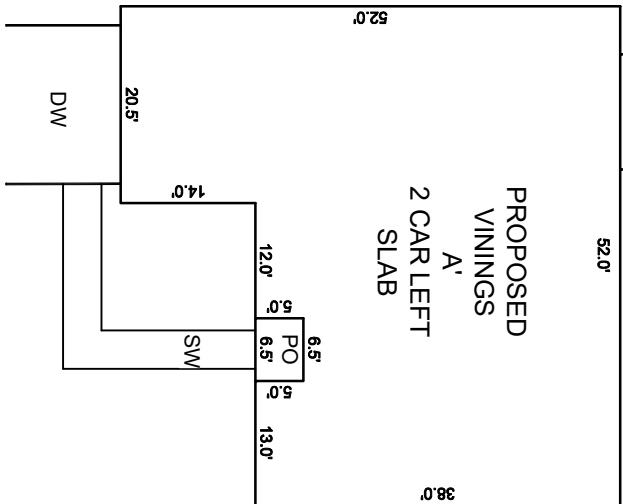


PROPOSED  
VININGS  
A'  
2 CAR LEFT  
SLAB



INSET SCALE: 1" = 20'

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C51	255.00'	90.11'	N73°57'34"W	89.64'

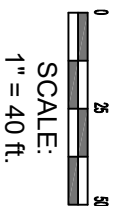
**NOTES:**

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

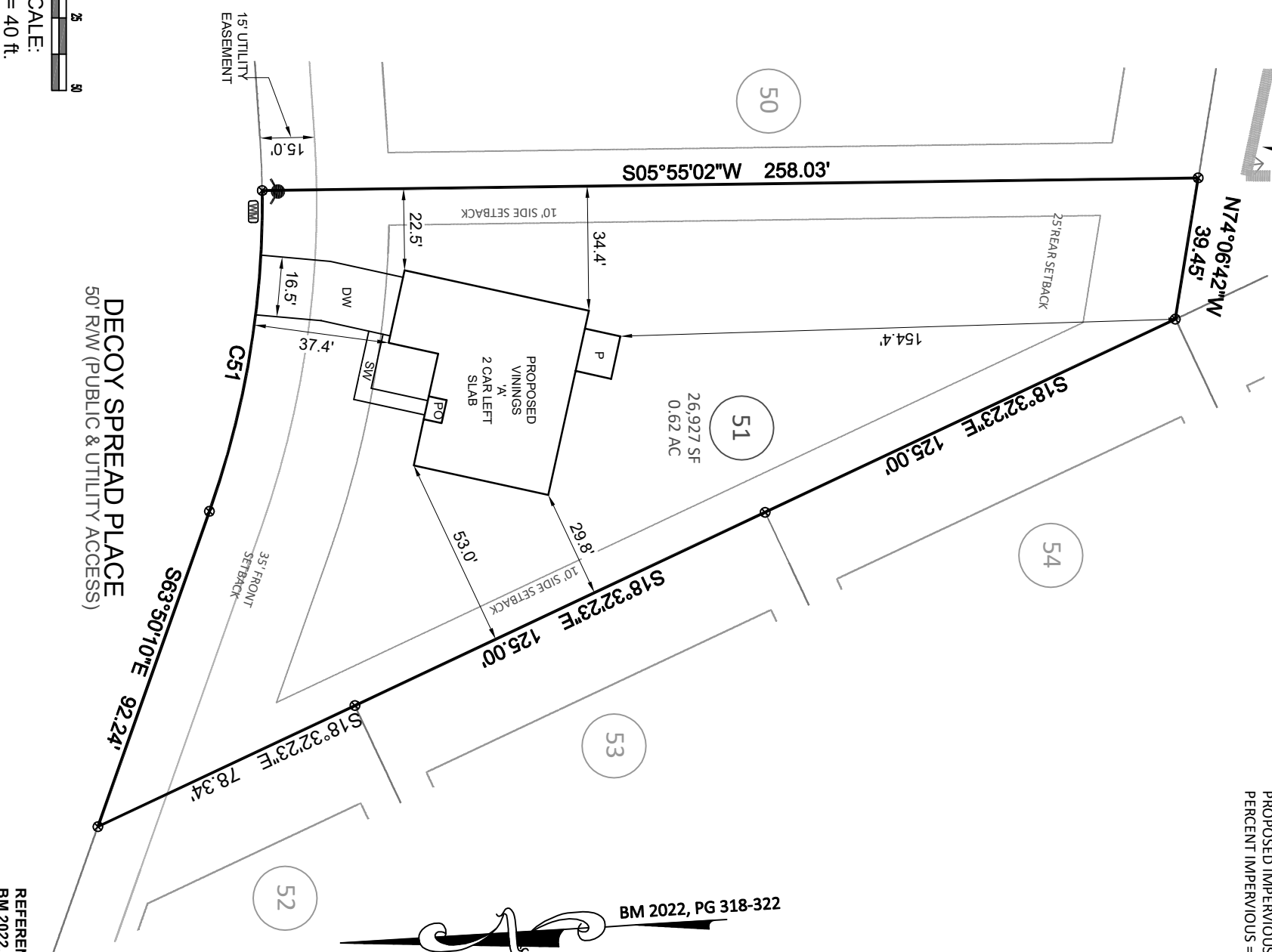
N/F  
BS LAND, LLC,  
TRACT 182 OF  
DB: 4081 PG 944  
PB 5, PG 42

