

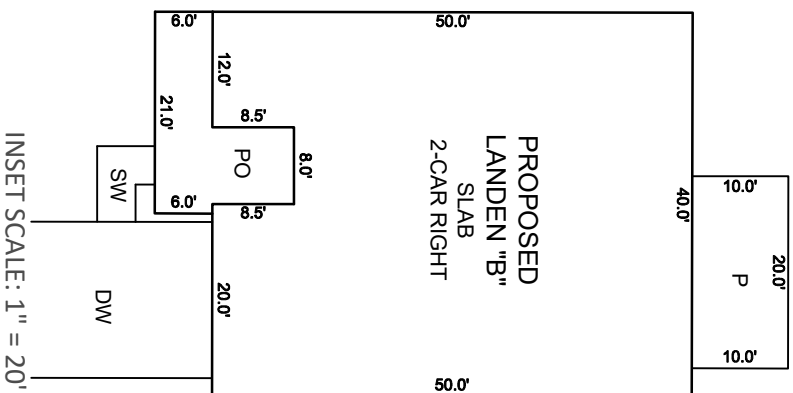
LOT INFORMATION:

PIN: 0539-90-2891.000
 REFERENCE: DB, 4158 PGS, 2472-2474
 DB, 4208 PGS, 270-272
 TOTAL LOT AREA = 1.00 AC = 43,681 SF
 MAX. IMPERVIOUS = 24 %
 HOUSE = 1,932 SF
 PORCH = 194 SF
 SIDEWALK = 40 SF
 DRIVEWAY = 782 SF
 COVERED PATIO = 200 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,157 SF
 PERCENT IMPERVIOUS = 7.23 %

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C61	50.00'	41.15'	S14°12'49"W	40.00'

