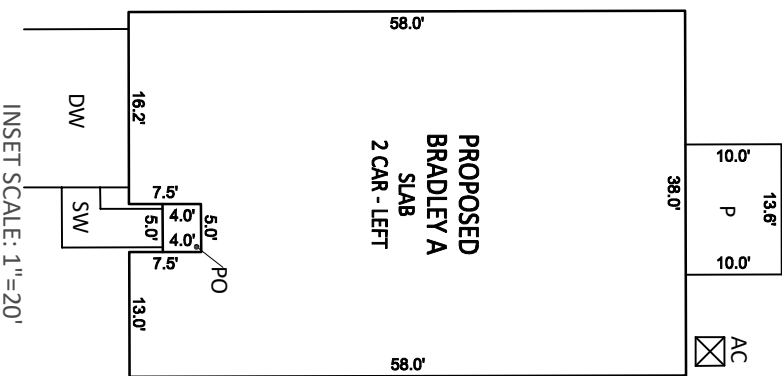


**LOT INFORMATION:**

PIN: 0693-35-8659.000  
 REFERENCE: DB. 4219 PGS. 2746-2750  
 BK. 2023 PGS. 563-568  
 BK. 2024 PG. 21  
 TOTAL LOT AREA = 0.73 AC = 32,002 SF  
 MAX. IMPERVIOUS = 5,500 SF  
 HOUSE = 2,167 SF  
 FRONT PORCH = 20 SF  
 SIDEWALK = 61 SF  
 DRIVEWAY = 610 SF  
 PATIO = 136 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 2,993 SF  
 PERCENT IMPERVIOUS = 9.35%

**BUILDING SETBACKS**

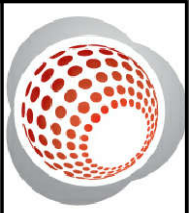
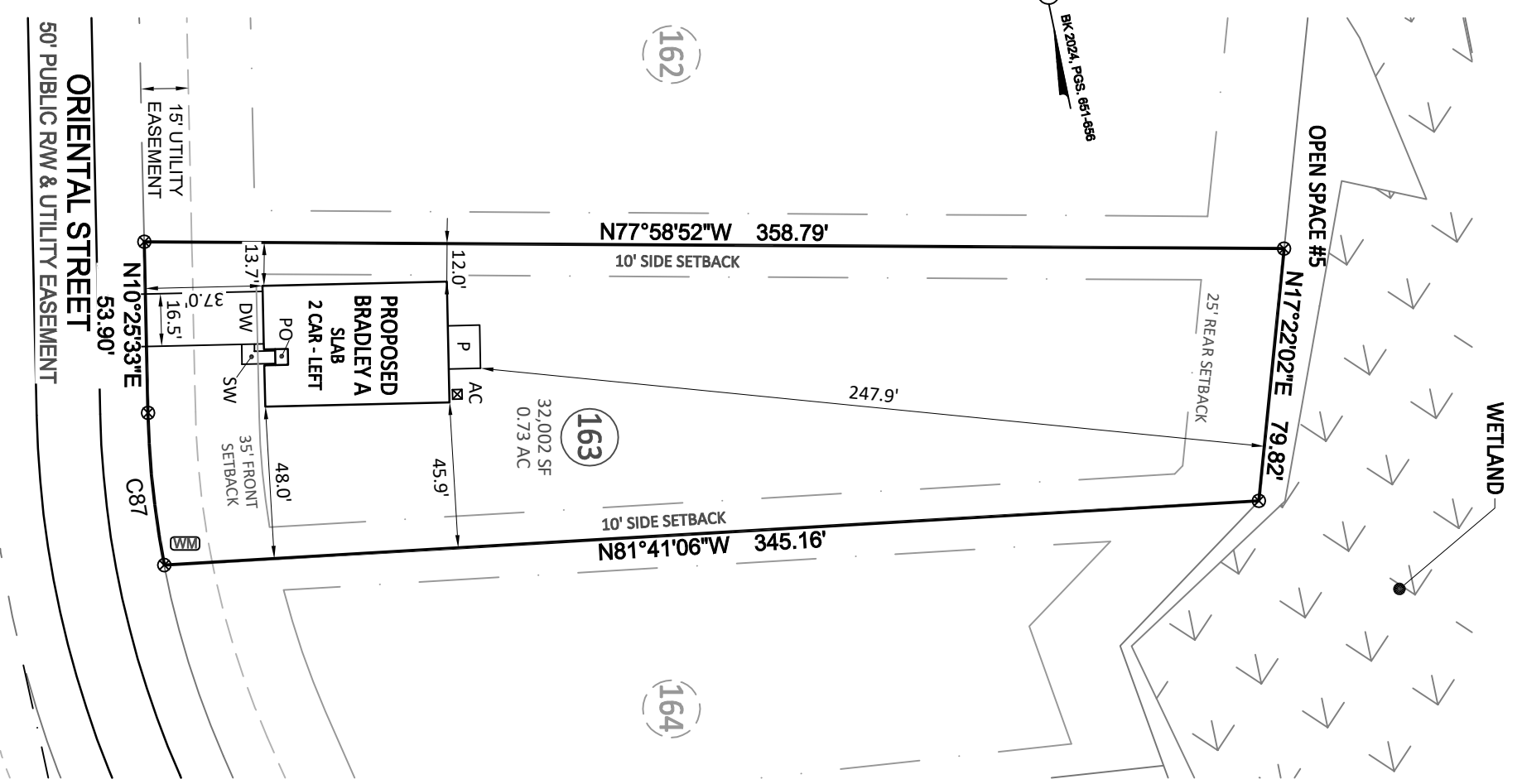
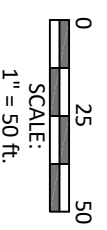
FRONT - 35'  
 REAR - 25'  
 SIDE - 10'  
 SIDE CORNER - 20'



