NSET SCALE: 1" = 34.0 CURVE TABLE РО ႖ 12.0 2 CAR RIGHT WS PROPOSED MCGINNIS SLAB ᅋ 6.0 20' \mathbb{R} 40.0

N/F BS LAND, LLC, TRACT 1&2 OF DB: 4081 PG 944

REVISION: MOVE HOUSE 10' RIGHT. AHB 10/27/23

PIN: 0539-81-8448.000 REFERENCE: DB. 4197 PGS. 2287-2289 TOTAL LOT AREA = 0.66 AC = 28,735 SF MAX. IMPERVIOUS = 24 % HOUSE = 1,412 SF

PORCH = 108 SF

LOT INFORMATION:

Bateman Civil Survey Company

2524 Reliance Avenue, Apex. NC 27539 Ph. 919.577.1080 Fax. 919.577.1081

info@batemancivilsurvey.com

Engineers • Surveyors • Planners

www.batemancivilsurvey.com

NCBELS Firm No. C-2378

VICINITY MAP

(Not to Scale)

PB 5, PG 42

WETLANDS

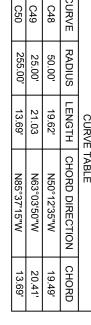
N74°06'42"W 116.86'

est, as anogathron

SITE

NC 27 W

25'REAR SETBACK



49

202°50'28"W 263.62'

28,735 SF 0.66 AC

NO2.22,05,,E

50

179.3

C50	C49	C48	CURVE	
255.00'	25.00'	50.00'	RADIUS	
13.69'	21.03	19.62'	LENGTH	001.45
N85°37'15"W	N63°03'50"W	N50°12'35"W	CHORD DIRECTION	- אוני
13.69'	20.41'	19.49'	CHORD	

NOTES:

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

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

10, SIDE SETBACK

48.5

PO

15.5

2 CAR RIGHT SLAB PROPOSED MCGINNIS 'B'

10' SIDE SETBACK

35' FRONT SETBACK

SW SW

49.1

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258.03

- 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
- 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.

10

- PROPERTY OWNER: SMITH DOUGLAS HOMES 2520 RELIANCE AVENUE



15' UTILITY EASEMENT

C49

S87°09'32"E

C58

15.0'

<u>6</u> D۷

18.95

55 SIDEWALK = 57 SF DRIVEWAY = 613 SF COVERED PATIO = 120 SF PROPOSED IMPERVIOUS = 2,310 SF PERCENT IMPERVIOUS = 8.04 % BM 2022, PG 318-322

LEGEND

PO = PORCH
P = PATIO
SP = SCREEN PORCH OR PATIO
CP = COVERED PORCH OR PATIO
W/D = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
S = COMPUTED POINT
O = IRON PIPE FOUND (IPF)
O = IRON PIPE SET (IPS)
MAD = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
ED = ELECTRIC BOX
O = CABLE BOX
C = CURB INLET
YI = YARD INLET
YI = WATER YALVE
PP= POWER POLE

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

REFERENCED IN TITLE BLOCK); THAT THE

O BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED

AS DRAWN FROM INFORMATION LISTED UP DER

REFERENCES; THAT THE RATIO OF PRECISION AS

CALCULATED IS 1:10,000+; AND THAT (H S MAP

MEETS THE REQUIREMENTS OF THE S). NDARD OF

PRACTICE FOR LAND SURVEYING I. 12 23 TH CAROLINA. I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK This map is of an existing parcel of land

and is only intended for the parties and recordation. No title report provided. purposes shown. This map not for

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

PRELIMINARY PLOT PLAN



DUNCANS CROSSING - LOT 50

DATE: 10/4/23 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY 25 DECOY SPREAD PLACE, LILLINGTON, NC DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BM 2022, PG 318-322 PROJECT # 220482 SCALE: 1" = 40'

REFERENCES: BM 2022, PG 293-297

SCALE: 1" = 40 ft.