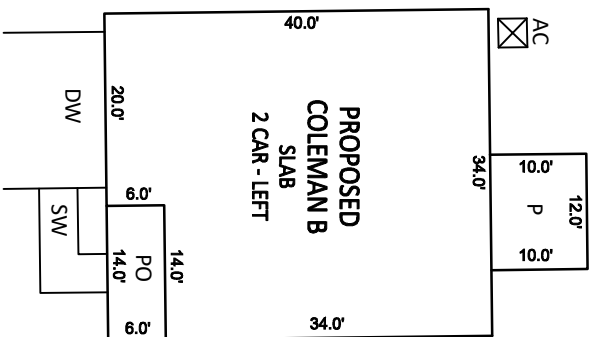


LOT INFORMATION:

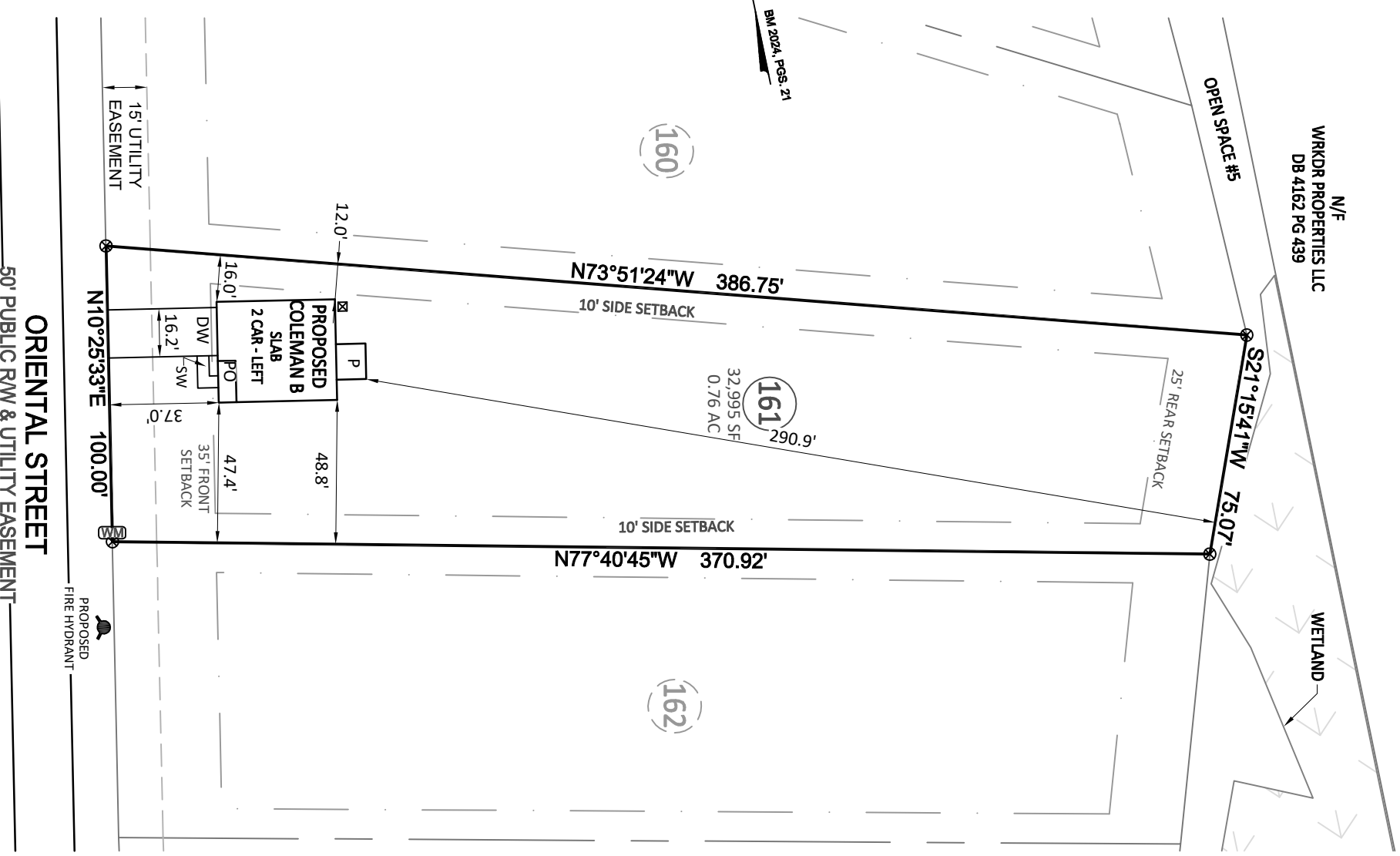
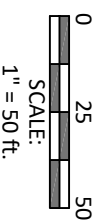
PIN: 0693-35-8897.000
 REFERENCE: DB, 4219 PGS, 2746-2750
 BM, 2023 PGS, 563-568
 BM, 2023 PGS, 651-656
 TOTAL LOT AREA = 0.76 AC = 32,995 SF
 MAX. IMPERVIOUS = 5,500 SF
 HOUSE = 1,276 SF
 PORCH = 84 SF
 SIDEWALKS = 56 SF
 DRIVEWAY = 601 SF
 PATIO = 120 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 2,146 SF
 PERCENT IMPERVIOUS = 6.50%
BUILDING SETBACKS
 FRONT - .35'
 REAR - 25'
 SIDE - 10'
 SIDE CORNER - 20'



