#### '0.8 1.4E 10.0£ EXISTING FOUNDATION 10.01 11.9 10.21

### **NOTES:** NSET SCALE: 1" = 20'

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- 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.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- 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.
- THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP #3720052800J OF THE FLOOD INSURANCE RATE, DATED 10/03/06.

9

ZONING IS RA-30, CONSERVATION.

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10.

PROPERTY OWNER: SMITH DOUGLAS HOMES 2520 RELIANCE AVENUE APEX, NC 27539

| CURVE TABLE  RADIUS LENGTH CHORD DIRECTION CHO 205.00' 26.16' N05°45'21"W 26 | C78         | CURVE  |       |
|--|-------------|--------|-------|
| CHORD DIRECTION  N05°45'21"W   | 205.00'     | RADIUS |       |
| CHORD DIRECTION  N05°45'21"W   | 26.16'      | LENGTH | CURVE |
| CH(<br>26  | N05°45'21"W |        | TABLE |
| ORD .14'   | 26.14'      | CHORD  |       |

15' UTILITY EASEMENT

15.0'

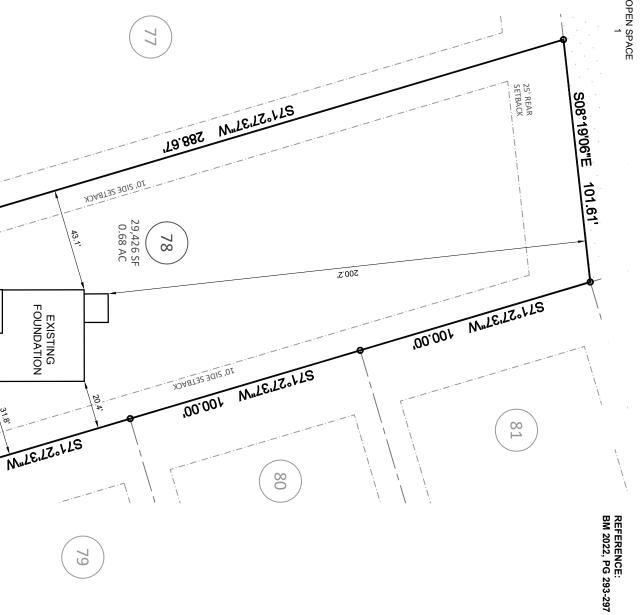
# 82

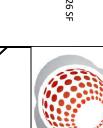
BK. 2022, PGS. 318-322

PIN: 0539-80-0653.000 TOTAL LOT AREA = 0.68 AC = 29,426 SF FOUNDATION = 1,650 SF EXISTING IMPERVIOUS = 1,650 SF PERCENT IMPERVIOUS = 5.61 %

LOT INFORMATION:







## **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 VICINITY MAP NCBELS Firm No. C-2378

#### seath the day of the d (Not to Scale) SITE NC 27 W

SCREEN PORCH OR PATIO

W = CONC DRIVEWAY

S = COMPUTED POINT

I RON PIPE FOUND

I RON PIPE SET (IPS)

= CABLE BOX = TELEPHONE PEDESTAL = LIGHT POLE

LEGEND

PO = PORCH
P = PATIO
SP = SCREEN PORCH OR
CP = COVERED PORCH O
SW = SIDEWALK
DW = SUDEWALK
DW = COMPUTED POINT
O = IRON PIPE FOUND
O = IRON PIPE FOUND
O = IRON PIPE FOUND
CO = CLEANOUT
AC = AIR CONDITIONER
ED = ELECTRIC BOX
CO = CABLE BOX
CO = CABLE BOX
CO = CABLE BOX
CO = CURB INLET
YI = YARD NILET
YI = WATER YALVE
PP = POWER POLE I = CURB INLET
I = YARD INLET
{ = FIRE HYDRANT (FH)
V = WATER VALVE
P = POWER POLE

BUILDING SETBACKS: FRONT = 35 ft REAR = 25 ft SIDE = 10 ft CORNER = 20 ft

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 I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK

MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. CALCULATED IS 1:10,000+; AND THAT THIS MAP NO CESSION AND THE CAROLES SION AND THE CAROLES SIO

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

### **FOUNDATION SURVEY**



**DUNCANS CROSSING - LOT 78** 

UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY 70 BONNIE GIRL COURT, LILLINGTON, NC

DATE: 2/10/23 REFERENCE: BK. 2022, PGS. 318-322 DRAWN BY: DOM PROJECT # 220482 CHECKED BY: SPC SCALE: 1" = 40'

BONNIE GIRL COURT 50' R/W (PUBLIC & UTILITY ACCESS)

N02°06'00"W

77.68'

C78

8.85

35' FRONT SETBACK

'04.86

30 SCALE: 1" = 40 ft.