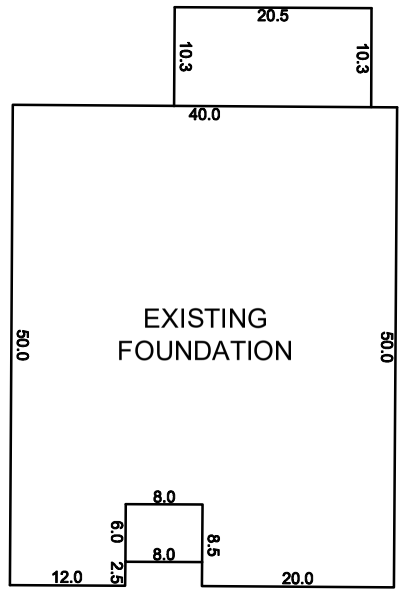
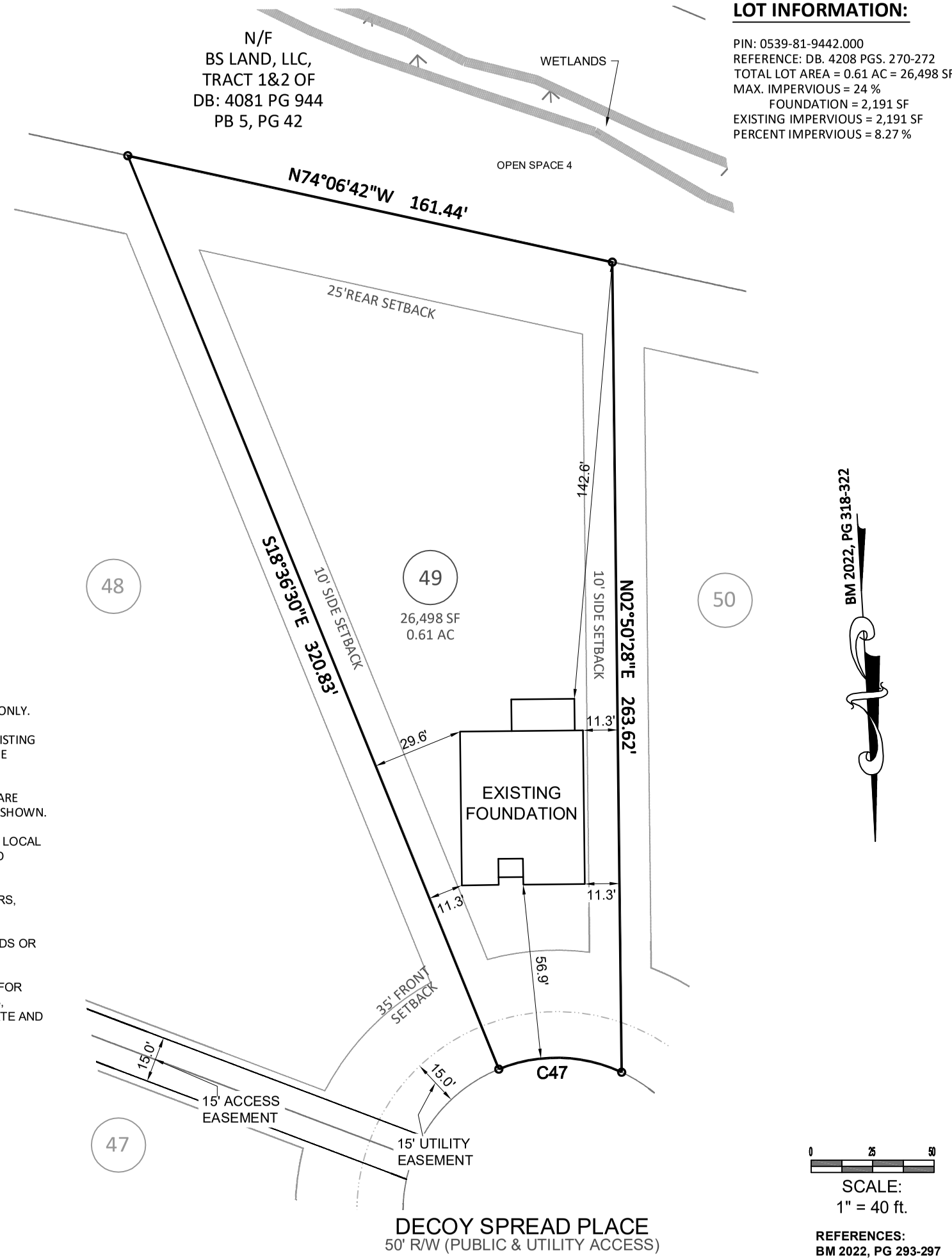


