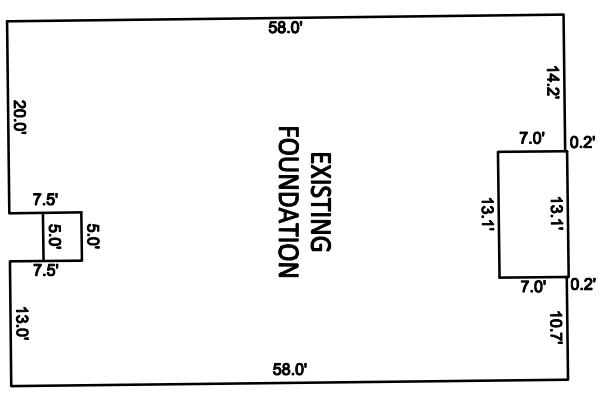


**LOT INFORMATION:**

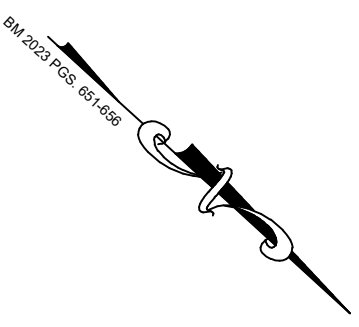
PIN: 0693-36-8403.000  
 REFERENCE: DB: 4219 PGS. 2746-2750  
 TOTAL LOT AREA = 0.59 AC = 25,833 SF  
 MAX. IMPERVIOUS = 5,500 SF  
 FOUNDATION = 2,189 SF  
 EXISTING IMPERVIOUS = 2,189 SF  
 PERCENT IMPERVIOUS = 8.47 %

N/F  
 HOFFMAN CAROL BROADWELL  
 PIN : 0693-36-4332.000

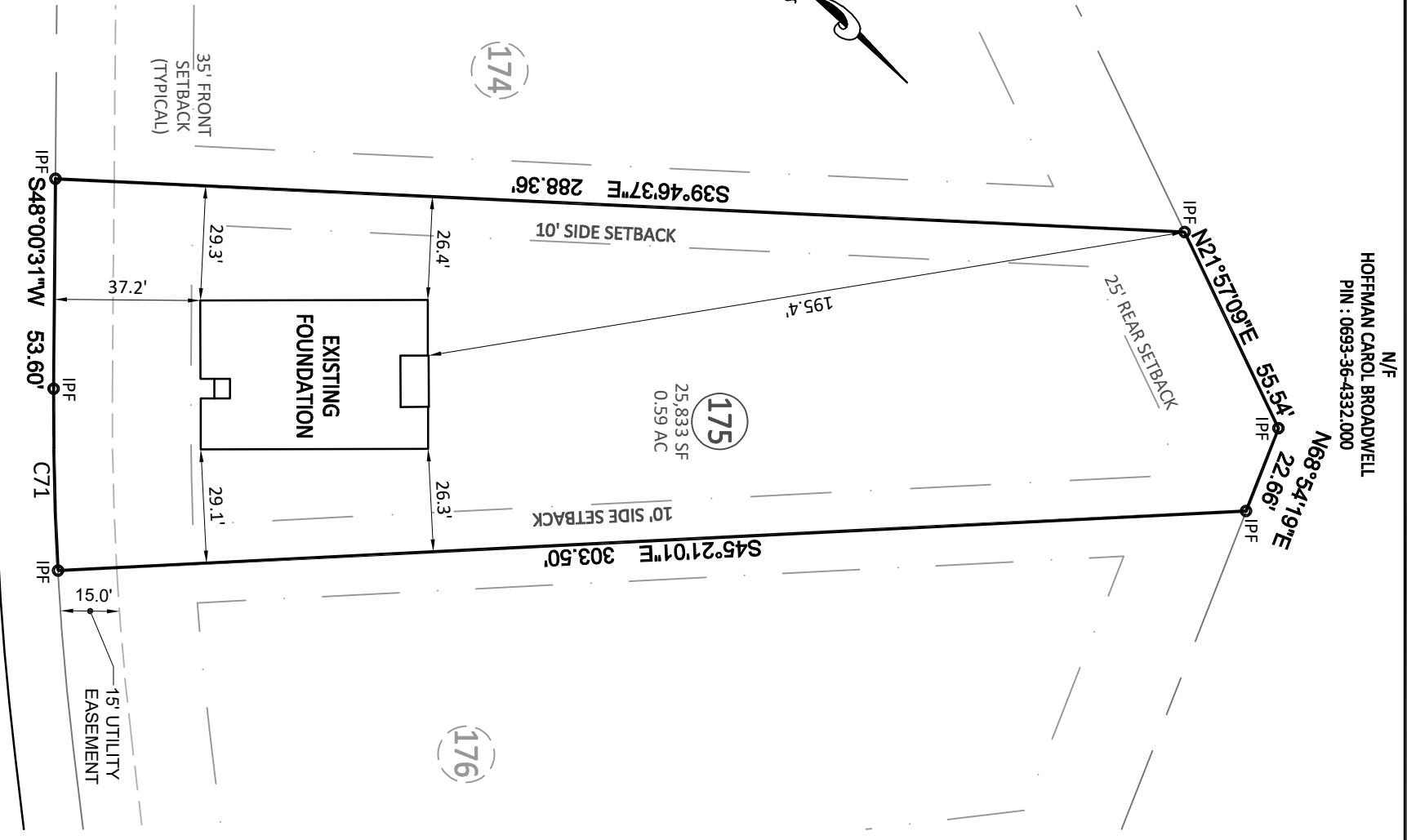
REFERENCE: BM 2023 PGS. 653-668  
 REFERENCE: BM 2024 PG. 21  
**BUILDING SETBACKS**  
 FRONT - 35'  
 REAR - 25'  
 SIDE - 10'  
 SIDE CORNER - 20'



