.4 SY
FRONT YARD AREA	198.2 SY

**OPTIONS:**

3 SIDES BRICK,  
COVERED PATIO,  
FRAMING, FOUNDATION, & ROOF  
RAFTER DETAILS



**LANGLEY BEND LANE  
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

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.