

**LOT INFORMATION :**

PIN: 0693-46-4929.000  
 REFERENCE: DB: 4219 PGS: 2746-2750  
 TOTAL LOT AREA = 0.63 AC = 27,267 SF  
 MAX. IMPERVIOUS = 5,500 SF  
 FOUNDATION = 3,013 SF  
 EXISTING IMPERVIOUS = 3,013 SF  
 PERCENT IMPERVIOUS = 11.05%

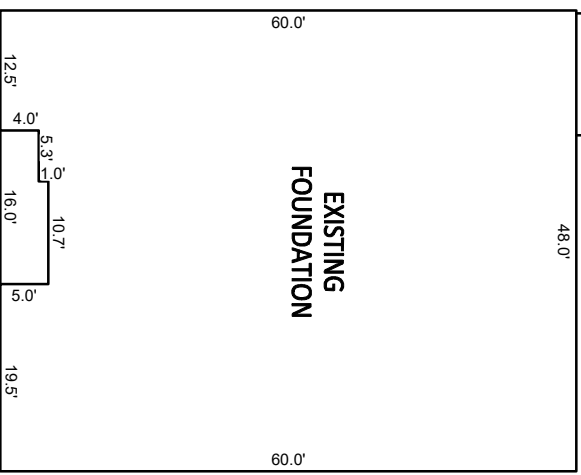
**BUILDING SETBACKS**

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

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C94	475.00'	53.88'	N16°51'15"E	53.85'

**REFERENCES:**

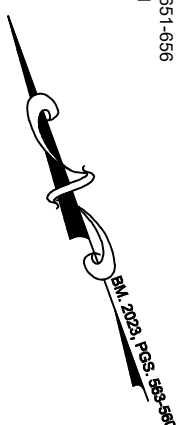
BK: 2023, PGS: 651-656  
 BK: 2024, PG: 21



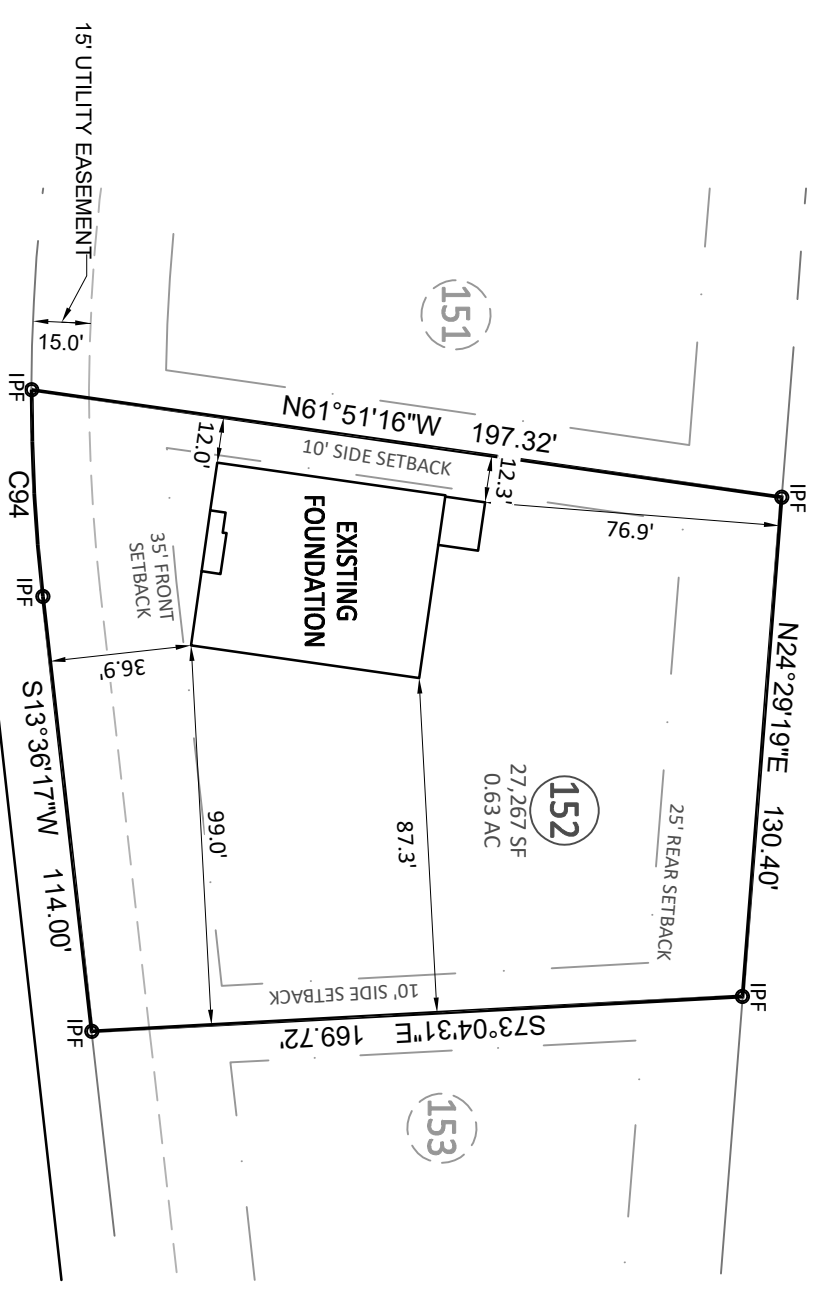
INSET SCALE: 1"=20'