INSET SCALE: 1"=20'

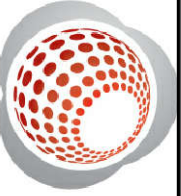


1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES  
 2520 RELIANCE AVENUE  
 APEX, NC 27539

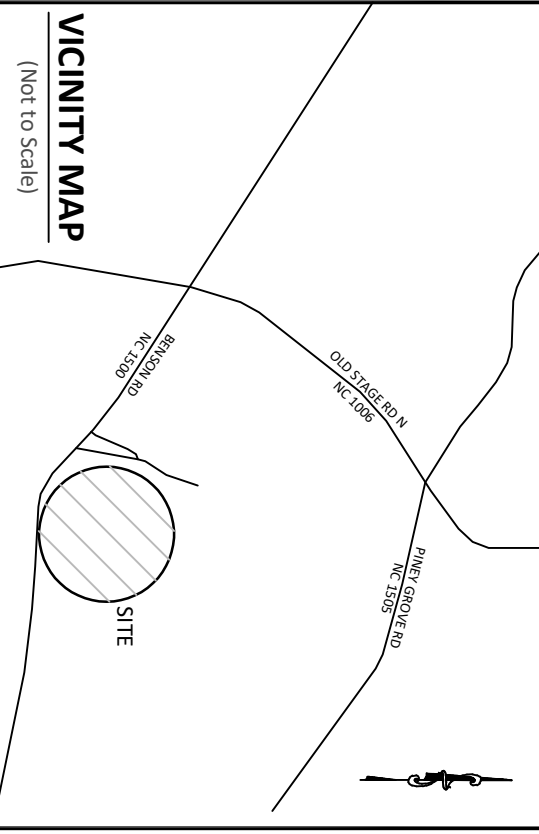


**ORIENTAL STREET**  
 50' PUBLIC RW & UTILITY EASEMENT

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C71	725.00'	46.42'	S46°10'28\"/>	



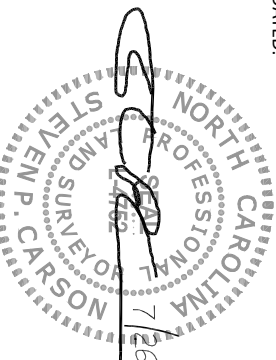
**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081  
 www.batemancivilsurvey.com info@batemancivilsurvey.com  
 NCBELS Firm No. C-2378



**VICINITY MAP**  
 (Not to Scale)

**LEGEND**  
 PO = PORCH  
 CP = COVERED PORCH/PATIO  
 SP = SCREENED PORCH  
 SW = SIDEWALK  
 DW = CONC DRIVEWAY  
 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  
 ⊖ = CATCH BASIN  
 ⊖ = LIGHT POLE  
 ⊖ = HAND HOLE  
 ⊖ = ELECTRIC BOX  
 ⊖ = FIRE HYDRANT  
 ⊖ = YARD INLET  
 ⊖ = GAS METER  
 ⊖ = ELECTRIC METER  
 ⊖ = 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.



**FOUNDATION SURVEY**  
 FOR  
**SMITH DOUGLAS HOMES**

**TOBACCO ROAD - PHASE 1 & 3 - LOT 175**  
 212 ORIENTAL STREET, ANGLIER, NC  
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 7/26/24 DRAWN BY: JSD CHECKED BY: SPC  
 REFERENCE: BM 2023 PGS. 651-666 BCS# 230801 SCALE: 1" = 40'