NOTES: 6.0' 34.0 10.3 12.7 INSET SCALE: 1" = 20' 18.3 FOUNDATION 10.0' **EXISTING** 38.0 6.0' 20.0 40.0'

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OPEN SPACE 2

LOT INFORMATION:

Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph. 919.577.1080 Fax: 919.577.1081 www.batemandivlisurvey.com info@batemandivlisurvey.com

NCBELS Firm No. C-2378

VICINITY MAP

(Not to Scale)

Engineers • Surveyors • Planners

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.

SUPPLIED TO THE SURVEYOR BY THE CLIENT.

- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE
- 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.
- 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.

42.8

43.6

EXISTING FOUNDATION

36.7

35' FRONT SETBACK

36.9

ZONING IS RA-30, CONSERVATION.

<u>,</u>

BUILDER/DEVELOPER: SMITH DOUGLAS HOMES 3412 APEX PEAKWAY APEX, NC 27502

C3 335.00' 100.38'	CURVE RADIUS LENGTH	CURVI
N61°41'21"E	CHORD DIRECTION	CURVE TABLE
100.00'	CHORD	

DOUBLE BARREL STREET 50' R/W (PUBLIC & UTILITY ACCESS)

C3

15.0'

15' UTILITY EASEMENT

236°27'52"E 10' SIDE SETBACK <u>\$71°27'37"W_240.95'</u> 25'REAR SETBACK 74.443 SF 1.71 AC 342.9 10' SIDE SETBACK N18°32'23"W 423.24 BM 2022, PG 318-322 PIN: 0539-71-3062.000 REFERENCE: DB: 4254 PGS: 2483-2485 TOTAL LOT AREA = 1.71 AC = 74,443 SF MAX. IMPERVIOUS = 24% FOUNDATION = 1,652 SF EXISTING IMPERVIOUS = 1,652 SF PERCENT IMPERVIOUS = 2.22 % ω REFERENCE: BM 2022, PG 293-297

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SITE

NC 27 W

PO = COVERED FRONT PORCH
P = PATIO
SP = SCREEN PORCH OR PATIO RE
CP = COVERED PORCH OR PATIO BU
W/D = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
© = COMPUTED POINT
O = IRON PIPE FOUND (IPF)
© = IRON PIPE FOUND (IPF)
CO = CLEANOUT
AC = AIR CONDITIONER
CO = CURB INLET
YI = YARD INLET
YI = YARD INLET
YI = YARD INLET
YI = YARD INLET
YI = FIRE HYDRANT
WV = WATIER VALVE
PP= POWER POLE

BUILDING SETBACKS:

REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATE I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK AS DRAWN FROM INFORMATION LISTED UNDER MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA CALCULATED IS 1:10,000+; AND THAT THIS MAP REFERENCES; THAT THE RATIO OF PRECISION AS

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

FRONT = 35 ft REAR = 25 ft SIDE = 10 ft CORNER = 20 ft

FOUNDATION SURVEY



DUNCANS CROSSING - LOT 2

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

SCALE:

1" = 50 ft.

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ATE: 10/14/24 **REFERENCE:** BM 2022, PG 318-322 DRAWN BY: DOM CHECKED BY: SPO SCALE: 1" = 50'

PROJECT # 220482