

INSET SCALE: 1" = 20'

N18°32'23"W

125.00'

25' REAR SETBACK

NOTES:

- 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

200.00'

25,000 SF 0.57 AC

10' SIDE SETBACK

26

10' SIDE SETBACK

200.00

19.611

S71°27'37"W

71.9'

S71°27'37"W

EXISTING FOUNDATION

- 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.

15' UTILITY EASEMENT

15.0'

37.2

N18°32'23"W

125.00

CLYDE DOG COURT 50' R/W (PUBLIC & UTILITY ACCESS)

35' FRONT SETBACK

9.

ZONING IS RA-30, CONSERVATION.

6

<u>-1</u>

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



REFERENCE: BM 2022, PG 293-297

LOT INFORMATION:

Bateman Civil Survey Company

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)

Engineers • Surveyors • Planners

DB: 4177 PGS: 2972-2974

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SITE

NC 27 W

28

29

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 R CONDITIONER ECTRIC BOX

LEGEND

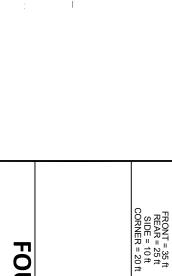
PO = PORCH
PO = PATIO
SP = SCREEN PORCH
CP = COVERED PORCH
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
© = IRON PIPE FOUND
© = IRON PIPE FOUND
© = IRON PIPE FOUND
CO = CLEANOUT
AC = AIR CONDITIONER
CO = CLEANOUT
AC = AIR CONDITIONER
CO = CABLE BOX
C = LICTRIC BOX
C = CABLE BOX
C = TELEPHONE PEDI
C = CURB INLET
TH = FIRE HYDRANT
WV = WATER VALVE
PP = POWER POLE

BUILDING SETBACKS:

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

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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 CONTRACTOR 3 7001



FOUNDATION SURVEY



UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY 46 CLYDE DOG COURT, LILLINGTON, NC **DUNCANS CROSSING - LOT 26**

DATE: 5/5/23 **REFERENCE:** BM 2022, PG 318-322 DRAWN BY: DOM PROJECT # 220482 CHECKED BY: SPC SCALE: 1" = 40'

SCALE: 1" = 40 ft.