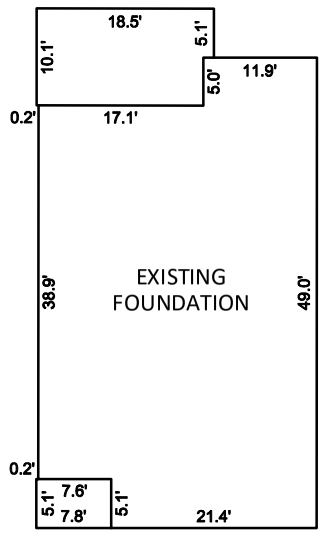
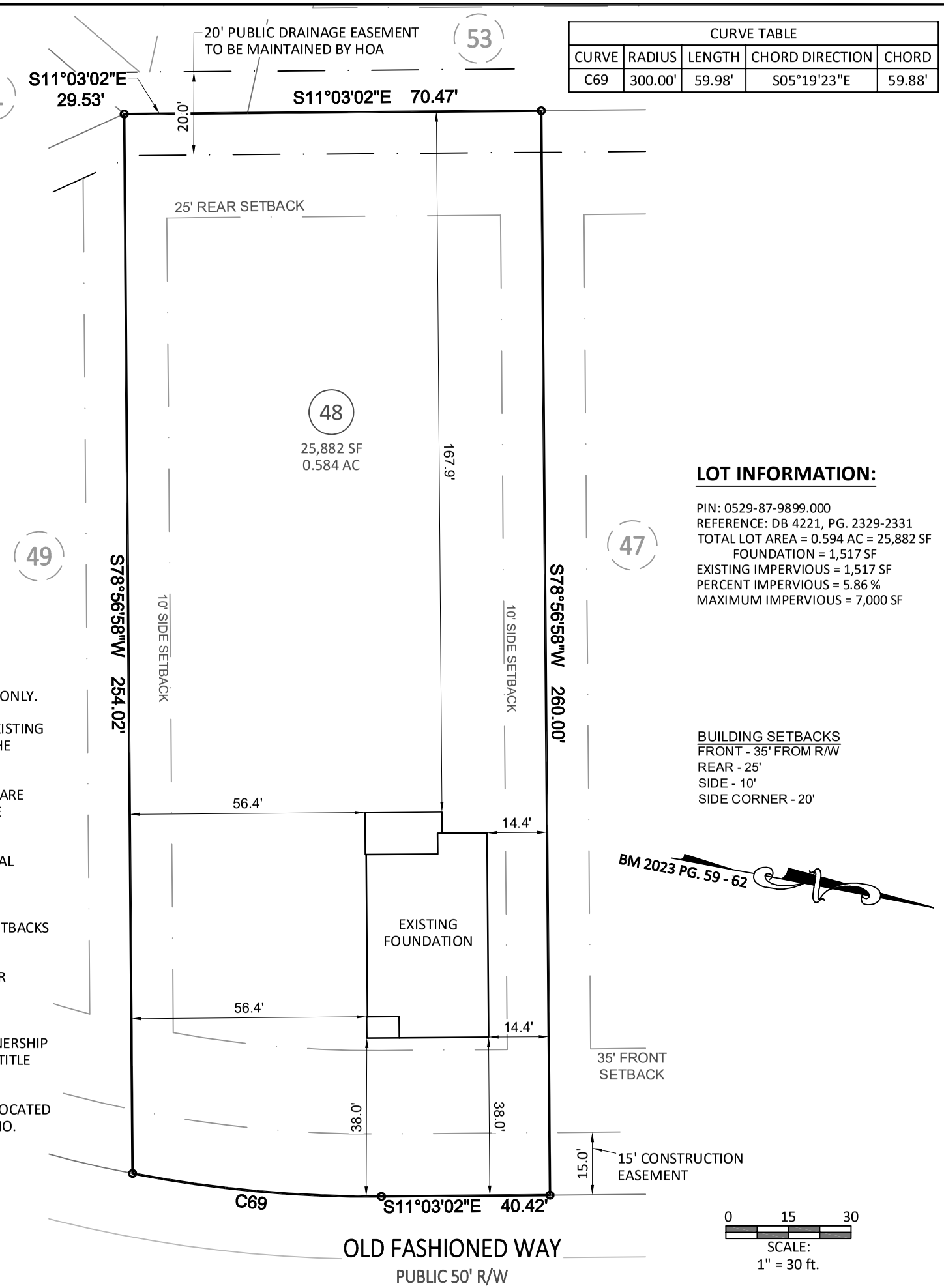


