ADDRESS: 31726 BRANDON MILL TRAIL

PLAT NO. 2023055132
MFE: 154.45'
AREA: 6,189 S.F. ~ 0.14 ACRES
DRAINAGE TYPE: "A"

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

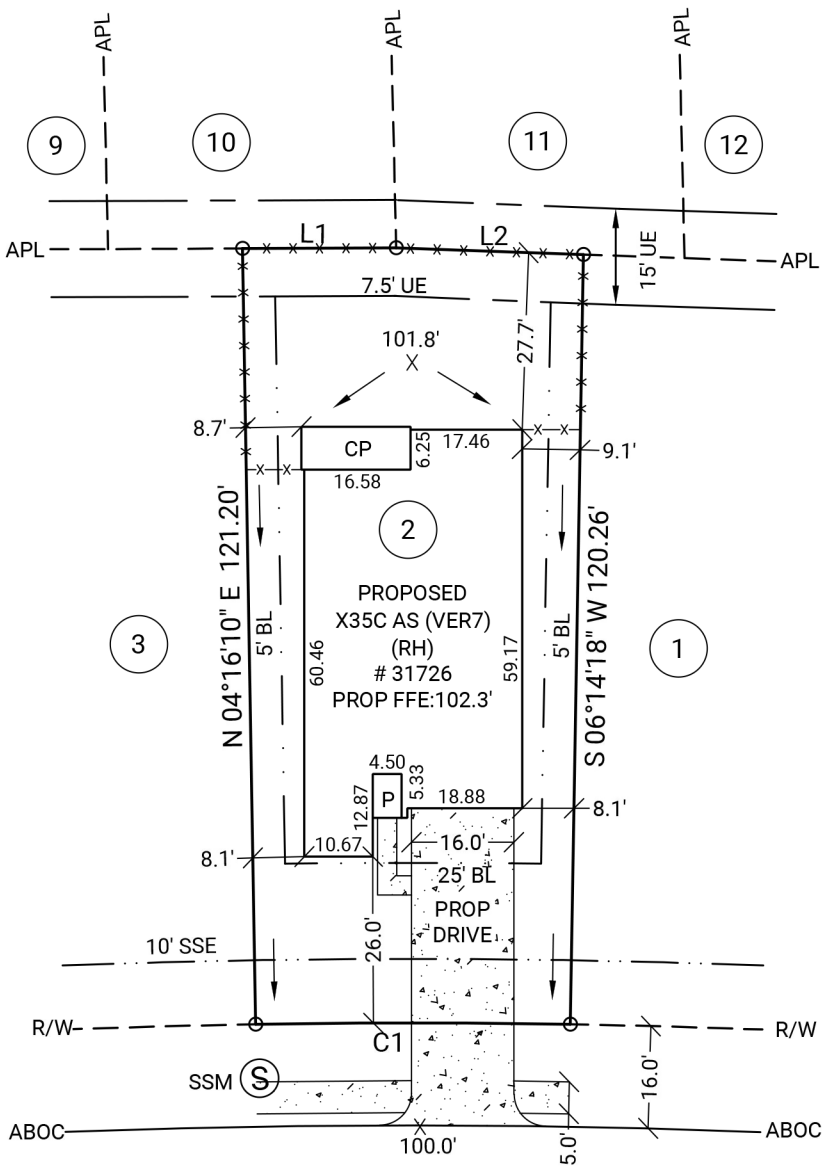
TOTAL FENCE	133 LF
FRONT	18 LF
LEFT	35 LF
RIGHT	27 LF
REAR	53 LF

AREAS	
LOT AREA	6,189 SF
SLAB	2,113 SF
LOT COVERAGE	34 %
INTURN	267 SF
DRIVEWAY	537 SF
PUBLIC WALK	162 SF
PRIVATE WALK	43 SF
REAR YARD AREA	169.9 SY
FRONT YARD AREA	257.8 SY

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

Line	Bearing	Distance
L1	S 84°57'18" E	24.02'
L2	S 82°43'14" E	29.28'

Curve	Radius	Length	Chord	Chord Bearing
C1	1430.00'	49.14'	49.14'	N 84°44'46" W



NORTH
RECORD

BRANDON MILL TRAIL
60' 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
SSM	Sanitary Sewer Manhole

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

NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

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.