

**LOT INFORMATION 151:**

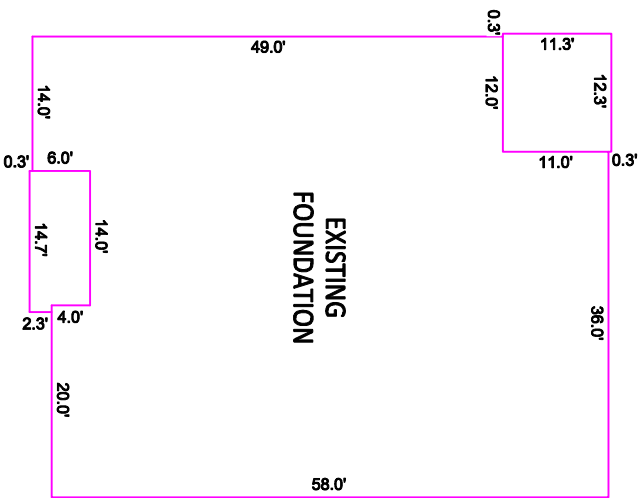
PIN: 0693-47-4172.000  
 REFERENCE: DB: 4219 PGS: 2746-2750  
 TOTAL LOT AREA = 0.57 AC = 25,007 SF  
 MAX. IMPERVIOUS = 5,500 SF  
 FOUNDATION = 2,853 SF  
 EXISTING IMPERVIOUS = 2,853 SF  
 PERCENT IMPERVIOUS = 11.41 %

**BUILDING SETBACKS**

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

**REFERENCES:**

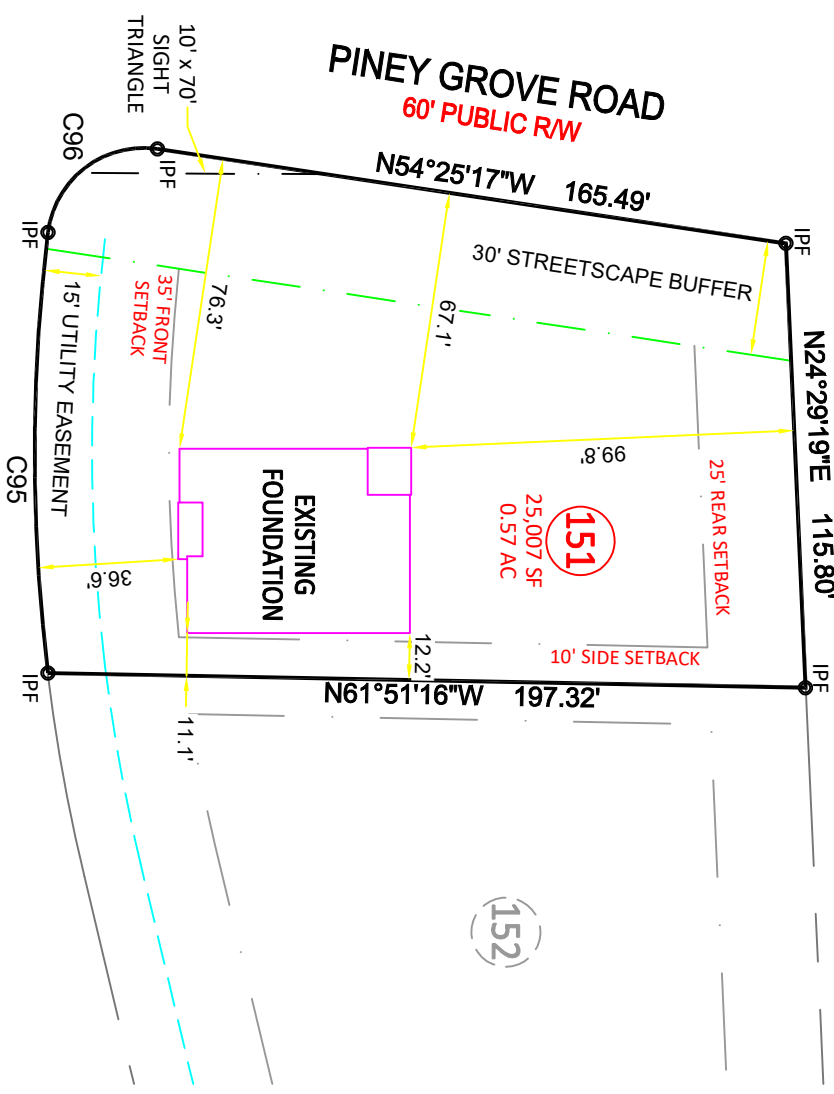
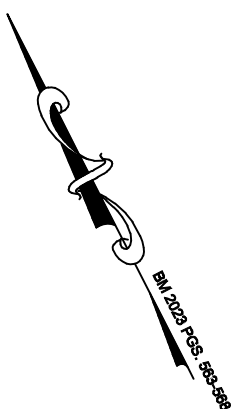
BK 2023 PGS: 563-568  
 BK 2023 PGS: 621-626  
 BK 2024 PG: 21



