œ

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.

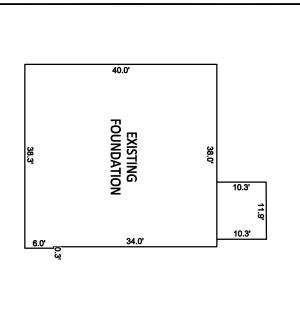
NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.

6.

THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE

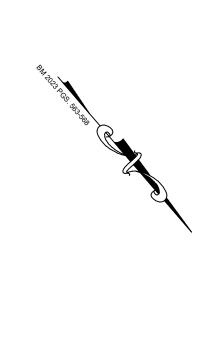
THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.



LOT INFORMATION:

PIN: 0693-46-1983.000
REFERENCE: DB. 4212 PG 1222
TOTAL LOT AREA = 0.65 AC = 20,063 SF
MAX. IMPERVIOUS = 5,500 SF
FOUNDATION = 1,644 SF
EXISTING IMPERVIOUS = 1,644 SF
PERCENT IMPERVIOUS = 8.19%



HOFFMAN BROADWELL PIN: 0693-36-4332.000

VICINITY MAP

(Not to Scale)

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N66°22'00"W 148.74 10' SIDE SETBACK EXISTING FOUNDATION S13°36'17"W 60.6 35' FRONT SETBACK 25' REAR SETBACK 25,063 SF 0.57 AC **180** N13°41'35"E 170.99' 18.8 171.51' S66°09'13"E 10' SIDE SETBACK 148.57 15' UTILITY EASEMENT (181)

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.

THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

NOTES:

INSET SCALE: 1"=20'

THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.

50' PUBLIC R/W & UTILITY EASEMENT ORIENTAL STREET

1'' = 50 ft.

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

FRONT - 35'
REAR - 25'
SIDE - 10'
SIDE CORNER - 20'

BUILDING SETBACKS

= IRON PIPE FOUND (IPF) = IRON PIPE SET (IPS) = DRILL HOLE FOUND = AIR CONDITIONER PAD = SEWER MANOLE = TELEPHONE PEDESTAL I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A PRACTICE FOR LAND SURVEYING IN NORTH UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK CAROLINA. L-4752 REFERENCED IN TITLE BLOCK); THAT THE and is only intended for the parties and This map is of an existing parcel of land recordation. No title report provided. purposes shown. This map not for NO CESSION AND THE PROPERTY OF ~ 0 KESS10

PO = PORCH
CP = COVERED PORCH
SP = SCREENED PORCH
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
© = IRON PIPE FOUND (IP)
© = IRON PIPE FOUND
MMD = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER P,
© = CABLE BOX
© = SEWER MANOLE

T = TELEPHONE PEDES
CB = CATCH BASIN
T = LIGHT POLE
HE = HAND HOLE
E = ELECTRIC BOX
T = FIRE HYDRANT
YI = YARD INLET
G = GAS METER
E = ELECTRIC METER
E = ELECTRIC METER
E = ELECTRIC METER

FOUNDATION SURVEY

SMITH DOUGLAS HOMES

78 ORIENTAL STREET, ANGIER, NC BLACK RIVER TOWNSHIP, HARNETT COUNTY TOBACCO ROAD - PHASE 1 & 3 - LOT 180

DATE: 4/29/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 563-568 BCS# 230801

PROPERTY OWNER:

10. ZONING: RA-30

DATED 10/03/2006.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" PER F.E.M.A. MAP NUMBER 3720068200J

SMITH DOUGLAS HOMES 2520 RELIANCE AVENUE APEX, NC 27539