

INSET SCALE: 1" = 20'

**NOTES:**

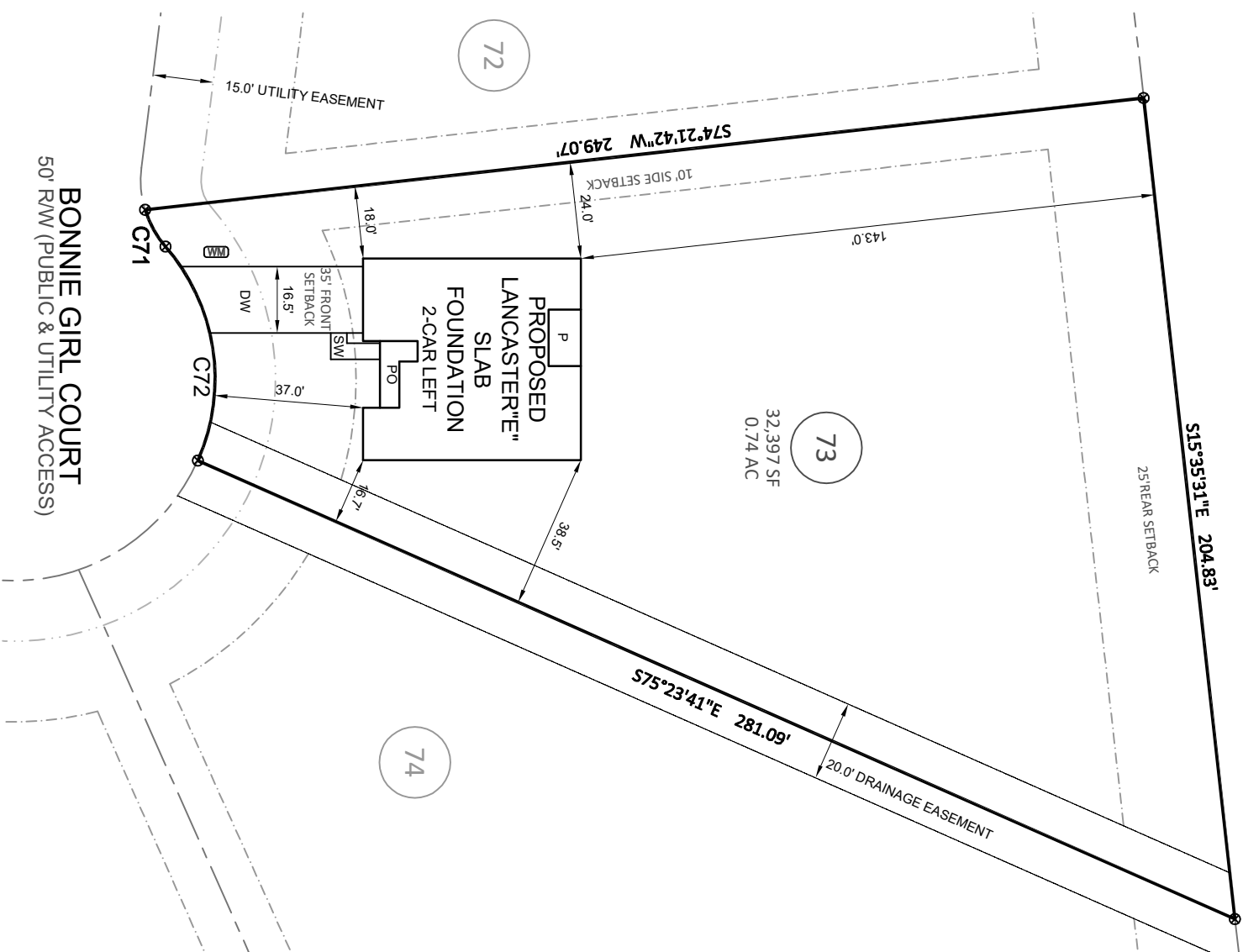
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP #3720052800J OF THE FLOOD INSURANCE RATE, DATED 10/03/06.
10. ZONING IS RA-30, CONSERVATION.
11. PROPERTY OWNER: SMITH DOUGLAS HOMES  
2520 RELIANCE AVENUE  
APEX, NC 27539

