

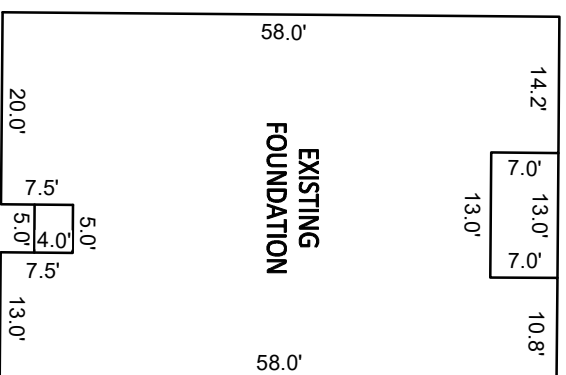
LOT INFORMATION:

PIN: 0693-36-9039.000
 REFERENCE: DB 4219 PGS. 2746-2750
 BM. 2023 PGS. 561-566
 TOTAL LOT AREA = 0.84 AC = 36,427 SF
 MAX. IMPERVIOUS = 5,500 SF
 FOUNDATION = 2,187 SF
 EXISTING IMPERVIOUS = 2,187 SF
 PERCENT IMPERVIOUS = 6.00%

N/F
 WRKDR PROPERTIES LLC
 DB 4162 PG 439

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

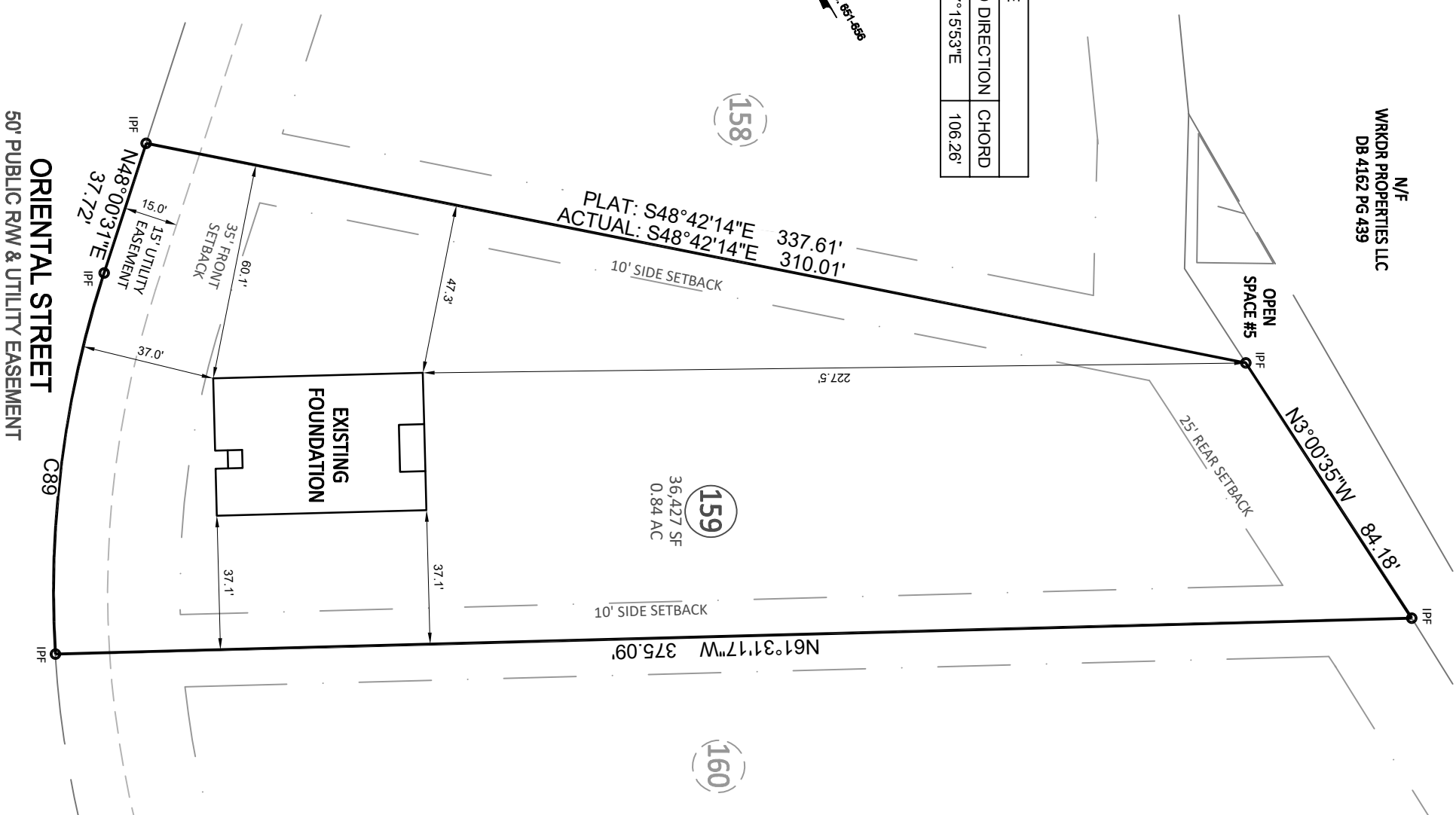
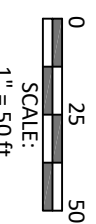
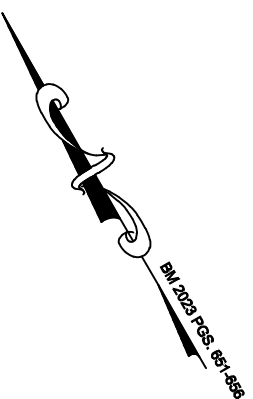
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C89	285.00'	106.88'	N37°15'53"E	106.26'



