THE POINT

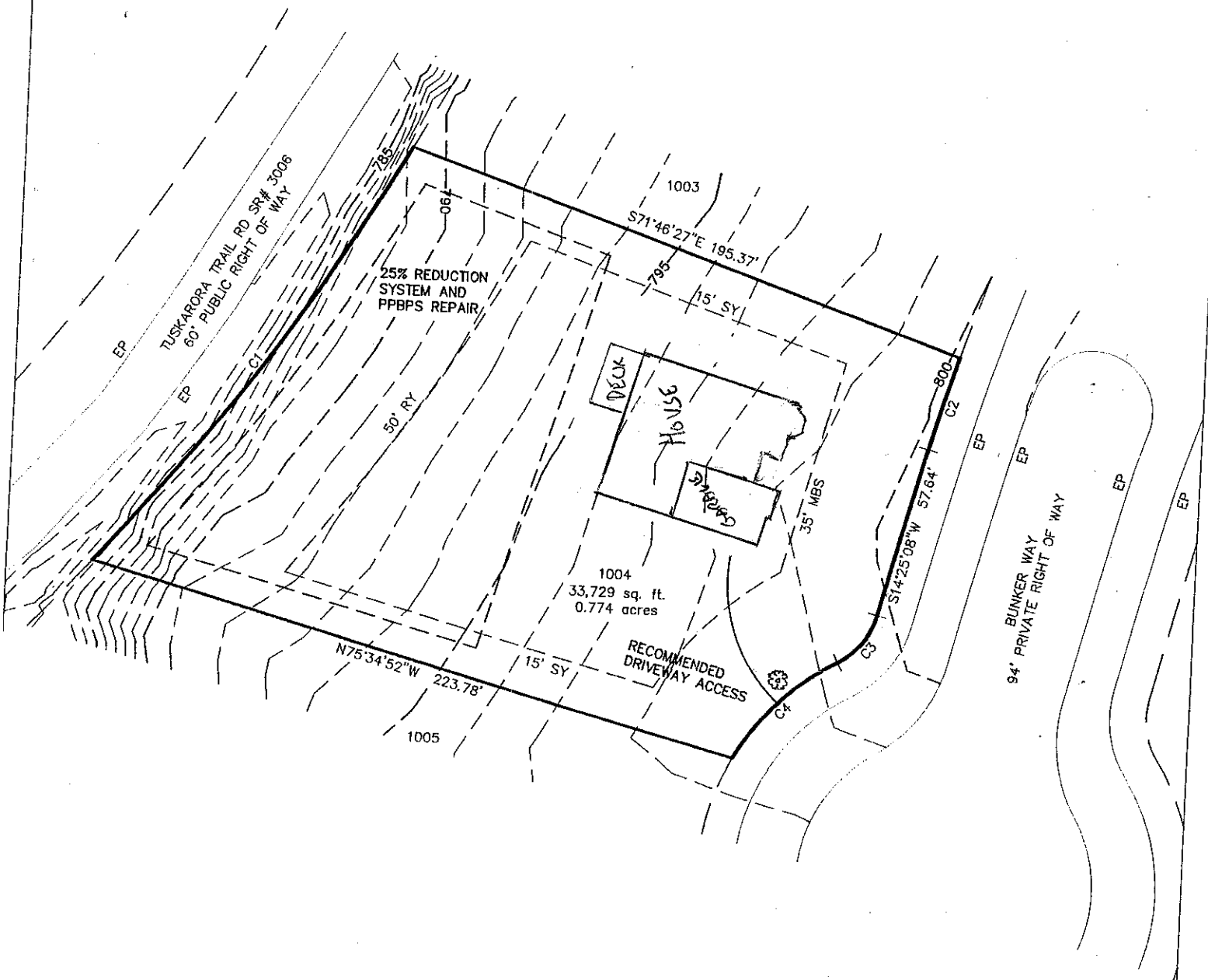
PRELIMINARY PLAT NOT FOR CONSTRUCTION
RECORDATION, SALES OR CONVEYANCES

3/28/05–REVISED SETBACKS, ADDED SETBACK NOTE.
4/20/05–REVISED TREE IN LEGEND

NORTH ORIENTED TO GRID(NAD 83)

CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	823.80'	173.95'	N35°27'06"E	173.63'	12°05'54"
C2	547.00'	32.34'	S16°06'46"W	32.34'	3°23'16"
C3	25.00'	20.82'	S38°16'24"W	20.22'	47°42'32"
C4	82.00'	48.05'	S45°20'32"W	47.36'	33°34'16"

FRONT BUILDING SETBACK WILL BE 35' UNLESS OTHERWISE DICTATED BY SEPTIC PERMIT APPROVAL.



STREET TREES TO BE PLANTED OUTSIDE OF R/W

LEGEND
R/W=RIGHT-OF-WAY
SSRW = SEWER R/W
MBS = MINIMUM BUILDING SETBACK
S.Y. = SIDE YARD
R.Y. = REAR YARD
PDE = PUBLIC DRAINAGE EASEMENT
FPE = FLOOD PROTECTION ELE...

"Prior to constructing any pier, structure or other improvement within any pier zone shown on this plat, a permit must be obtained by the applicable lot owner from Duke Energy Corporation in accordance with the terms of the applicable Lot Purchase and Sale agreement and the Declaration of Covenants, Conditions and Restrictions for The Point."

Piers may extend fro...