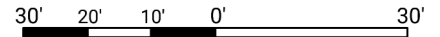


ADDRESS: 2049 WOODLARK WAY

INSTRUMENT NO. 223075

AREA: 8,372 S.F. ~ 0.19 ACRES



GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

TOTAL FENCE	
FRONT	179 LF
LEFT	42 LF
RIGHT	30 LF
REAR	25 LF
REAR	82 LF

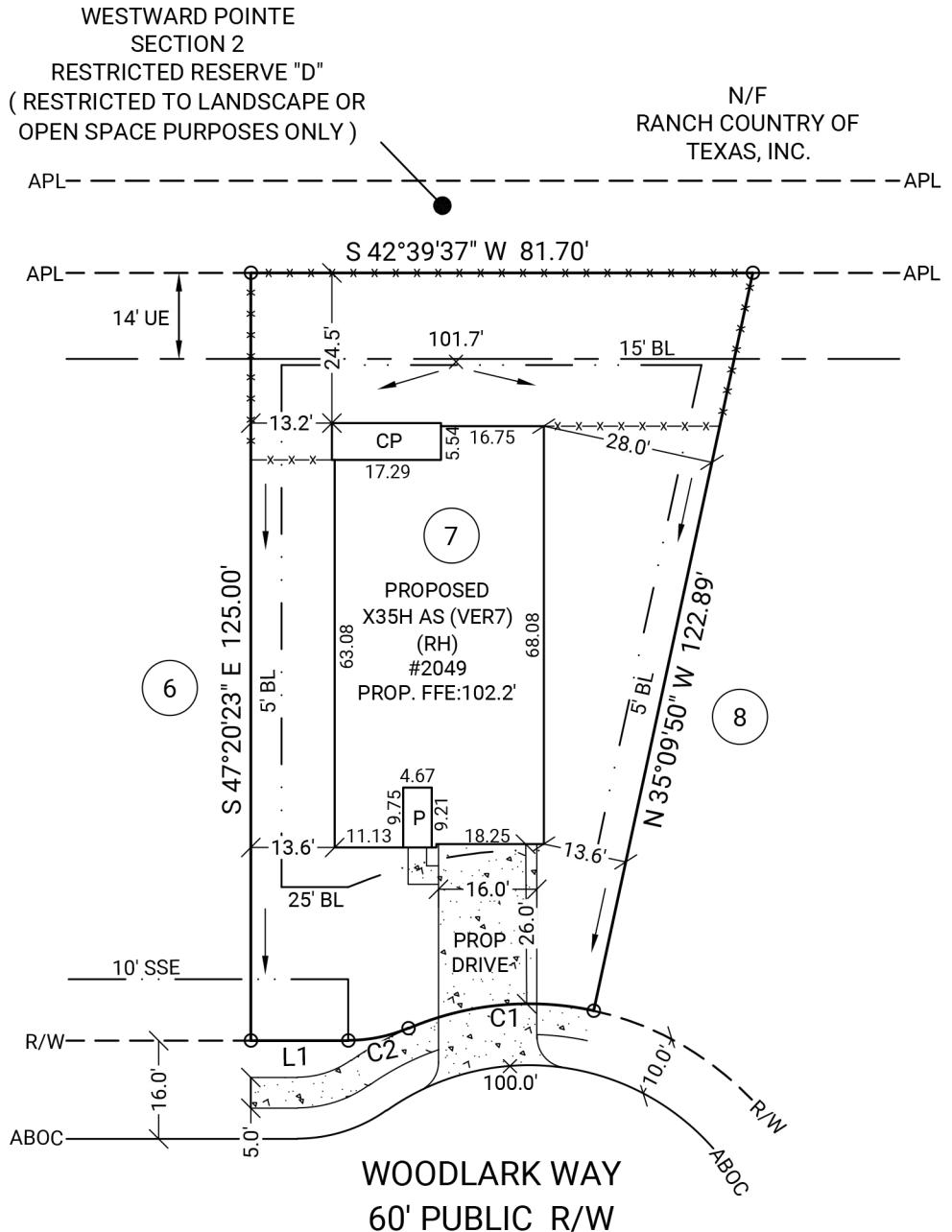
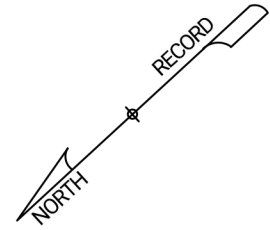
AREAS	
LOT AREA	8,372 SF
SLAB	2,337 SF
LOT COVERAGE	28 %
INTURN	169 SF
DRIVEWAY	427 SF
PUBLIC WALK	209 SF
PRIVATE WALK	24 SF
REAR YARD AREA	225.9 SY
FRONT YARD AREA	427.4 SY

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

REVISION CHART	
07/28/2023	HOUSE CHANGE

Line	Bearing	Distance
L1	N 42°39'37" E	15.84'

Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	30.76'	30.28'	N 37°12'43" E
C2	25.00'	10.07'	10.00'	N 31°07'24" E



- LEGEND**
- BL Building Line
 - APL Approximate Property Line
 - BOC 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
 - CI Curb Inlet
 - SSMH Storm Sewer Manhole
 - 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.

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.