48.0 STEPS NSET SCALE: 1"=20' FOUNDATION **EXISTING** ₽ 22.0' 6.0

SIDE CORNER - 20'

REAR - 25'

BUILDING SETBACKS FRONT - 35' FROM R/W

EXISTING IMPERVIOUS = 2,261 SF PERCENT IMPERVIOUS = 5.03% MAXIMUM IMPERVIOUS = 7,000 SF REFERENCE: DB. 4267, PGS. 2947-2949 TOTAL LOT AREA = 1.032 AC = 44,962 SF FOUNDATION = 2,261 SF LOT INFORMATION: PIN: 0529-87-7354.000 CURVE C91 350.00' 100.34' RADIUS LENGTH CHORD DIRECTION

CURVE TABLE

CHORD

Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081

Engineers • Surveyors • Planners

www.batemancivilsurvey.com info@batemancivilsurvey.com

NCBELS Firm No. C-2378

WEI	
NOW OR FORMERL WELLERS DEVELOPMEN	
NOW OR FORMERL	



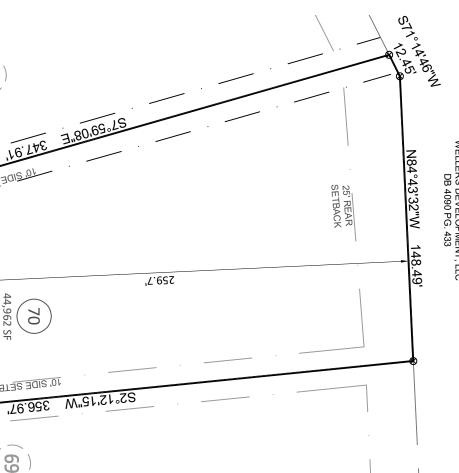
US 421 N

656)

1258

US 421

91/5 SITE



BM 2023 PG. 59 - 62

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 NWOHS
- 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.

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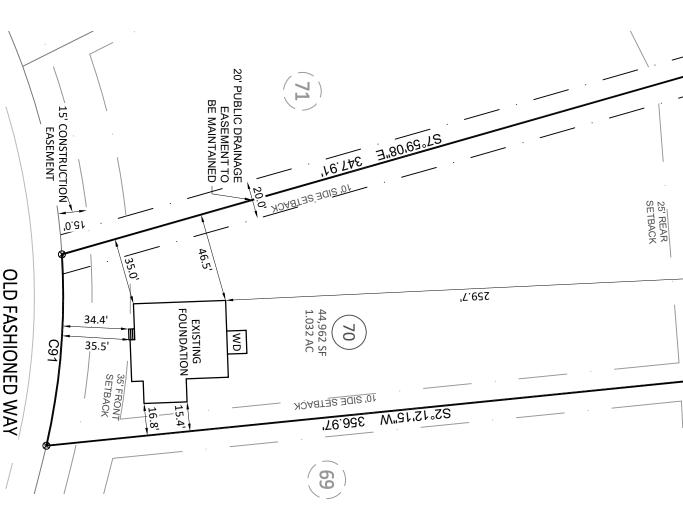
4.

- 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.
- œ 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
- ZONING: RA-30

9.

10. BUILDER/DEVELOPER: DAVIDSON HOMES 1903 NORTH HARRISON AVENUE CARY, NC 27513





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CINITY MAP

(Not to Scale)

LEGEND
PO = FRONT COVERED PORCH/PATIO SP = SCREENED PORCH/PATIO NUMBER OF STREET SIDEWALK
DW = CONC DRIVEWAY
DG = DETACHED GARAGE
SE COMPUTED POINT
X = MAG NAIL FOUND
O = IRON PIPE FOUND (IPF)
O = IRON PIPE SET (IPS)
O = DRILL HOLE FOUND
M = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER PAD
O = CABLE BOX
C = CABLE BOX
C = CATCH BASIN/CURB INLET
IC = IRRIGATION CONTROLLER
X = LIGHT POLE
C = TREET YDRANT
DI = DRAIN INLET
W = WATER VALVE
- STREET SIGN
YI = YARD INLET
G = GAS METER
E = ELECTRIC METER

recordation. No title report provided. purposes shown. This map not for

I, 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 THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR FROM INFORMATION LISTED UNDER REFERENCES; AND SURVEYING IN NORTH CAROLINA. L-4752 and is only intended for the parties and ₩, This map is of an existing parcel of land

FOUNDATION SURVEY

DAVIDSON HOMES

UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY 415 OLD FASHIONED WAY, LILLINGTON, NC **WELLERS KNOLL - LOT 70**

50' PUBLIC R/W & UTILITY EASEMENT

Ō ATE: 1/30/25 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BM 2023 PG. 59-62 BCS# 230051 SCALE: 1" = 50'