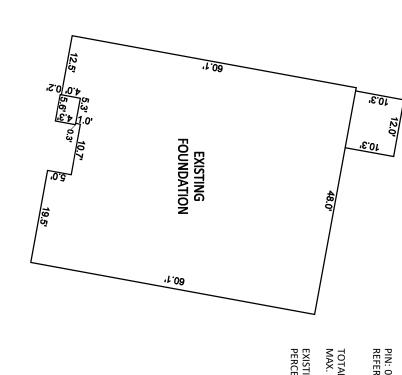
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LOT INFORMATION:

P

N13°41'35"E

157.45'

49.7

25' REAR SETBACK

TOTAL LOT AREA = 0.58 AC = 25,289 SF MAX. IMPERVIOUS = 5,500 SF FOUNDATION = 2,957 SF EXISTING IMPERVIOUS = 2,957 SF PERCENT IMPERVIOUS = 11.69 % PIN: 0693-47-2275.000 REFERENCE: DB. 4219 PG 2746-2750 BK. 2023 PGS. 651-656 BK. 2024 PG. 21

N/F CAROL B. HOFFMAN PIN: 0693-36-4332.000 DB. 3431 PG.884

BM 2023 PGS. 563-568

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

BUILDING SETBACKS

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

VICINITY MAP

PF

S60°47'02"E 20.34

(Not to Scale)

= FRONT COVERED PORCH = COVERED PORCH JEND SCREENED PORCH

= CONC DRIVEWAY SCREENED PORCH SIDEWALK

25,289 SF 0.58 AC

(182)

ST_{REET}SCAPE BUFFER

95.58

IRON PIPE FOUND (IPF) IRON PIPE SET (IPS) COMPUTED POINT

S56°16'17"E

= CLEAN OUT = WATER METER DRILL HOLE FOUND

= SEWER MANHOLE = TELEPHONE PEDESTAL = AIR CONDITIONER PAD = CABLE BOX

] = HAND HOLE] = ELECTRIC BOX = FIRE HYDRANT = CATCH BASIN = LIGHT POLE

10'X 70' SIGHT TRIANGLE

PPF

60.64,

PINEY GROVE ROAD

GAS METER ELECTRIC METER

LEAD WALK

YARD INLET

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 SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A **BOUNDARIES NOT SURVEYED ARE CLEARLY** CAROLINA. L-4752

SURVINO ON A BERRY OF THE STATE NO CESSION NO. COVESSION Y

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

INSET SCALE: 1"=20'

181

157.72

N60°38'40"W

10' SIDE SETBACK

86.5'

EXISTING FOUNDATION

NOTES:

- 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 SUPPLIED TO THE SURVEYOR BY THE CLIENT. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

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- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY UNLESS OTHERWISE SHOWN.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE

15.0'

15' UTILITY EASEMENT

37.6'

SETBACK (TYP.) 35' FRONT

S54°16'33"E

C66

30'x30,

SIGN EASEMENT

PF

APPLICABLE LAND DEVELOPMENT REGULATIONS

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- 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.

ORIENTAL STREET

P

Cô5

ZONING: RA-30 BUILDER/DEVELOPER:

SMITH DOUGLAS HOMES 3412 APEX PEAKWAY APEX, NC 27502

10.

		CURV	CURVE I ABLE	
CURVE	RADIUS	LENGTH	CURVE RADIUS LENGTH CHORD DIRECTION CHORD	CHORD
C65	25.00'	38.66'	S10°01'19"W	34.92'
C66	525.00'	110.87'	S28°13'58"W	110.66'



FOUNDATION SURVEY

FOR

SMITH DOUGLAS HOMES

18 ORIENTAL STREET, ANGIER, NC BLACK RIVER TOWNSHIP, HARNETT COUNTY **TOBACCO ROAD - PHASE 1 & 3 - LOT 182**

DATE: 12/12/24 DRAWN BY: JSD CHECKED BY: SPC EFERENCE: BM 2023 BCS# 230801