APEX, NC 27502

### <u></u>6 NOTES: 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. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES 3412 APEX PEAKWAY 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. 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 THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. ZONING IS RA-20. RECORDED PLAT THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. 34.0 INSET SCALE: 1"=20' 10.0 FOUNDATION **EXISTING** 6.0 10.0' 40.0' FOUNDATION = 1,480 SF EXISTING IMPERVIOUS = 1,480 SF PERCENT IMPERVIOUS = 5.17% PIN: 9681-61-2018.000 REFERENCE: DB. 4259, PGS. 36-38 TOTAL LOT AREA = 0.657 AC = 28,613 SF LOT INFORMATION: 49 336,43"E 118.811 10' SIDE SETBACK UTILITY EASEMENT 15' PRIVATE-WETLANDS FRONT - 35' REAR - 25' SIDE - 10' CORNER SIDE - 20' BUILDING SETBACKS FRONT - 35' 15.0' BANEBERRY PLACE 158.6' 158.6 N82°37'32"E N85°20'17"W 60' PUBLIC R/W 25' REAR SETBACK 203.62 0.657 AC 28,613 SF 48 35' FRONT SETBACK OPEN SPACE HARRINGTON PLACE PHASE 1 ,L'S9 FOUNDATION **EXISTING** 32.0 10' SIDE SETBACK ₹ M.,84,38,43 24 162.231 25 E = E D= COMPUTED POINT (= MAG NAIL FOUND ()= IRON PIPE FOUND (IPF) ()= IRON PIPE SET (IPS) ()= DRILL HOLE FOUND ()= WATER METER = WATER VALVE - = STREET SIGN = YARD INLET = GAS METER = ELECTRIC METER = DRAIN INLET = FIRE HYDRANT = ELECTRIC BOX = COVERED FRONT PORCH STOOP = AIR CONDITIONER SEWER MANHOLE = CONC DRIVEWAY CONC PATIO

# **Bateman Civil Survey Company**

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NCBELS Firm No. C-2378

US HWY 421

## I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WA 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 UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THA THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN **INDICATED AS DRAWN FROM INFORMATION LISTE** NORTH CAROLINA. L-4752 This map is of an existing parcel of land TO DO SURVINO SOLVEN NO CESSION NO.

COVERED PORCH/PATIO

Onna KELLY LANGE

SITE

ROSSER PITTMAN ROAD

KNIGHT ROAD

**VICINITY MAP** (Not to Scale)

## and is only intended for the parties and recordation. No title report provided. purposes shown. This map not for

UTILITY POLE

LIGHT POLE

CABLE BOX

## FOUNDATION SURVEY

FOR

## SMITH DOUGLAS HOMES

UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY **HARRINGTON PLACE - PHASE 2 - LOT 48** 54 BANEBERRY PLACE, BROADWAY, NC

DATE: 12/3/24 DRAWN BY: SLA CHECKED BY: SPC

1'' = 30 ft.

SCALE:

REFERENCE: BK: 2024 PG: 373 BCS# 230119 SCALE: 1" = 30'