INSET SCALE: 1"=20'

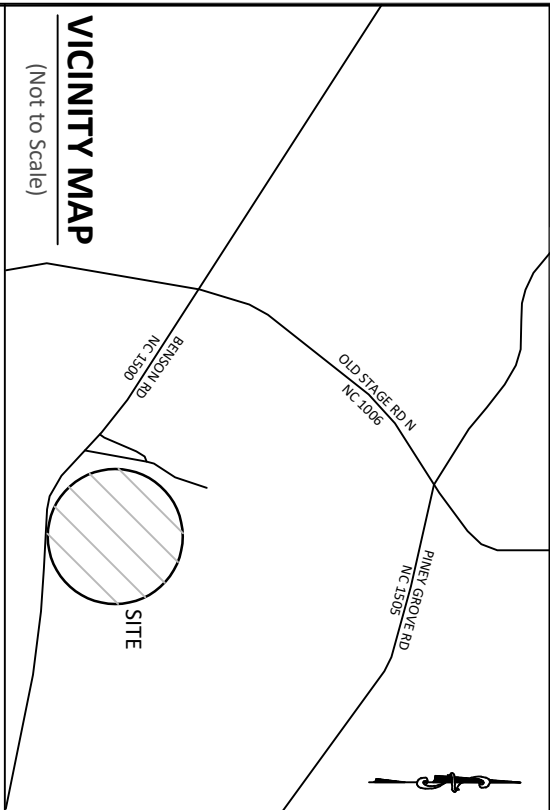
NOTES:

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, FLOOD ZONES 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: RA-30
11. PROPERTY OWNER: SMITH DOUGLAS HOMES
2520 RELIANCE AVENUE
APEX, NC 27539



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



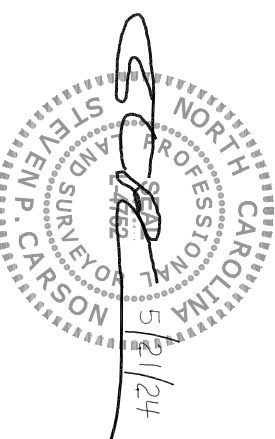
VICINITY MAP

(Not to Scale)

LEGEND

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

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 1), 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: 5/21/24



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

TOBACCO ROAD - PHASE 1 & 3 - LOT 159
 243 ORIENTAL STREET, ANGLIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 5/21/24 DRAWN BY: LCJ CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 651-656 SCALE: 1" = 40'

BCS# 230801