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C71	25.00'	10.51'	S38°14'32"E
C72	50.00'	56.63'	S17°50'32"E
			CHORD
			10.44'
			53.65'

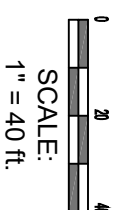


N/E  
MT. ARIEL UNITED CHURCH  
PG 2003, PG 733

**LOT INFORMATION:**  
 PIN: 0539-80-4429.000  
 TOTAL LOT AREA = 0.74 AC = 32,397 SF  
 MAX. IMPERVIOUS = 24%  
 HOUSE = 2,417 SF  
 PORCH = 102 SF  
 SIDEWALK = 59 SF  
 DRIVEWAY = 677 SF  
 PATIO = 112 SF  
 PROPOSED IMPERVIOUS = 3,367 SF  
 PERCENT IMPERVIOUS = 10.39%



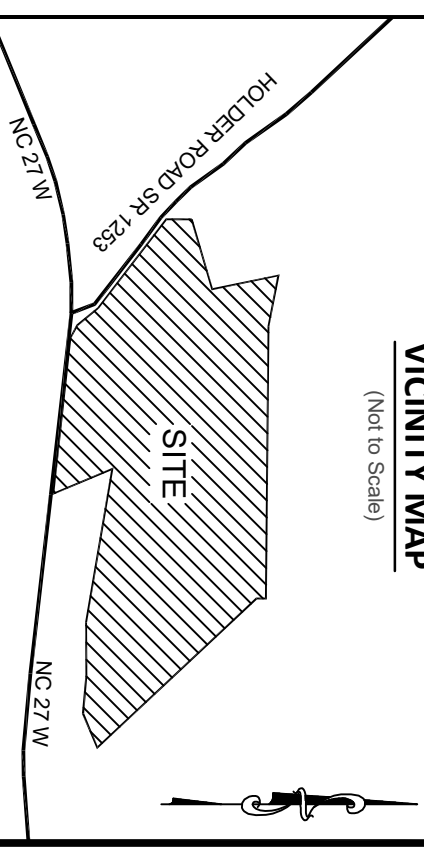
BONNIE GIRL COURT  
50' RW (PUBLIC & UTILITY ACCESS)



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 NCBELS Firm No. C-2378

**VICINITY MAP**

(Not to Scale)



**LEGEND**

- PO = PORCH
  - P = PATIO
  - SP = COVERED PORCH OR PATIO
  - CP = COVERED PORCH OR PATIO
  - WD = WOOD DECK
  - SW = SIDEWALK
  - DW = CONC DRIVEWAY
  - ⊗ = COMPUTED POINT
  - ⊙ = IRON PIPE FOUND
  - ⊚ = IRON PIPE SET (IPS)
  - ⊛ = WATER METER
  - ⊜ = CLEANOUT
  - ⊝ = AIR CONDITIONER
  - ⊞ = ELECTRIC BOX
  - ⊟ = CABLE BOX
  - ⊠ = TELEPHONE PEDestal
  - ⊡ = LIGHT POLE
  - ⊢ = CURB INLET
  - ⊣ = YARD INLET
  - ⊤ = FIRE HYDRANT
  - ⊥ = WATER VALVE
  - ⊦ = POWER POLE
- 1, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED 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:

**BUILDING SETBACKS:**

FRONT = 35 ft  
 REAR = 25 ft  
 SIDE = 10 ft  
 CORNER = 20 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



**DUNCANS CROSSING - LOT 73**  
 93 BONNIE GIRL COURT, DUNN, NC  
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY  
 DATE: 7/20/22 DRAWN BY: AHB CHECKED BY: SPC  
 REFERENCE: BK 2022 PG 318-322 PROJECT # 220482 SCALE: 1" = 40'