

INSET SCALE: 1" = 20'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C39	205.00'	32.26'	S59°19'40"E	32.23'

NOTES:

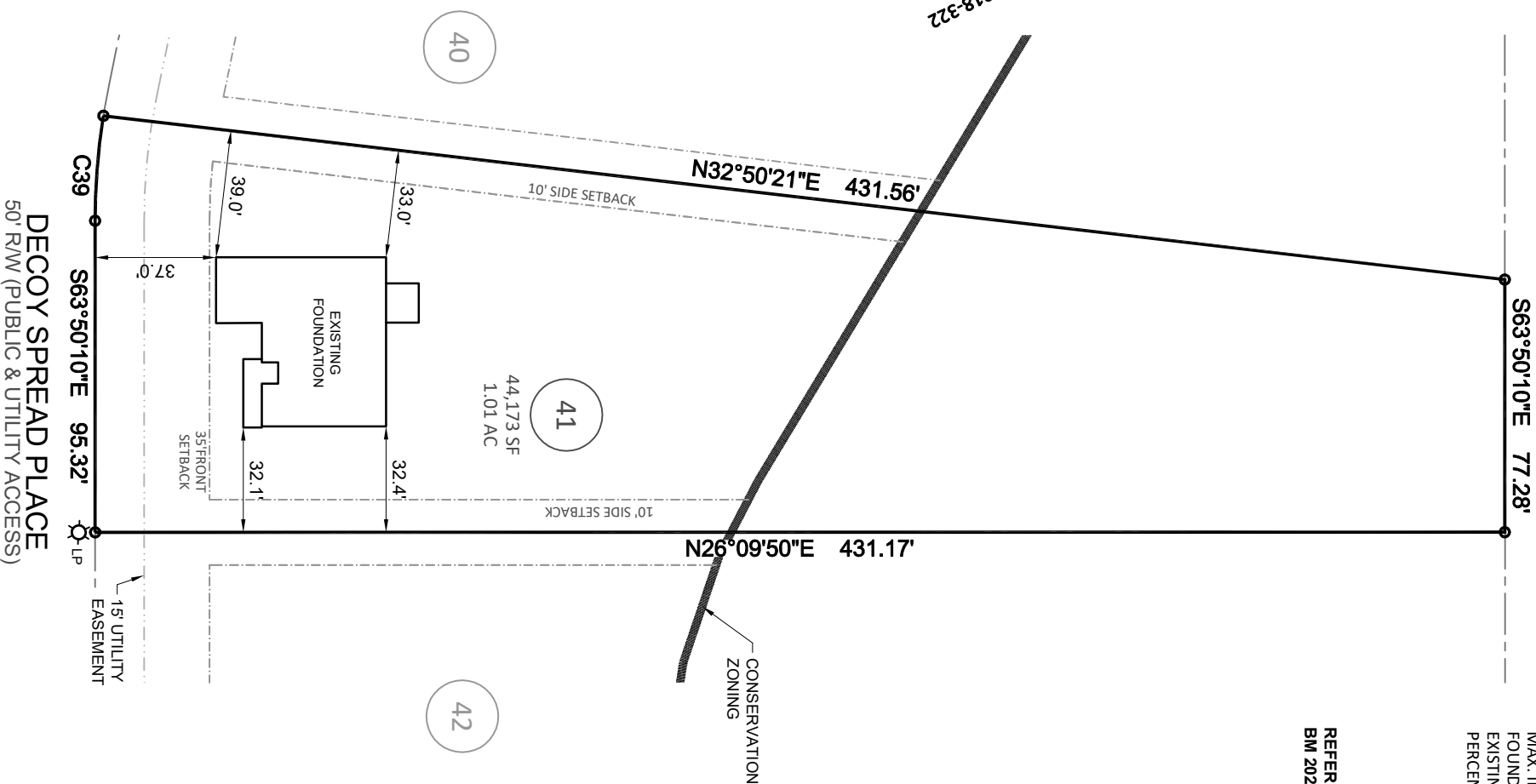
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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

OPEN SPACE 4
N/F
BS LAND, LLC
TRACT 1 & 2

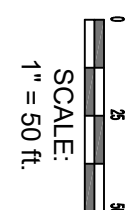
LOT INFORMATION:

PIN: 0539-81-5958-000
REFERENCE: DB, 4197 PGS, 2287-2289
TOTAL LOT AREA = 1.01 AC = 44,173 SF
MAX. IMPERVIOUS = 24 %
FOUNDATION = 2,485 SF
EXISTING IMPERVIOUS = 2,485 SF
PERCENT IMPERVIOUS = 5.63 %

REFERENCE:
BM 2022, PG 293-297



DECOY SPREAD PLACE
50' RW (PUBLIC & UTILITY ACCESS)

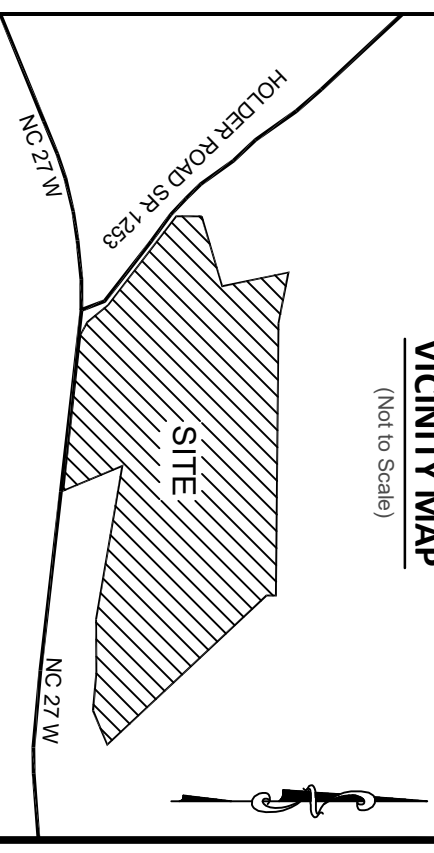


Bateman Civil Survey Company

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NCBELS Firm No. C-2378

VICINITY MAP

(Not to Scale)



LEGEND

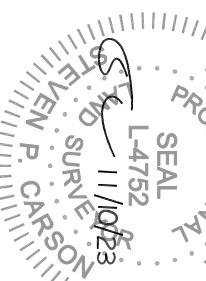
- PO = PORCH
- P = PATIO
- SP = COVERED PORCH OR PATIO
- CP = COVERED PORCH OR PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- ⊗ = COMPUTED POINT (CPF)
- ⊙ = IRON PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)
- ⊕ = WATER METER
- ⊖ = WATER METER
- CO = CLEANOUT
- AC = AIR CONDITIONER
- ⊠ = ELECTRIC BOX
- ⊡ = CABLE BOX
- ⊞ = TELEPHONE PEDESTAL
- LP = LIGHT POLE
- CI = CURB INLET
- YI = YARD INLET
- FH = FIRE HYDRANT
- WV = WATER VALVE
- PP = POWER POLE

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.

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 LAND SURVEYING IN NORTH CAROLINA, L-4752 DATED:



FOUNDATION SURVEY

FOR



DUNCANS CROSSING - LOT 41

110 DECOY SPREAD PLACE, LILLINGTON, NC
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY
DATE: 8/18/23 DRAWN BY: CPV CHECKED BY: SPC

REFERENCE: BM 2022, PG 318-322 PROJECT # 220482 SCALE: 1" = 50'