

LOT INFORMATION:

PIN: 0539-81-7167.000
 REFERENCE: DB, 4188 PGS, 2607-2610
 TOTAL LOT AREA = 0.61 AC = 26,251 SF
 MAX. IMPERVIOUS = 24 %
 FOUNDATION = 1,741 SF
 EXISTING IMPERVIOUS = 1,741 SF
 PERCENT IMPERVIOUS = 6.63 %

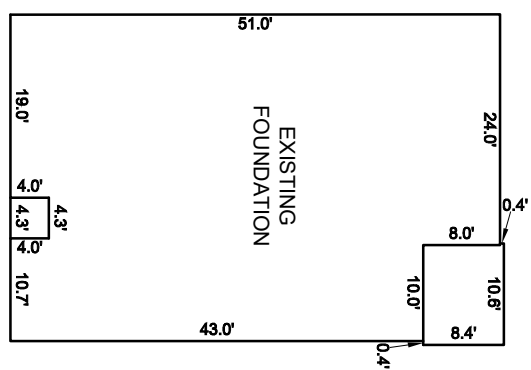
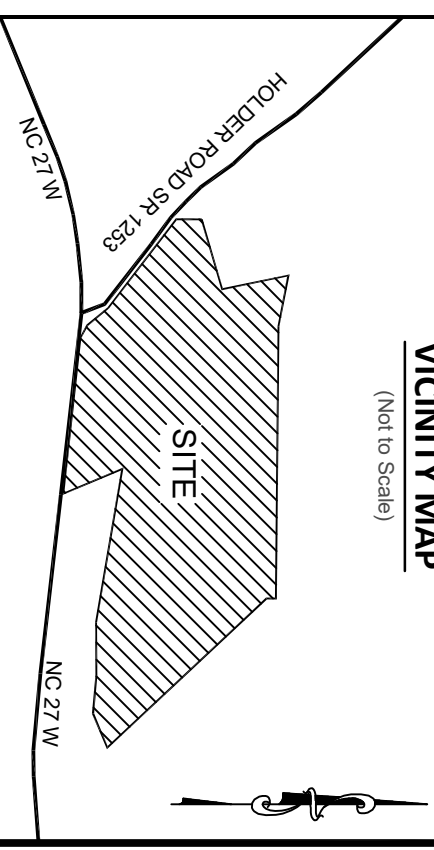
N/F
 BS LAND, LLC
 TRACT 1 & 2 OF
 DB 4081, PG 944
 OPEN SPACE
 4

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)