**INSET SCALE: 1"=20'**

**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 IS NOT LOCATED IN A FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" PER F.E.M.A. MAP NUMBER 37200682001 DATED 10/03/2006.
10. ZONING: RA-30
11. PROPERTY OWNER: SMITH DOUGLAS HOMES  
2520 RELIANCE AVENUE  
APEX, NC 27539



**ORIENTAL STREET  
50' PUBLIC R/W & UTILITY EASEMENT**

**CURVE TABLE**

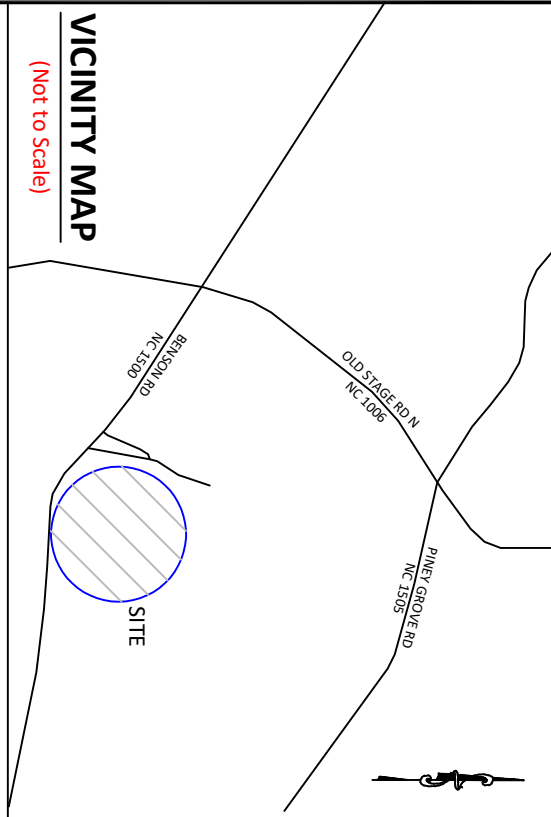
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C94	475.00'	53.88'	N16°51'15"E	53.85'
C95	475.00'	115.02'	N27°02'27"E	114.74'
C96	25.00'	39.91'	N79°42'33"E	35.80'



**Bateman Civil Survey Company**

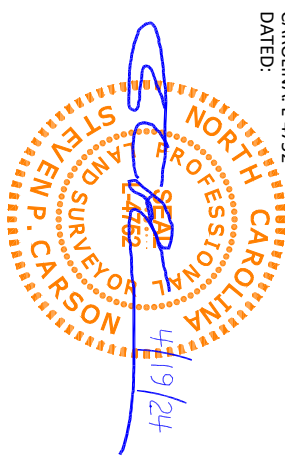
**Engineers • Surveyors • Planners**  
 2524 Reliance Avenue, Apex, NC 27539 Pki: 919.577.1080 Fax: 919.577.1081  
 www.batemancivilsurvey.com info@batemancivilsurvey.com  
 NCBELS Firm No. C-2378

**VICINITY MAP**  
(Not to Scale)



- LEGEND**
- PO = PORCH
  - CP = COVERED PORCH
  - SP = SCREENED PORCH
  - SW = SIDEWALK
  - DW = CONC DRIVEWAY
  - P = SCREENED PORCH
  - P = CONCRETE PATIO
  - ⊗ = COMPUTED POINT
  - ⊙ = IRON PIPE FOUND (IPF)
  - ⊙ = IRON PIPE SET (IPS)
  - ⊙ = DRILL HOLE FOUND
  - ⊙ = WATER METER
  - ⊙ = CLEAN OUT
  - CO = CLEAN OUT
  - AC = AIR CONDITIONER PAD
  - ⊙ = CABLE BOX
  - ⊙ = SEWER MANHOLE
  - ⊙ = TELEPHONE PEDESTAL
  - ⊙ = CATCH BASIN
  - ⊙ = LIGHT POLE
  - ⊙ = HAND HOLE
  - ⊙ = ELECTRIC BOX
  - ⊙ = FIRE HYDRANT
  - YI = YARD INLET
  - G = GAS METER
  - E = ELECTRIC METER
  - LW = LEAD WALK

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  
**SMITH DOUGLAS HOMES**

**TOBACCO ROAD - PHASE 1 & 3 - LOT 151-152**  
19, 51 ORIENTAL STREET, ANGIER, NC  
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 4/19/24 DRAWN BY: RTD CHECKED BY: SPC  
REFERENCE: BM 2023 PGS: 651-656 BCS# 230801 SCALE: 1" = 50'