

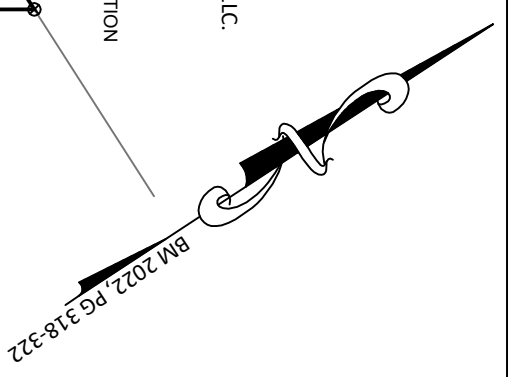
**LOT INFORMATION:**

PIN: 0539-82-2192.000  
 REFERENCE: DB, 4197 PGS. 2287-2289  
 TOTAL LOT AREA = 0.70 AC = 30,618 SF  
 MAX. IMPERVIOUS = 24 %  
 HOUSE = 1,412 SF  
 PORCH = 108 SF  
 SIDEWALK = 57 SF  
 DRIVEWAY = 1,006 SF  
 COVERED PATIO = 120 SF  
 PROPOSED IMPERVIOUS = 2,703 SF  
 PERCENT IMPERVIOUS = 8.83 %

**REFERENCE:**  
 BM 2022, PG 293-297

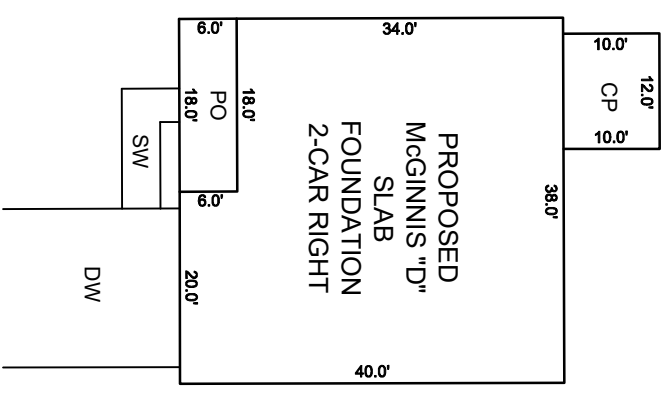
N/F  
 SENTER FAMILY REAL ESTATE, LLC.  
 PIN: 0539-93-3494.000  
 DB 1876 PG 256