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

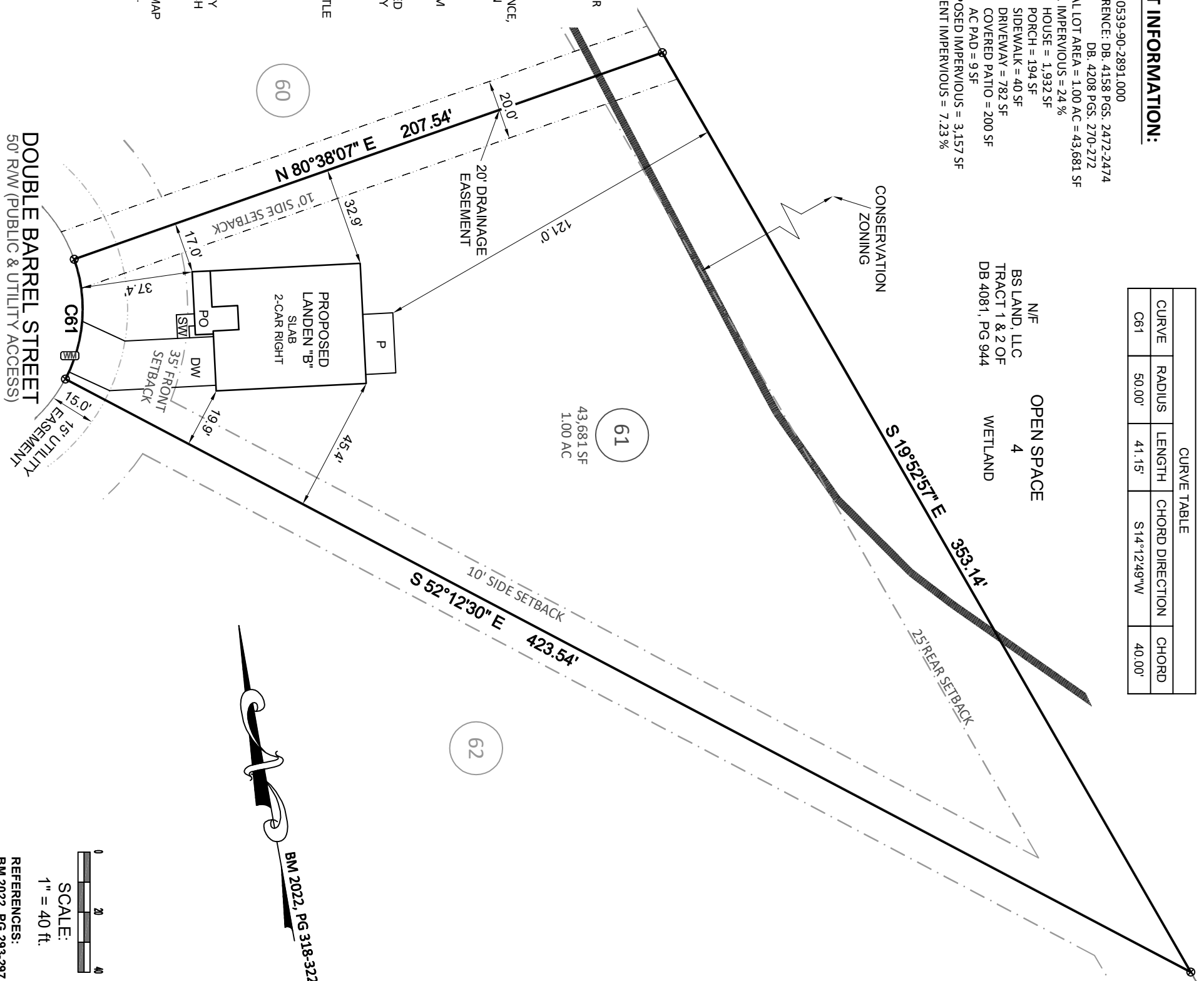
CONSERVATION
 ZONING



INSET SCALE: 1" = 20'

NOTES:

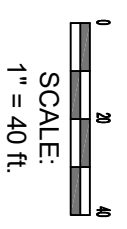
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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 LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP #37200528001 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



61
 43,681 SF
 1.00 AC

62

BM 2022, PG 318-322

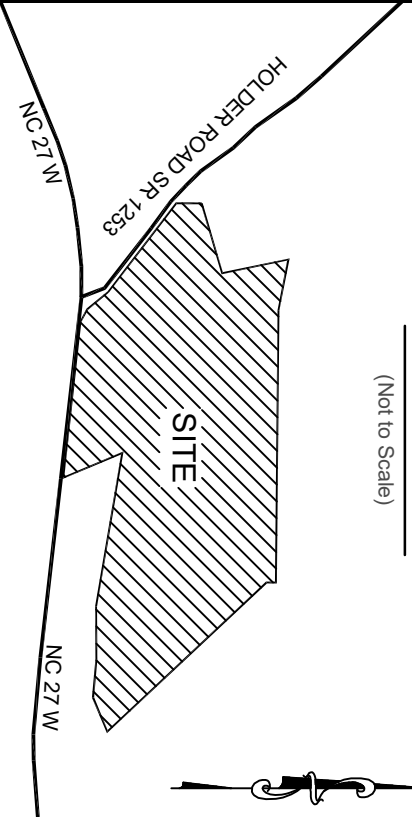


REFERENCES:
 BM 2022, PG 293-297



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 NCBELS Firm No. C-2378

VICINITY MAP
 (Not to Scale)



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
- ⊙ = IRON PIPE FOUND
- = IRON PIPE SET (IPs)
- ⊕ = WATER METER
- ⊖ = CLEANOUT
- CO = AIR CONDITIONER
- ⊠ = ELECTRIC BOX
- ⊡ = CABLE BOX
- ⊞ = TELEPHONE PEDestal
- ⊟ = LIGHT POLE
- ⊠ = YARD INLET
- ⊡ = CURB INLET
- ⊟ = FIRE HYDRANT
- ⊠ = WATER VALVE
- ⊡ = POWER POLE

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:

PRELIMINARY

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.

BUILDER TO VERIFY HOUSE LOCATION,
 DIMENSIONS AND REVIEW TOTAL
 IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN
 FOR



DUNCANS CROSSING - LOT 61
 357 DOUBLE BARREL STREET, LILLINGTON, NC
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY
 DATE: 3/12/24 DRAWN BY: AJR CHECKED BY: SPC
 REFERENCE: BM 2022, PG 318-322 PROJECT # 220482 SCALE: 1" = 40'