**LOT INFORMATION:**  
PIN: 0539-81-7533.000  
REFERENCE: DB: 4197 PGS. 2287-2289  
TOTAL LOT AREA = 0.62 AC = 26,927 SF  
MAX. IMPERVIOUS = 24 %  
HOUSE = 2,231 SF  
PORCH = 33 SF  
SIDEWALK = 141 SF  
DRIVEWAY = 637 SF  
PATIO = 120 SF  
PROPOSED IMPERVIOUS = 3,162 SF  
PERCENT IMPERVIOUS = 11.74 %

**LOT INFORMATION:**



SCALE:  
1" = 40 ft.



REFERENCES:  
BM 2022, PG 293-297

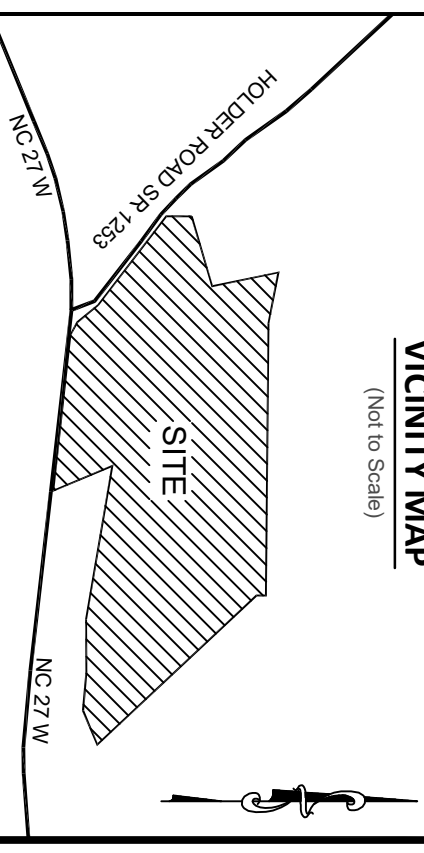


**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081  
www.batemancivilsurvey.com info@batemancivilsurvey.com  
NOBELS 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
- ⊖ = CLEANOUT
- AC = AIR CONDITIONER
- ⊠ = ELECTRIC BOX
- ⊡ = CABLE BOX
- ⊞ = TELEPHONE PEDESTAL
- ⊟ = LIGHT POLE
- ⊠ = CURB INLET
- ⊡ = YARD INLET
- ⊟ = FIRE HYDRANT
- ⊠ = WATER VALVE
- ⊡ = 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 51**

45 DECOY SPREAD PLACE, LILLINGTON, NC  
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY  
DATE: 12/5/23 DRAWN BY: ALT CHECKED BY: SPC

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