

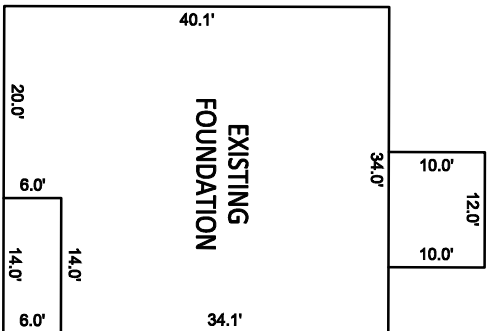
LOT INFORMATION:

PIN: 9680-59-6964.000
REFERENCE: DB. 4093, PGS. 784-789
TOTAL LOT AREA = 0.597 AC = 26,024 SF
FOUNDATION = 1,483 SF
EXISTING IMPERVIOUS = 1,483 SF
PERCENT IMPERVIOUS = 5.70%

BUILDING SETBACKS

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

NOW OR FORMERLY
TOMAS R. MARTINEZ
RUBIO LUCY NALLELY
DB. 3763, PG. 915
PIN: 9680-59-3860.000

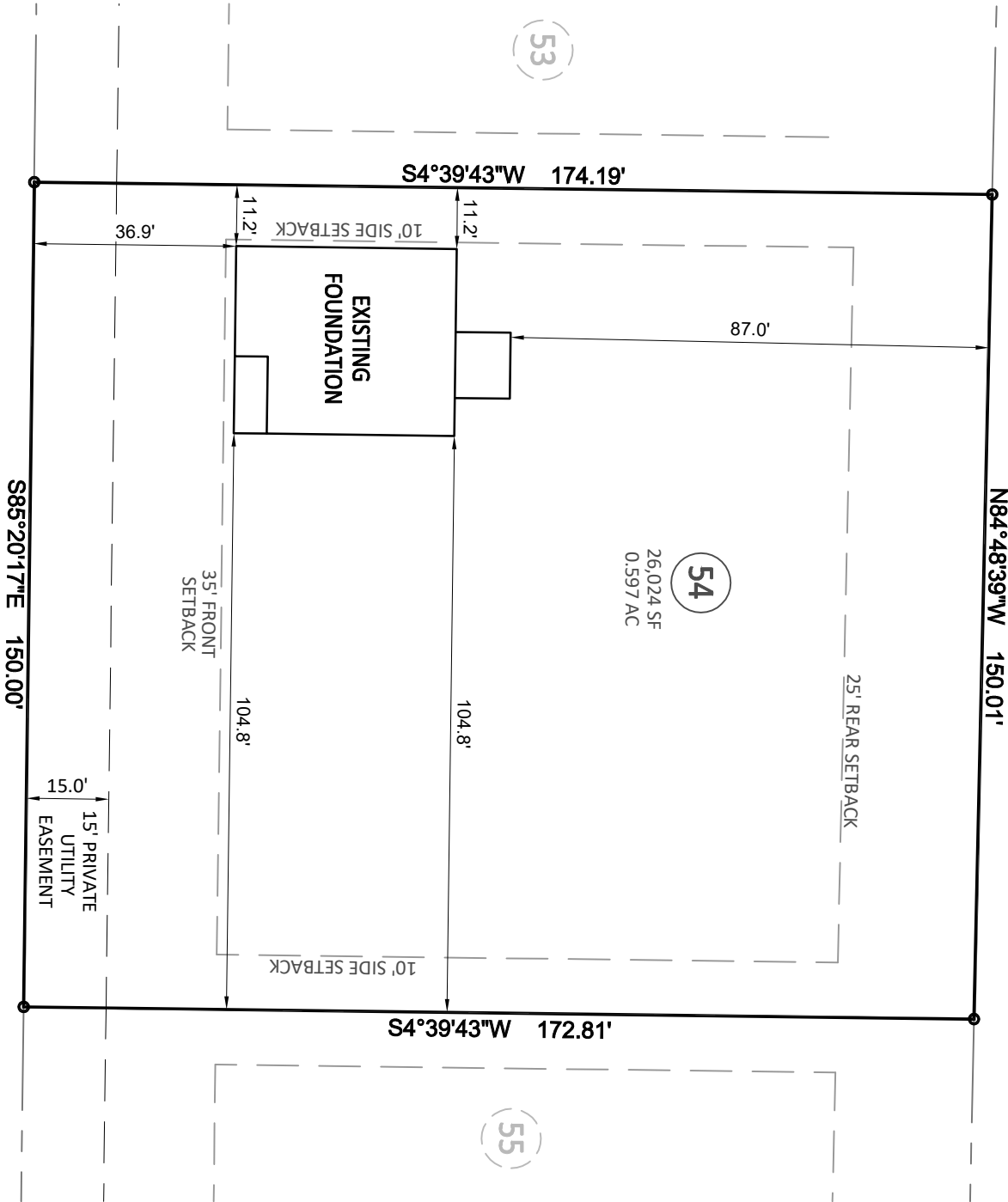


INSET SCALE: 1"=20'

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 IS RA-20.
- BUILDER/DEVELOPER: SMITH DOUGLAS HOMES
3412 APEX PEAKWAY
APEX, NC 27502



MILDRED PLACE
60' PUBLIC RW



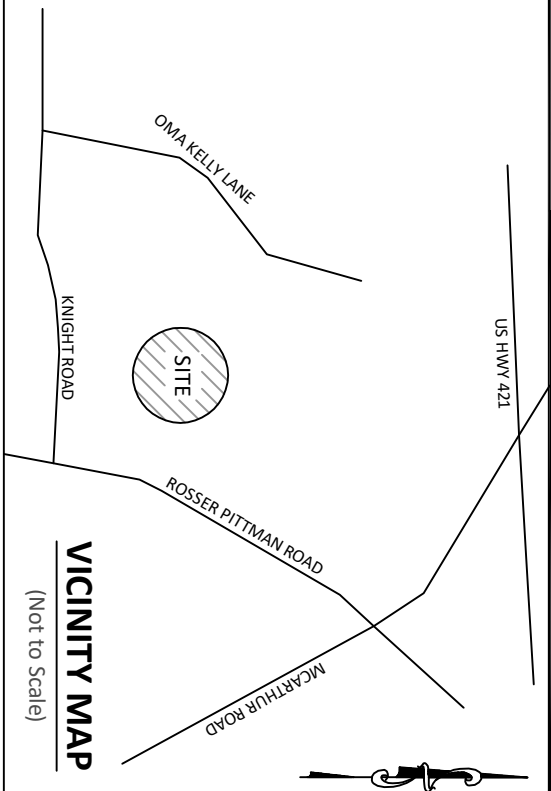
REFERENCE: BK: 2025, PG: 73



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

- PO = COVERED FRONT PORCH
SP = SCREENED PORCH/PATIO
CP = COVERED PORCH/PATIO
S = STOOP
SW = SIDEWALK
DW = CONC DRIVEWAY
P = CONC PATIO
X = COMPUTED POINT
X = MAG NAIL FOUND (IPF)
● = IRON PIPE SET (IPS)
● = DRILL HOLE FOUND
[DW] = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER PAD
[S] = SEWER MANHOLE
[EB] = ELECTRIC BOX
[C] = CABLE BOX
[T] = TELEPHONE PEDESTAL
CI = CURB INLET
IC = IRRIGATION CONTROLLER
[L] = LIGHT POLE
[U] = UTILITY POLE
[F] = FIRE HYDRANT
DI = DRAIN INLET
WV = WATER VALVE
[X] = STREET SIGN
YI = YARD INLET
G = GAS METER
EXT = EXTENSION
- 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 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: 3/31/25
- SEAL
STEVEN P. CARSON
L-4752
3/31/25
- 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.

PRELIMINARY PLOT PLAN
FOR
SMITH DOUGLAS HOMES

HARRINGTON PLACE PHASE 3 - LOT 54

53 MILDRED PLACE, BROADWAY, NC
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 3/31/25 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: BK: 2025, PG: 115

BCS# 230119

SCALE: 1" = 30'