**NOTES:**

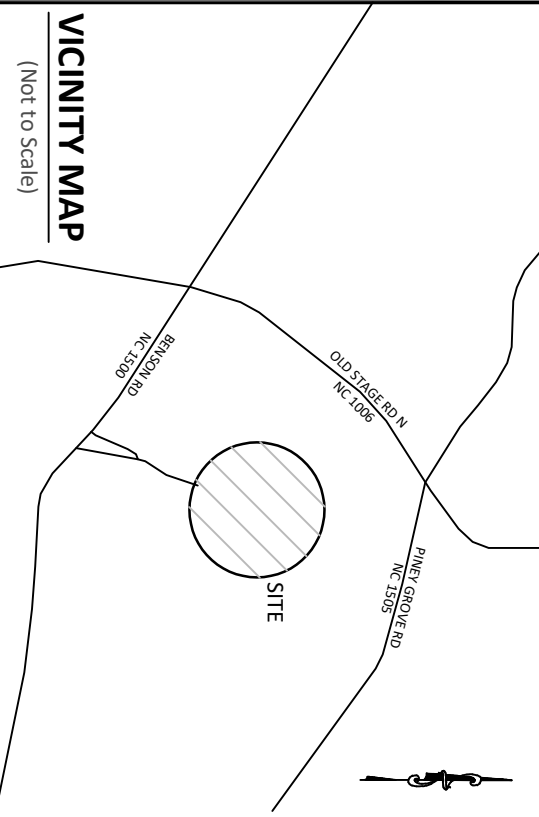
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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 FLOOD ZONES, 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 DEVELOPER: SMITH DOUGLAS HOMES  
3412 APEX PEAKWAY  
APEX, NC 27502



NOW OR FORMERLY  
 WRKDR PROPERTIES LLC  
 DB 4152 PG 439  
 PIN: 0693-45-3911.000



**Bateman Civil Survey Company**  
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 NCBELS Firm No. C-2378



**VICINITY MAP**  
(Not to Scale)

**LEGEND**

- PO = COVERED FRONT PORCH
- CP = COVERED PORCH
- SP = SCREENED PORCH
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- SP = SCREENED PORCH
- 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 MANHOLE
- Ⓢ = TELEPHONE PEDESTAL
- Ⓢ = CATCH BASIN/CURB INLET
- Ⓢ = LIGHT POLE
- Ⓢ = HAND HOLE
- Ⓢ = ELECTRIC BOX
- Ⓢ = FIRE HYDRANT
- YI = YARD INLET
- G = GAS METER
- E = ELECTRIC METER
- LW = LEAD WALK

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.

STEVEN P. CARSON  
 PROFESSIONAL SURVEYOR  
 1/28/25

**FOUNDATION SURVEY**  
 FOR  
**SMITH DOUGLAS HOMES**

**TOBACCO ROAD - PHASE 1 & 3 - LOT 152**  
 51 ORIENTAL STREET, ANGLIER, NC  
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 1/28/25 DRAWN BY: SLA CHECKED BY: SPC  
 REFERENCE: BM, 2023, PG. 563-568 SCALE: 1" = 50'