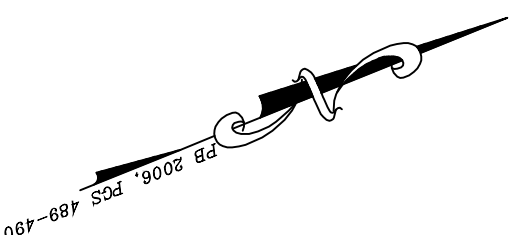


**NOTES:**

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

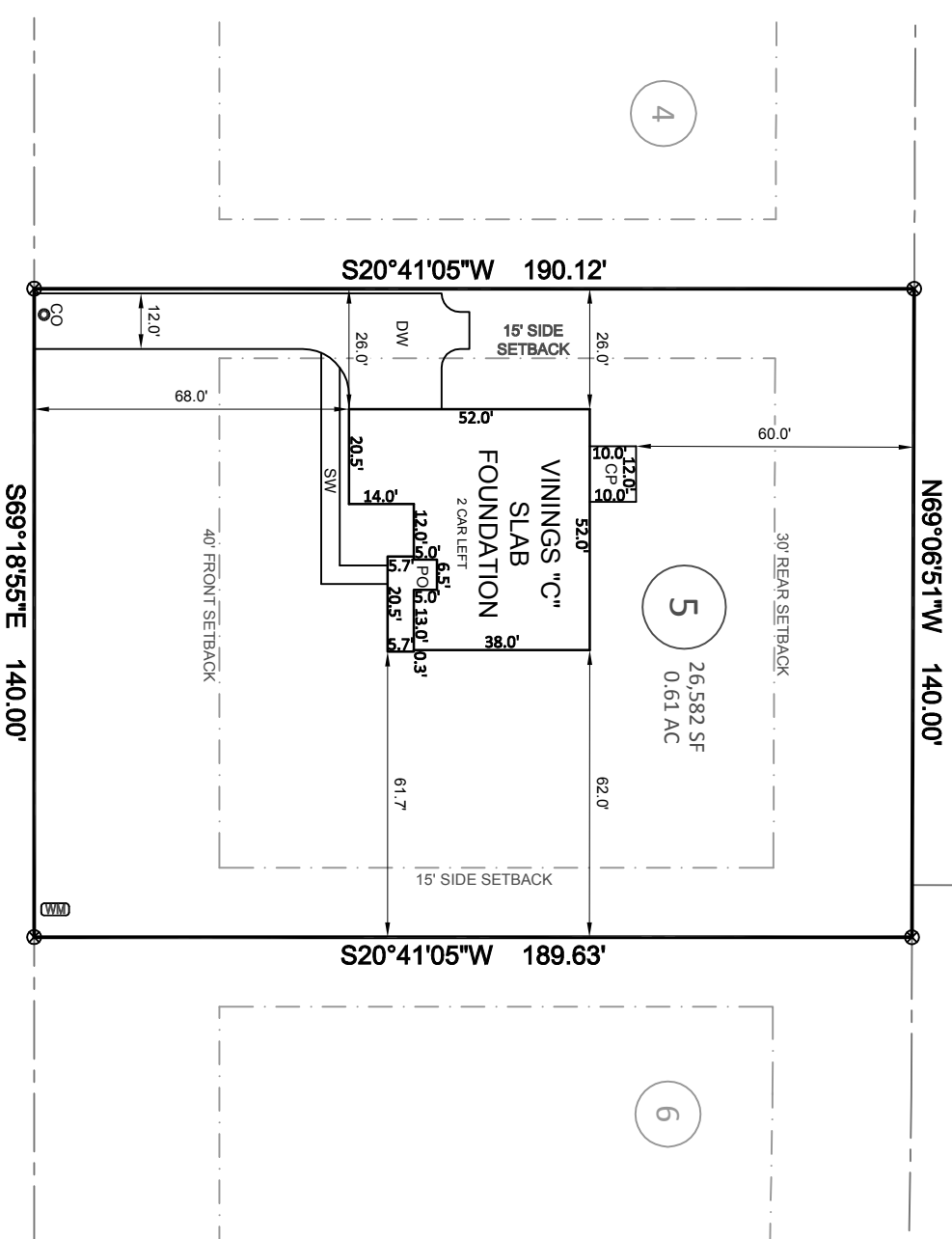
REVISION : MOVE TO 30.0' OFF LEFT PROPERTY LINE. AHB 4/6/2021  
MOVE HOUSE BACK TO 68.0' FROM FRONT. AHB 4/28/2021  
MOVE HOUSE TO 26.0' OFF LEFT PROPERTY LINE. AHB 4/28/2021  
CHANGED HOUSE HTC 8/18/2021

**LOT INFORMATION:**  
PIN: 1519-21-6733.000  
TOTAL LOT AREA = 0.61 AC = 26,582 SF  
HOUSE = 2,231 SF  
PORCH = 149 SF  
SIDEWALK = 236 SF  
DRIVEWAY = 1,392 SF  
COVERED PATIO = 120 SF  
PROPOSED IMPERVIOUS = 4,128 SF  
PERCENT IMPERVIOUS = 15.53 %



N/E  
DAVID E SKIPPER  
RHONDA M SKIPPER  
PIN: 1519-21-6935.000

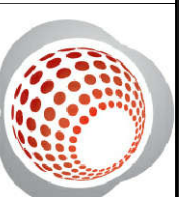
N/E  
RICHARD J BOWEN  
PIN: 1519-21-8931.000



PLANTERS LANE  
PUBLIC 50' RIGHT-OF-WAY

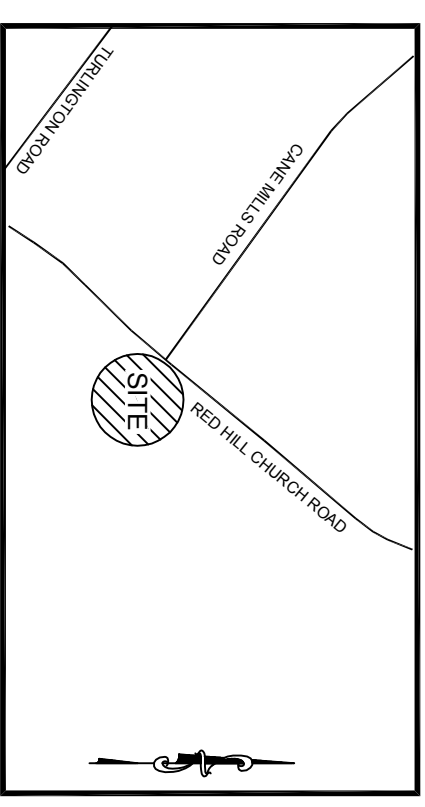


SCALE:  
1" = 40 ft.



**Bateman Civil Survey Company**

Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081  
www.batemancivilsurvey.com info@batemancivilsurvey.com  
NCBELS Firm No. C-2378



**VICINITY MAP**

(Not to Scale)

1, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK 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
  - ⊛ = CLEANOUT
  - ⊜ = AIR CONDITIONER
  - ⊝ = TELEPHONE PEDESTAL
  - ⊞ = 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 5**  
165 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'