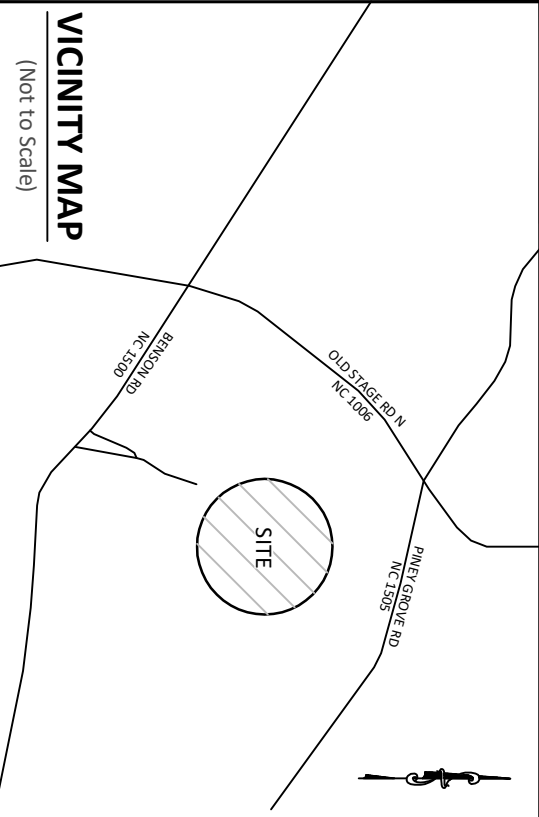
**NOTES:**

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- 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.
- 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 BLOCK.
- 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.
- ZONING: RA-30
- BUILDER/DEVELOPER: SMITH DOUGLAS HOMES  
3412 APEX PEAKWAY  
APEX, NC 27502

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C87	285.00'	48.25'	N68°53'24"E
		48.19'	



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



**LEGEND**

PO = COVERED FRONT PORCH  
 CP = COVERED PORCH/PATIO  
 SP = SCREENED PORCH/PATIO  
 SW = SIDEWALK  
 DW = CONC DRIVEWAY  
 P = CONCRETE PATIO  
 ⊗ = COMPUTED POINT  
 ○ = IRON PIPE FOUND (IPF)  
 ● = IRON PIPE SET (IPS)  
 ● = DRILL HOLE FOUND  
 WYM = WATER METER  
 CO = CLEAN OUT  
 AC = AIR CONDITIONER PAD  
 ⊖ = CABLE BOX  
 ⊕ = SEWER MANHOLE  
 ⊕ = TELEPHONE PEDESTAL  
 CB = CATCH BASIN  
 ⊕ = LIGHT POLE  
 ⊕ = HAND HOLE  
 ⊕ = ELECTRIC BOX  
 ⊕ = FIRE HYDRANT  
 YI = YARD INLET  
 G = GAS METER  
 E = ELECTRIC METER  
 LW = LEAD WALK  
 WV = WATER VALVE

**PRELIMINARY**

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:

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 163**  
 339 ORIENTAL STREET, ANGIER, NC  
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 10/2/24 DRAWN BY: SLA CHECKED BY: SPC  
 REFERENCE: BK 2023, PGS. 651-656 BCS# 230801 SCALE: 1" = 50'