

REVISION: MOVE TO 160.0' OFF RIGHT PROPERTY LINE, AHB 4/6/2021
 MOVE HOUSE BACK TO 68.0' FROM FRONT AND 30.0' FROM LEFT SIDE, AHB 4/28/2021

LOT INFORMATION:

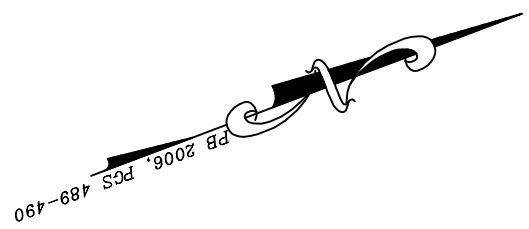
PIN: 1519-21-3758.000
 TOTAL LOT AREA = 0.63 AC = 27,649 SF
 HOUSE = 2,805 SF
 PORCH = 20 SF
 SIDEWALK = 206 SF
 DRIVEWAY = 1,408 SF
 COVERED PATIO = 120 SF
 PROPOSED IMPERVIOUS = 4,559 SF
 PERCENT IMPERVIOUS = 16.49 %

Bateman Civil Survey Company

Engineers • Surveyors • Planners
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 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378

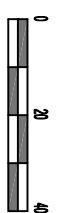
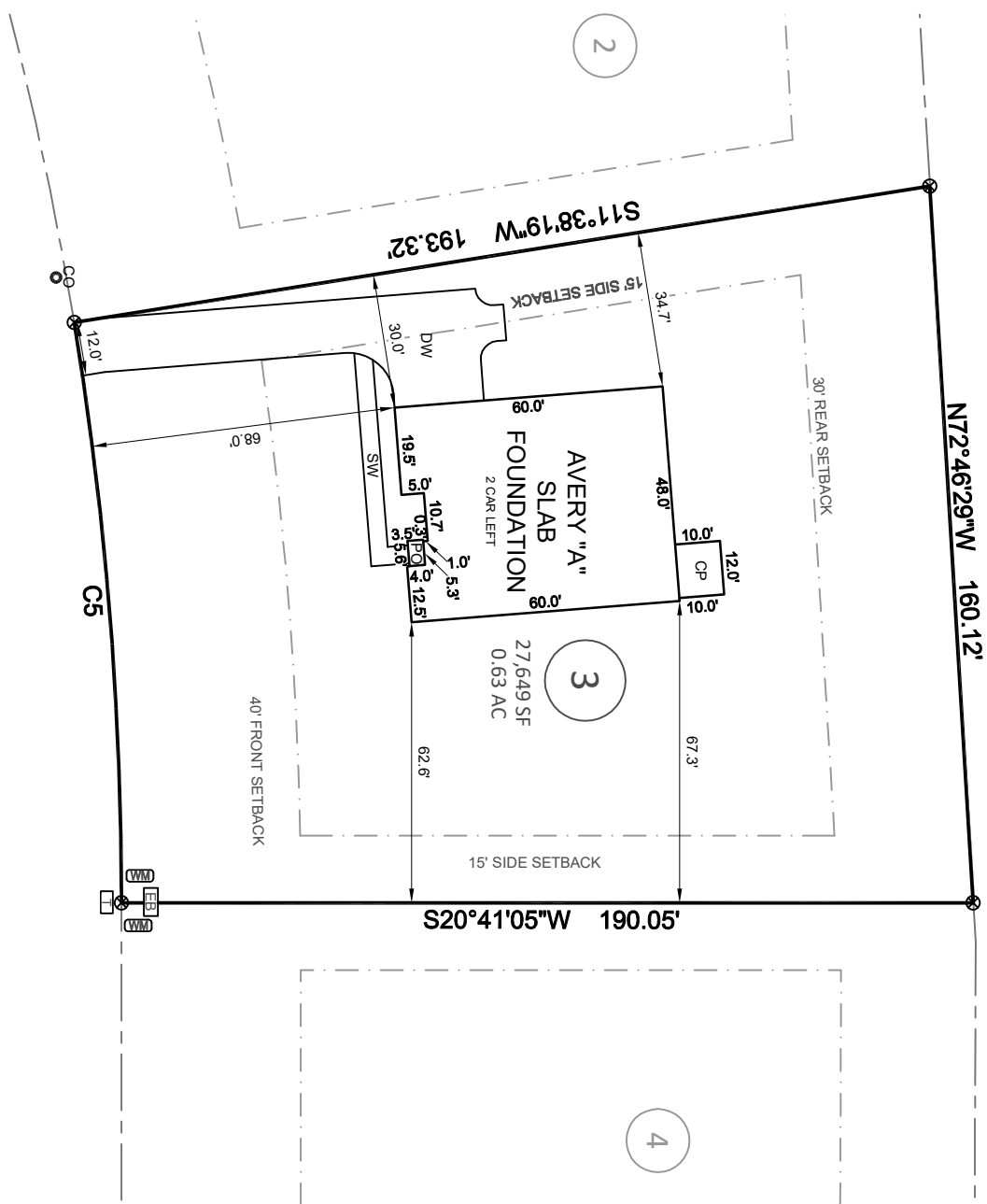
NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. THE PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720151900, DATED 10/03/2006.
10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF COATS AND NCDOT STANDARDS AND SPECIFICATIONS.
11. ZONING IS RA-30.
12. PROPERTY OWNER: SMITH DOUGLAS HOMES
 2520 RELIANCE AVENUE
 APEX, NC 27539

