RECORDED PLAT.

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

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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

6.

THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE

THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

BLOCK.

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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.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.

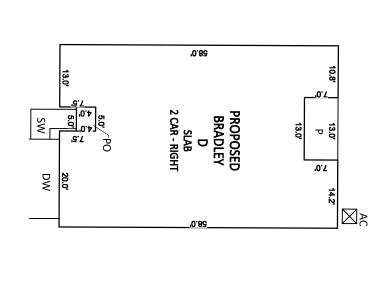
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THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

NOTES:

INSET SCALE: 1"=20"

THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.



LOT INFORMATION:

TOTAL LOT AREA = 0.58 AC = 25,079 SF
MAX. IMPERVIOUS = 5,500 SF
HOUSE = 2,075 SF PIN: 0693-36-5081.000 REFERENCE: DB. 4219 PGS. 2746-2750

PROPOSED IMPERVIOUS = 2,854 SF PERCENT IMPERVIOUS = 11.38% SIDEWALK = 47 SF DRIVEWAY = 611 SF AC PAD = 9 SFPATIO = 91 SF PORCH = 20 SF

BUILDING SETBACKS

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



1.60	S10°33'47"W	1.60'	335.00'	C76	
СН	CURVE RADIUS LENGTH CHORD DIRECTION CHORI	LENGTH	RADIUS	CURVE	
	CURVE TABLE	CURV			

Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081

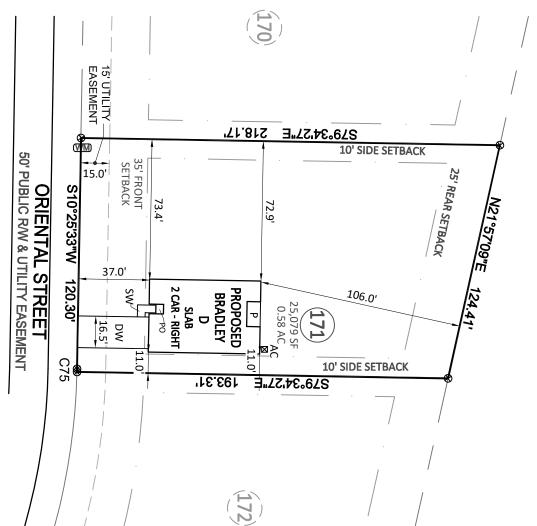
Engineers • Surveyors • Planners

www.batemancivilsurvey.com

NCBELS Firm No. C-2378

info@batemancivilsurvey.com

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



巵 GEND

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A

REFERENCED IN TITLE BLOCK); THAT THE

SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK

VICINITY MAP

(Not to Scale)

PO = FRONT COVERED PORCH
CP = COVERED PORCH
SW = SIDEWALK
DW = SIDEWALK
DW = CONC DRIVEWAY
P = CONCRETE REAR PATIO
© = COMPUTED POINT
• = IRON PIPE FOUND (IPF)
• = IRON PIPE FOUND

MM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER PAD
© = CABLE BOX
© = CABLE BOX
© = SEWER MANOLE
THE = HAND HOLE
EM = HAND HOLE
THE = FIRE HYDRANT
YI = YARD INLET
G = GAS METER
E = ELECTRIC METER
E = ELECTRI

CAROLINA. L-4752 UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED PRACTICE FOR LAND SURVEYING IN NORTH SPELMINAPL.

and is only intended for the parties and This map is of an existing parcel of land recordation. No title report provided. purposes shown. This map not for

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

PRELIMINARY PLOT PLAN

SMITH DOUGLAS HOMES

BLACK RIVER TOWNSHIP, HARNETT COUNTY TOBACCO ROAD - PHASE 1 & 3 - LOT 171 288 ORIENTAL STREET, ANGIER, NC

DATE: 6/18/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 563-568

= 50

REFERENCE: BM 2023 PGS. 651-656

SCALE: 1" = 50'