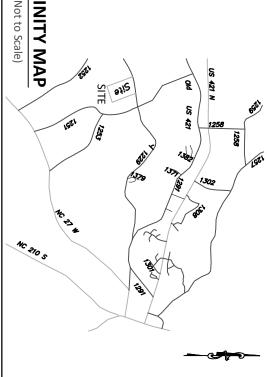
## ₽ INSET SCALE: 1"=20' NS. BRICK/SIDING HOUSE EXISTING 2 STORY STEPS STEPS 8 Ş 13.0' 0.01 00 $\boxtimes$ $\stackrel{>}{\sim}$ BUILDING SETBACKS FRONT - 35' FROM R/W REAR - 25' CONCRETE PAD = 5 SF EXISTING IMPERVIOUS = 3,649 SF PERCENT IMPERVIOUS = 13.92 % MAXIMUM IMPERVIOUS = 7,000 SF REFERENCE: DB.4201, PG.2935-2937 TOTAL LOT AREA = 0.602 AC = 26,211 SF HOUSE = 1,679 SF SIDE CORNER - 20' SIDE -PIN: 0529-88-5680.000 OT INFORMATION: PORCH = 161 SF SIDEWALK = 195 SF DRIVEWAY = 1,308 SF GARAGE = 292 SF AC PAD = 9 SFBM 2023 PG. 59-62 260.13' 25' REAR SETBACK N81°51'24"E 139.0 <u>|</u> 169.0 N81°51'24"E 15.27 (19)

## <u>≤</u>

# **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 www.batemancivilsurvey.com NCBELS Firm No. C-2378



LEGEND

ONC PATIO

SCREENED PORCH/PATIO

COMPUTED POINT
MAG NAIL FOUND
IRON PIPE FOUND
RON PIPE SET

264.10

NOTES:

. \$\frac{1}{2} \pi \cdot \cdo WATER METER CLEAN OUT AIR CONDITIONER EWER MANHOLE

TELEPHONE PEDESTAL CATCH BASIN IRRIGATION CONTROLLER **ELECTRIC BOX** 

■ FIRE HYDRANT
DI = DRAIN INLET
WW = WATER VALVE
■ = STREET SIGN
YI = YARD INLET
G = GAS METER
E = ELECTRIC METER = WATER VALVE = STREET SIGN YARD INLET GAS METER ELECTRIC METER UTILITY POLE LIGHT POLE

> I, 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 AND SURVEYING IN NORTH CAROLINA. L-4752 NO CANALANTANA CAN NO CESSION DE LA ROYA VESS10

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

## **FINAL SURVEY**

FOR

## DAVIDSON HOMES

9.

FEMA FLOOD HAZARD STATEMENT: LOTS SHOWN ON THIS PLAT ARE NOT LOCATED WITHIN THE FEMA FLOOD HAZARD "ZONE AE" AS SHOWN ON FEMA MAP NO. 3720064000J & 3720054800J EFFECTIVE DATE 10/3/2006.

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.

15' CONSTRUCTION EASEMENT

STEPS

35' FRONT SETBACK

8

22

.

10, SIDE SETBACK

EXISTING 2 STORY BRICK/SIDING HOUSE

 $\boxtimes \gtrsim$ 

10. SIDE SETBACK

D V

15.0

(WM)

35.3

36.4

NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.

THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK

11. PROPERTY OWNER:

DAVIDSON HOMES 1903 NORTH HARRISON AVENUE CARY, NC 27513

1'' = 30 ft.

PUBLIC 50' R/W & UTILITY EASEMENT

VAN WINKLE STREET

S84°00'45"W

**1** 8

10. ZONING: RA-30

œ

6.

DEVELOPMENT REGULATIONS

<u>ب</u>

THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND

4

ω

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

THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

23

12.6

EXISTING GARAGE

CONTROL-PANEL

N20°17'56"W

38.6

26,211 SF 0.602 AC

Φ Ø

ŊD

22.1

22

N20°17'56"W

CONCRETE 13.0' PAD

73.8

THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE

?

LITTLE RIVER TOWNSHIP, HARNETT COUNTY 68 VAN WINKLE STREET, LILLINGTON, NC **WELLERS KNOLL - LOT 22** 

E: 1/17/24 DRAWN BY: ALT CHECKED BY: SPC

DA

REFERENCE: BM 2023 PG. 59-62 BCS# 230051

SCALE: 1" = 30'