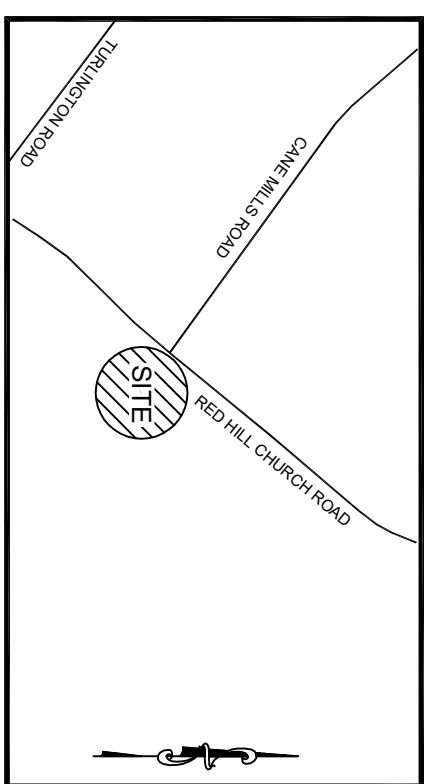


N/E
 OLIVER WARD GALLIAN
 CLEA A GALLIAN
 PIN:1519-22-4010.000

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C5	800.50'	130.00'	N73°57'57"W
			CHORD
			129.86'



SCALE: 1" = 40 ft.



VICINITY MAP

(Not to Scale)

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCE IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, L-4752 DATED:

LEGEND
 PO = PORCH
 P = PATIO
 SP = SCREENED PORCH OR PATIO
 CP = COVERED PORCH OR PATIO
 WD = WOOD DECK
 SW = SIDEWALK
 DW = CONC. DRIVEWAY
 ⊗ = COMPUTED POINT
 ● = IRON PIPE FOUND
 ⊙ = WATER METER
 ⊕ = WATER METER
 ⊖ = CLEANOUT
 AC = AIR CONDITIONER
 ⊠ = TELEPHONE PEDESTAL
 ⊞ = CABLE BOX
 ⊚ = CABLE BOX
 ⊛ = TELEPHONE PEDESTAL
 ⊜ = LIGHT POLE
 ⊝ = CURB INLET
 ⊞ = GAS METER
 ⊟ = YARD INLET
 ⊠ = UTILITY POLE
 ⊡ = FIRE HYDRANT
 ⊢ = WATER VALVE
 ⊣ = SEWER MANHOLE

BUILDING SETBACKS:
 FRONT = 40' ft
 SIDE = 15' ft
 CORNER = 30' ft
 REAR = 30' ft

This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN FOR



CANE MILL ESTATES - LOT 3
 125 PLANTERS LANE, COATS, NC
 GROVE TOWNSHIP, HARNETT COUNTY

DATE: 3/31/21 DRAWN BY: CPV CHECKED BY: SPC
 REFERENCE: PB 2006 PGS 489-490 PROJECT# 200772 SCALE: 1"=40'