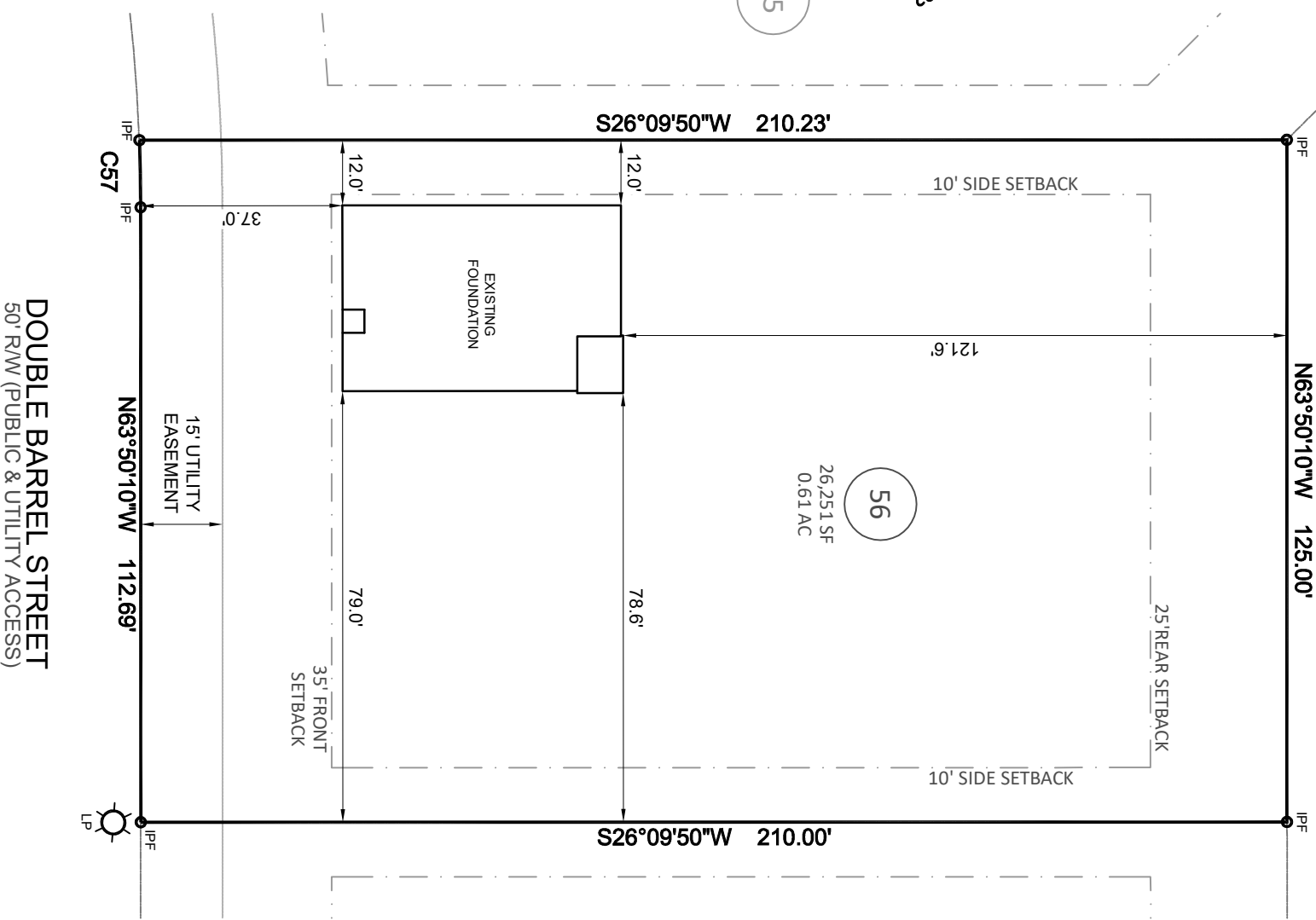


INSET SCALE: 1" = 20'

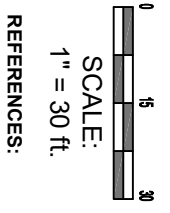
NOTES:

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, FLOODZONES 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. ZONING IS RA-30, CONSERVATION.
10. PROPERTY OWNER: SMITH DOUGLAS HOMES
 2520 RELIANCE AVENUE
 APEX, NC 27539

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C57	335.00'	12.32'	S64°53'22"E
			CHORD
			12.32'



DOUBLE BARREL STREET
 50' RAW (PUBLIC & UTILITY ACCESS)



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 (IPF)
- ⊙ = IRON PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)
- ⊕ = WATER METER
- ⊖ = CLEANOUT
- CO = CLEAR CONDITIONER
- AC = AIR CONDITIONER
- ⊞ = ELECTRIC BOX
- ⊞ = CABLE BOX
- ⊞ = 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

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.

STEVEN P. CARSON
 5/13/24
 NORTH CAROLINA PROFESSIONAL SURVEYOR AND LICENSED LAND SURVEYOR

FOUNDATION SURVEY

FOR



DUNCANS CROSSING - LOT 56

277 DOUBLE BARREL STREET, LILLINGTON, NC
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY
 DATE: 5/3/24 DRAWN BY: AJR CHECKED BY: SPC

REFERENCE: BM 2022, PG 318-322 PROJECT # 220482 SCALE: 1" = 30'