INSET SCALE: 1"=20'



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C69	300.00'	59.98'	S05°19'23"E	59.88'

LOT INFORMATION:

PIN: 0529-87-9899.000
REFERENCE: DB 4221, PG. 2329-2331
TOTAL LOT AREA = 0.594 AC = 25,882 SF
FOUNDATION = 1,517 SF
EXISTING IMPERVIOUS = 1,517 SF
PERCENT IMPERVIOUS = 5.86 %
MAXIMUM IMPERVIOUS = 7,000 SF

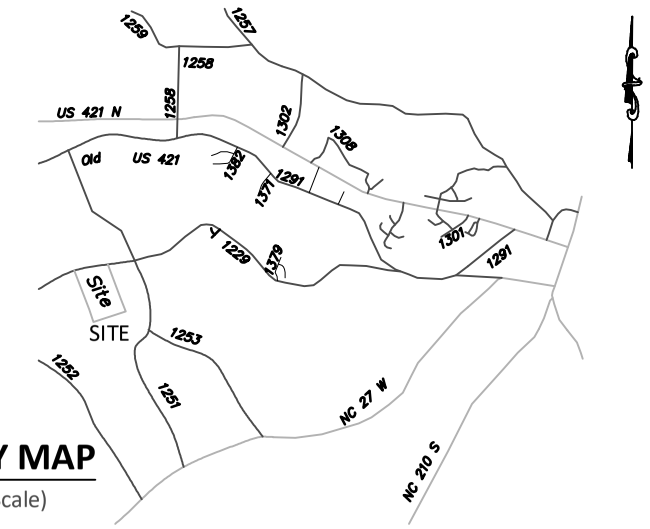
BUILDING SETBACKS
FRONT - 35' FROM R/W
REAR - 25'
SIDE - 10'
SIDE CORNER - 20'

BM 2023 PG. 59 - 62

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. FEMA FLOOD HAZARD STATEMENT: LOTS SHOWN ON THIS PLAT ARE NOT LOCATED WITHIN THE FEMA FLOOD HAZARD "ZONE AE" AS SHOWN ON FEMA MAP NO. 3720064000J & 3720054800J EFFECTIVE DATE 10/3/2006.
10. ZONING: RA-30
11. PROPERTY OWNER: DAVIDSON HOMES
    1903 NORTH HARRISON AVENUE
    CARY, NC 27513

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)

LEGEND

PO = PORCH
SP = SCREENED PORCH/PATIO
CP = COVERED PORCH/PATIO
WD = WOOD DECK
SW = PROPOSED SIDEWALK
DW = CONC DRIVEWAY
P = CONC PATIO
⊗ = COMPUTED POINT
× = MAG NAIL FOUND
○ = IRON PIPE FOUND (IPF)
◉ = IRON PIPE SET (IPS)
● = DRILL HOLE FOUND
WM = WATER METER
Ⓒ = CABLE BOX
Ⓢ = SEWER MANOLE
☐ = TELEPHONE PEDESTAL
EB = ELECTRIC BOX
HH = HAND HOLE
☼ = LIGHT POLE
= FIRE HYDRANT
CO = CLEAN OUT
AC = AIR CONDITIONER
G = GAS METER
E = ELECTRIC METER
CB = CATCH BASIN
YI = YARD INLET
DI = DRAIN INLET

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 BOUNDARIE 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:

NORTH CAROLINA PROFESSIONAL SEAL L-4752 LAND SURVEYOR STEVEN P. CARSON
2/13/24

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.

FOUNDATION SURVEY
FOR
DAVIDSON HOMES

WELLERS KNOLL - LOT 48
300 OLD FASHIONED WAY, LILLINGTON, NC
LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 2/13/24 DRAWN BY: JJM CHECKED BY: SPC

REFERENCE: BM 2023 PG. 59-62 BCS# 230051 SCALE: 1" = 30'

P:\2023 Projects\230051 Wellers Knoll\dwg\230051 Wellers Knoll.dwg, 2/15/2024 10:15:20 AM, Foxit Reader PDF Printer