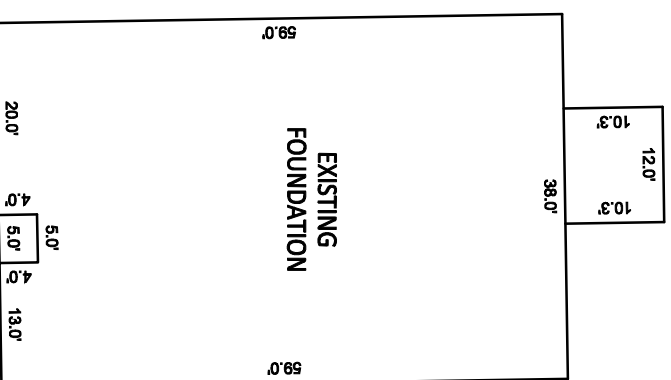


**LOT INFORMATION:**

PIN: 0693-46-1746.000  
 REFERENCE: DB: 4219 PGS. 2746-2750  
 TOTAL LOT AREA = 0.57 AC = 25,032 SF  
 MAX. IMPERVIOUS = 5,500 SF  
 FOUNDATION = 2,366 SF  
 EXISTING IMPERVIOUS = 2,366 SF  
 PERCENT IMPERVIOUS = 9.45%

**BUILDING SETBACKS**

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

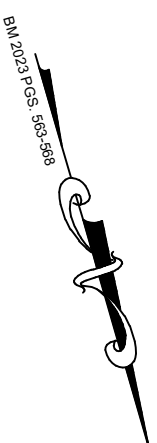


INSET SCALE: 1" = 20'

