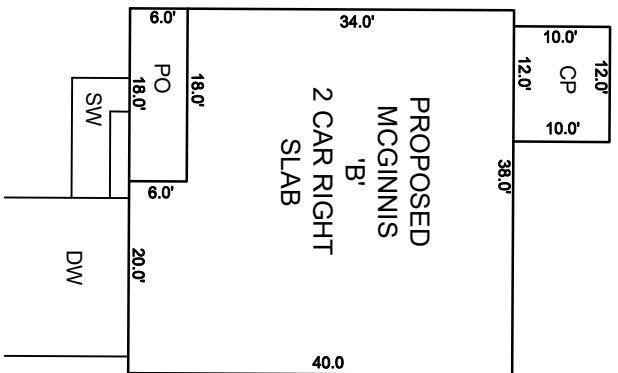


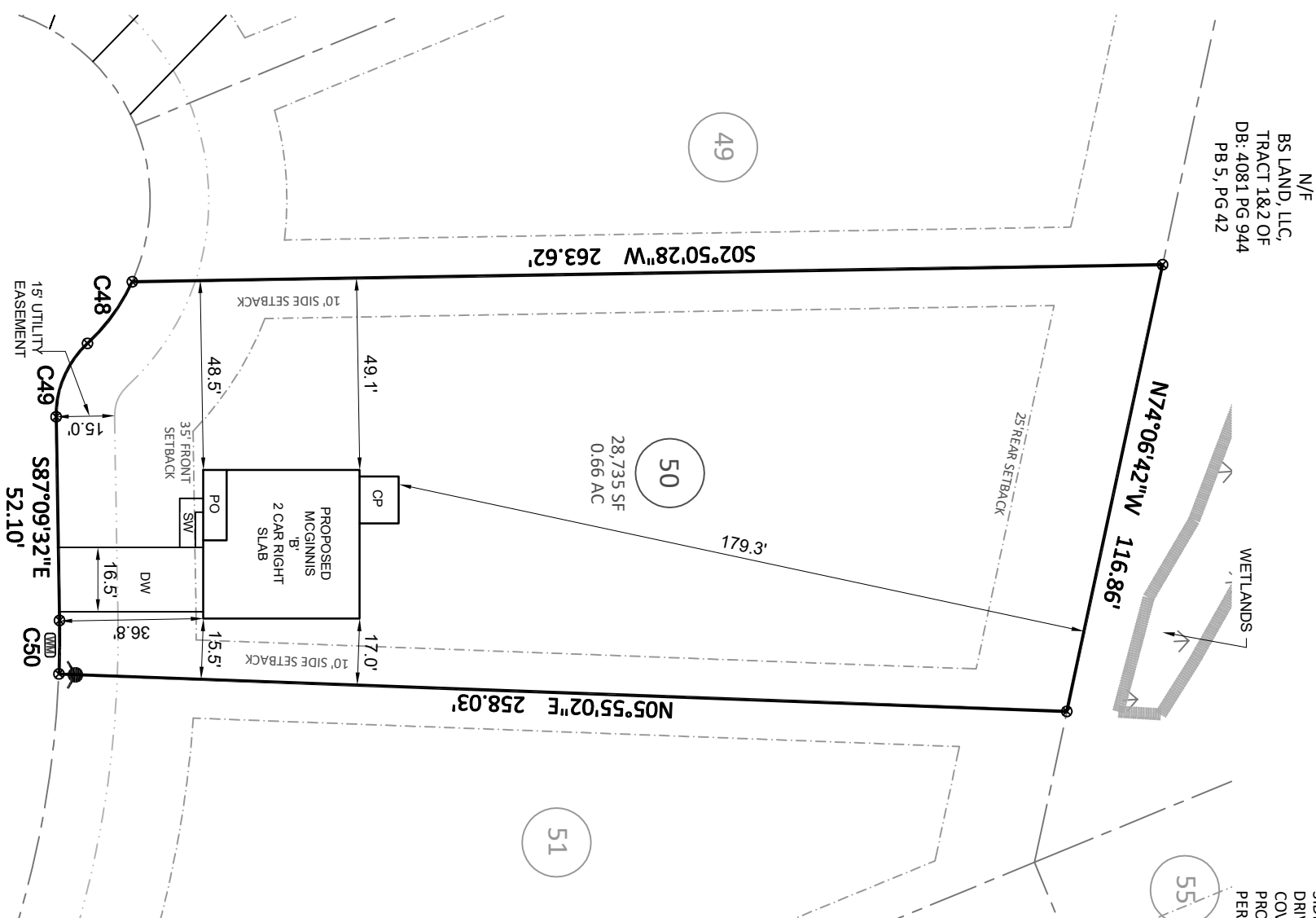
REVISION : MOVE HOUSE 10' RIGHT. AHB 10/27/23



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

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



LOT INFORMATION:

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
 SIDEWALK = 57 SF
 DRIVEWAY = 613 SF
 COVERED PATIO = 120 SF
 PROPOSED IMPERVIOUS = 2,310 SF
 PERCENT IMPERVIOUS = 8.04 %

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
- CO = CLEANOUT
- AC = AIR CONDITIONER
- ⊠ = ELECTRIC BOX
- ⊠ = CABLE BOX
- ⊠ = TELEPHONE PEDESTAL
- LP = LIGHT POLE
- ⊠ = CURB INLET
- ⊠ = YARD INLET
- ⊠ = FIRE HYDRANT
- ⊠ = 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 50

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

DATE: 10/4/23 DRAWN BY: DOM CHECKED BY: SPC

REFERENCES:
 BM 2022, PG 293-297

PROJECT # 220482 SCALE: 1" = 40'



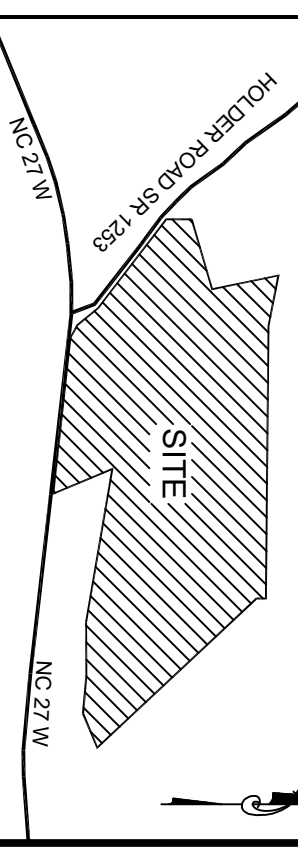
Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378

VICINITY MAP

(Not to Scale)



PRELIMINARY