INSET SCALE: 1" = 20'



LOT INFORMATION:

PIN: 0539-81-9442.000
REFERENCE: DB. 4208 PGS. 270-272
TOTAL LOT AREA = 0.61 AC = 26,498 SF
MAX. IMPERVIOUS = 24 %
FOUNDATION = 2,191 SF
EXISTING IMPERVIOUS = 2,191 SF
PERCENT IMPERVIOUS = 8.27 %

NOTES:

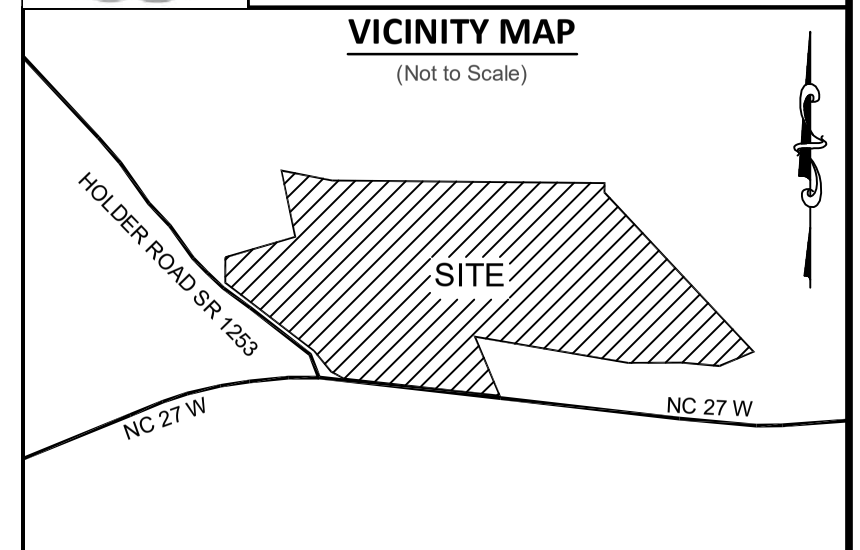
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C47	50.00'	41.15'	N85°01'42"W	40.00'

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
P = PATIO
SP = SCREEN PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
⊗ = COMPUTED POINT
O = IRON PIPE FOUND (IPF)
◉ = IRON PIPE SET (IPS)
WM = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
EB = ELECTRIC BOX
© = CABLE BOX
T = TELEPHONE PEDESTAL
LP = LIGHT POLE
CI = CURB INLET
YI = YARD INLET
= FIRE HYDRANT
WV = WATER VALVE
PP = POWER POLE

BUILDING SETBACKS:

FRONT = 35 ft
REAR = 25 ft
SIDE = 10 ft
CORNER = 20 ft

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 BOUNDARIES 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
4/17/24

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

SMITH DOUGLAS HOMES

DUNCANS CROSSING - LOT 49
13 DECOY SPREAD PLACE, LILLINGTON, NC
UPPER LITTLE RIVER TOWNSHIP , HARNETT COUNTY

DATE: 4/17/24 DRAWN BY: AMG CHECKED BY: SPC

0 25 50
SCALE:
1" = 40 ft.

REFERENCES:
BM 2022, PG 293-297

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

P:\2022 Projects\220482 Duncans Crossing\MLS - all digital\dwg\220482 Duncans Crossing.dwg, 4/18/2024 12:14:11 PM, Foxit Reader PDF Printer