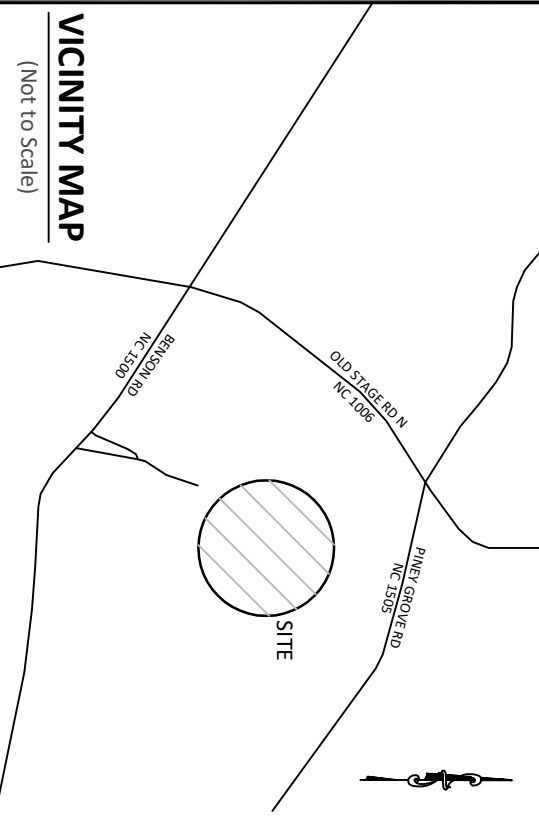
INSET SCALE: 1"=20'

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 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
3412 APEX PEAKWAY
APEX, NC 27502



Bateman Civil Survey Company
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 2524 Reliance Avenue, Apex, NC 27539 Pk: 919.577.1080 Fax: 919.577.1081
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 NCBELS Firm No. C-2378



LEGEND
 PO = PORCH
 CP = COVERED FRONT PORCH
 SP = SCREENED PORCH
 SW = SIDEWALK
 DW = CONG 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 MANOLE
 ⊙ = TELEPHONE PEDESTAL
 ⊙ = CATCH BASIN
 ⊙ = LIGHT POLE
 ⊙ = HAND HOLE
 ⊙ = ELECTRIC BOX
 ⊙ = FIRE HYDRANT
 ⊙ = YARD INLET
 ⊙ = GAS METER
 ⊙ = ELECTRIC METER
 ⊙ = LEAD WALK

1, 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:

PRELIMINARY
 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.

BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN
PRELIMINARY PLOT PLAN
 FOR
SMITH DOUGLAS HOMES
TOBACCO ROAD - PHASE 3 - LOT 161
 299 ORIENTAL STREET, ANGLIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY
 DATE: 7/12/24 DRAWN BY: SLA CHECKED BY: SPC
 REFERENCE: BM 2024, PGS, 21 BCS# 230801 SCALE: 1" = 50'