

INSET SCALE: 1" = 20'

N/F
BS LAND, LLC
TRACT 1 & 2 OF
DB 4081, PG 944
PB 5, PG 42

N/F
JUNIOR C. SMITH
TRACT 3 OF
DB 1343, PG 881
PB10, PG 33

N/F
GEORGE O. BUNDRICK
DB 1948, PG 867
PB 2003, PG 733

N/F
RAMONA T. MCKOY
DB 1838, PG 152
PB 2003, PG 733

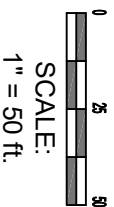
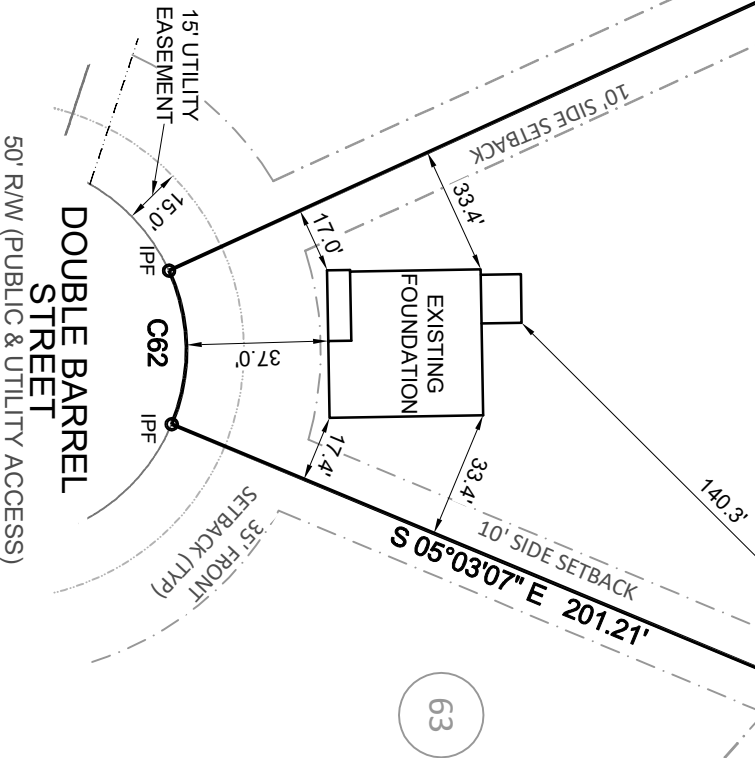
LOT INFORMATION:

PIN: 0539-90-2638.000
REFERENCE: DB. 4208 PGS. 270-272
TOTAL LOT AREA = 1.26 AC = 55,076 SF
MAX. IMPERVIOUS = 24 %
FOUNDATION = 1,654 SF
EXISTING IMPERVIOUS = 1,654 SF
PERCENT IMPERVIOUS = 3.00%

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. 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 IS RA-30. CONSERVATION.
10. BUILDER / DEVELOPER: SMITH DOUGLAS HOMES
2520 RELIANCE AVENUE
APEX, NC 27539

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C62	50.00'	41.15'	40.00'



REFERENCES:
BM 2022, PG 293-297

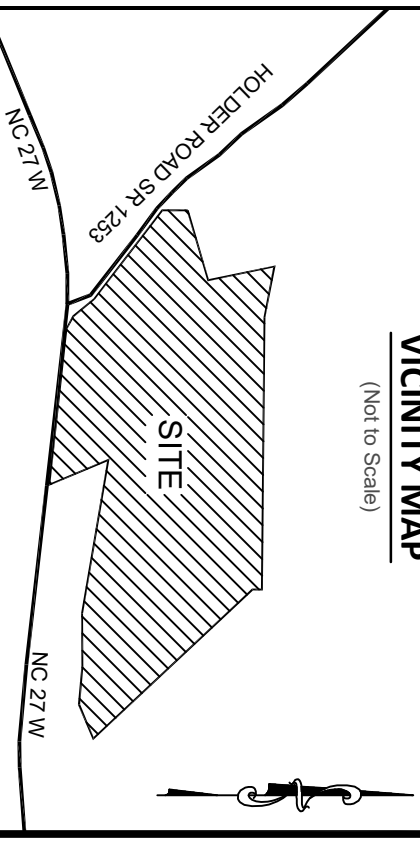


Bateman Civil Survey Company

Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NOBELS Firm No. C-2378

VICINITY MAP

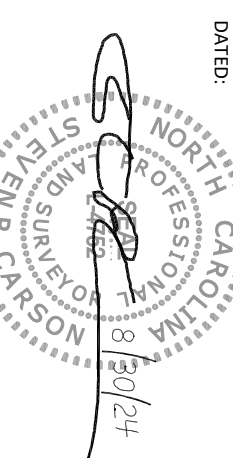
(Not to Scale)



LEGEND

- PO = COVERED FRONT PORCH
- P = PATIO
- SP = COVERED PORCH OR PATIO
- CP = COVERED PORCH OR PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- ⊗ = COMPUTED POINT (IPF)
- ⊙ = IRON PIPE FOUND (IPF)
- ⊚ = IRON PIPE SET (IPS)
- ⊕ = WATER METER
- ⊖ = CLEANOUT
- CO = AIR CONDITIONER
- ⊞ = ELECTRIC BOX
- ⊟ = CABLE BOX
- ⊠ = TELEPHONE PEDESTAL
- ⊡ = LIGHT POLE
- ⊢ = YARD INLET
- ⊣ = CURB INLET
- ⊤ = FIRE HYDRANT
- ⊥ = FIRE 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: 8/30/24



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.

FOUNDATION SURVEY

FOR



DUNCANS CROSSING - LOT 62

352 DOUBLE BARREL STREET, LILLINGTON, NC
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/30/24 DRAWN BY: AMG CHECKED BY: SPC

REFERENCE: BM 2022, PG 318-322 PROJECT # 220482 SCALE: 1" = 50'