N/F  
 MARGIE COX  
 AND  
 CAROLYN STANLEY  
 PIN: 0539-73-9482.000  
 DB 3236 PG 267



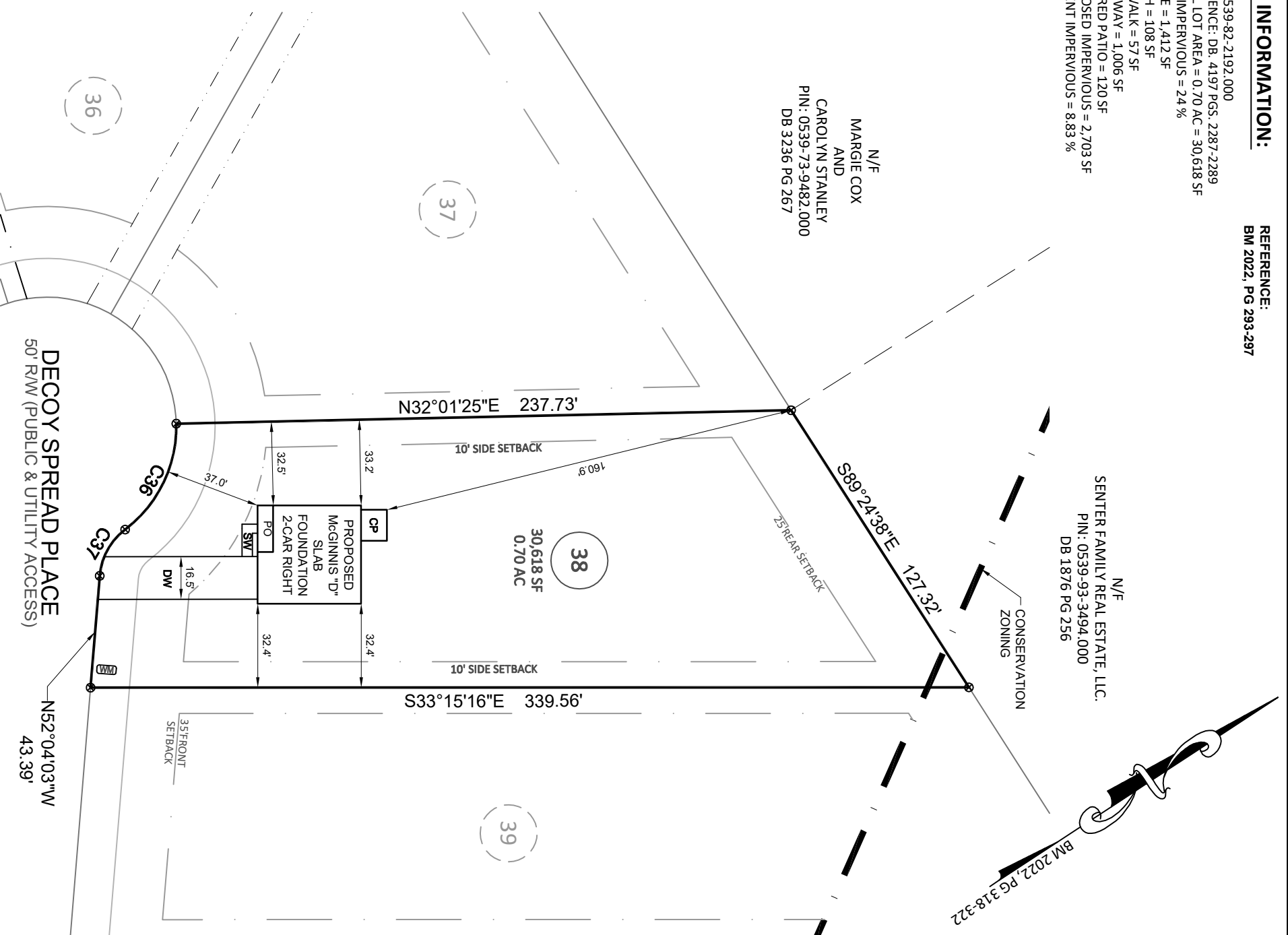
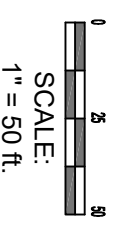
CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C36	50.00'	47.21'	S30°55'38"E
C37	25.00'	21.03'	S27°58'22"E
			CHORD
			45.48'
			20.41'

INSET SCALE: 1" = 20'



**NOTES:**

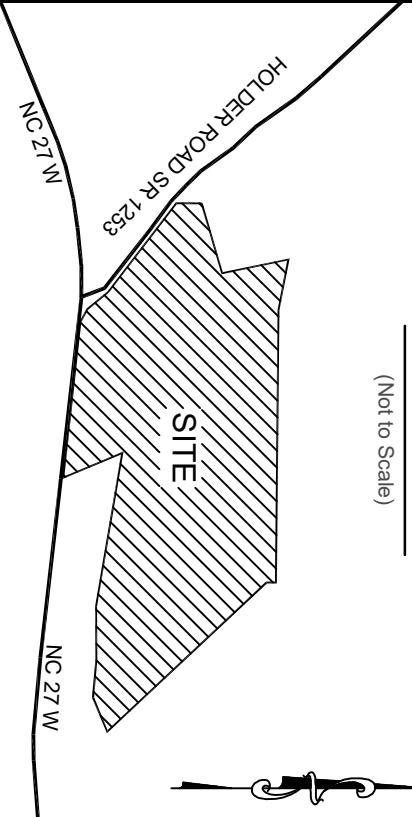
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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 #37200528001 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



**Bateman Civil Survey Company**

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 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)



**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)
- = PK NAIL
- Ⓜ = 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.

BUILDER TO VERIFY HOUSE LOCATION,  
 DIMENSIONS AND REVIEW TOTAL  
 IMPERVIOUS NOTED ON THIS PLOT PLAN

**PRELIMINARY PLOT PLAN**

FOR



**DUNCANS CROSSING - LOT 38**

170 DECOY SPREAD PLACE, LILLINGTON, NC  
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/23/23 DRAWN BY: JJM CHECKED BY: SPC

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

**PRELIMINARY**