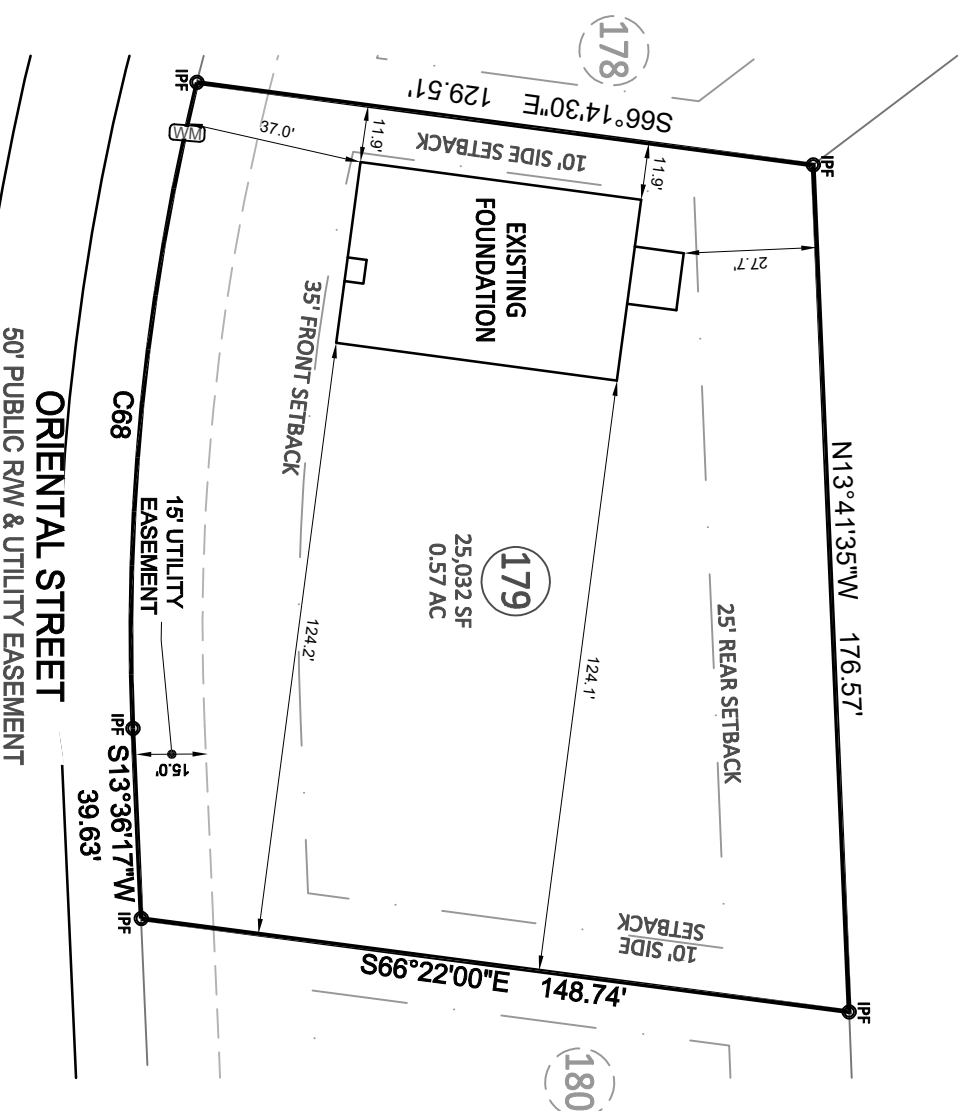
**NOTES:**

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 FLOOD ZONES, WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
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.

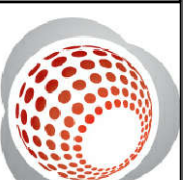
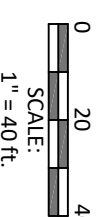
9. ZONING: RA-30
10. PROPERTY OWNER: SMITH DOUGLAS HOMES  
 2520 RELIANCE AVENUE  
 APEX, NC 27539



N/F  
 CAROL B. HOFFMAN  
 DB: 3431 PG: 884



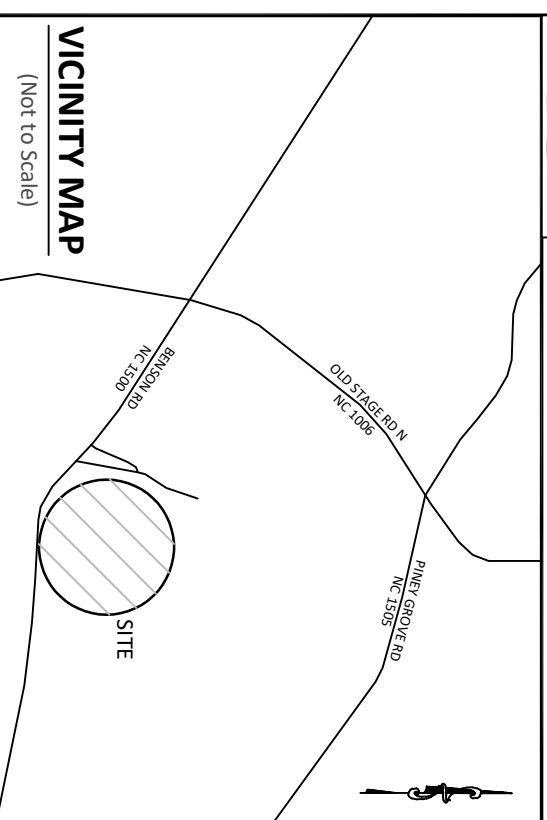
CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C68	475.00'	135.71'	S21°47'23\"/>
			135.25'



**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
  - CO = CLEAN OUT
  - AC = AIR CONDITIONER PAD
  - ⓐ = CABLE BOX
  - Ⓢ = SEWER MANHOLE
  - Ⓛ = TELEPHONE PEDESTAL
  - ⓐ = CATCH BASIN
  - Ⓢ = LIGHT POLE
  - Ⓢ = HAND HOLE
  - Ⓢ = ELECTRICAL 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.

**PRELIMINARY**

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

**FOUNDATION SURVEY**

FOR  
**SMITH DOUGLAS HOMES**

**TOBACCO ROAD - PHASE 1 & 3 - LOT 179**  
 112 ORIENTAL STREET, ANGIER, NC  
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 6/17/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 563-568

BCS# 230801

SCALE: 1" = 40'