

LOT INFORMATION:

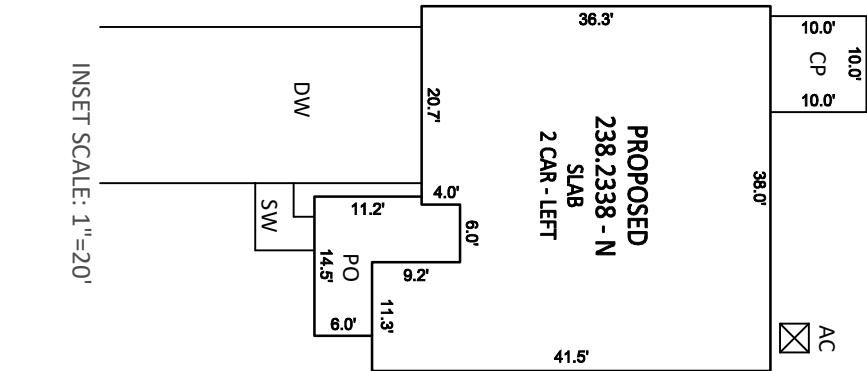
PIN:0549-07-5585
REFERENCE: BK 4232 PG 2770
TOTAL LOT AREA = 0.59 AC = 25,866 SF
HOUSE = 1,415 SF
PORCH = 146 SF
SIDEWALK = 35 SF
DRIVEWAY = 767 SF
PATIO = 100 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,472 SF
PERCENT IMPERVIOUS = 9.56 %
MAXIMUM IMPERVIOUS = 9,000 SF

BUILDING SETBACKS

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

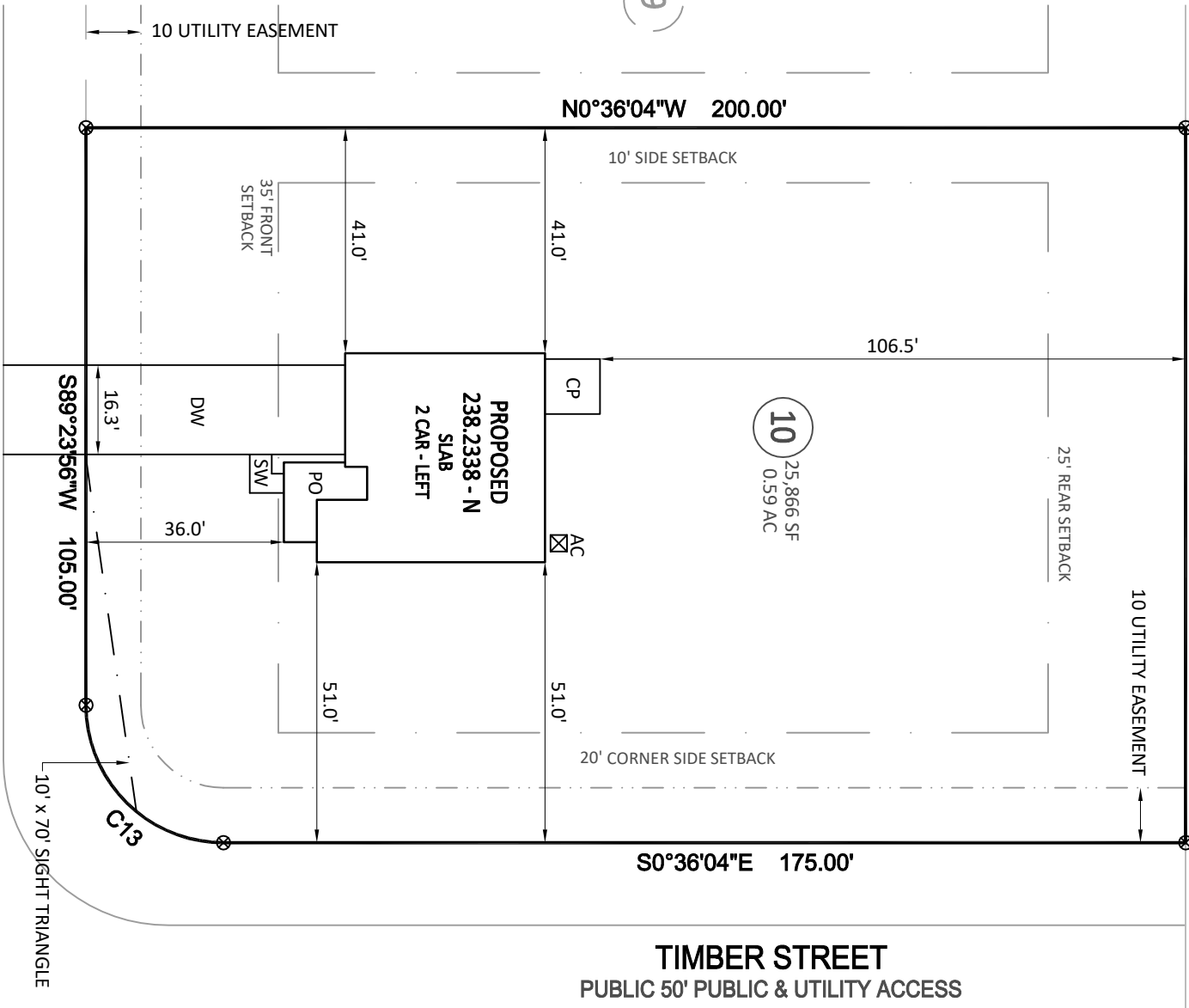
CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C13	25.00'	39.27'	S44°23'56"W
			35.36'

N/E
ELYSE MEADOWS DEVELOPERS, LLC
DB 4232, PG 2766
DB 4232, PG 2770
PB 2020, PG 134
FUTURE DEVELOPMENT



NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, 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.
- THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP #37200528001 & #3720054800J OF THE FLOOD INSURANCE RATE, BOTH DATED OCTOBER 3, 2006.
- ZONING: RA-30
- BUILDER/DEVELOPER: KB HOME RALEIGH DURHAM INC
4506 S MIAMI BLVD
STE 100
DURHAM, NC 27703



CASPIAN COURT
PUBLIC 50' PUBLIC & UTILITY ACCESS

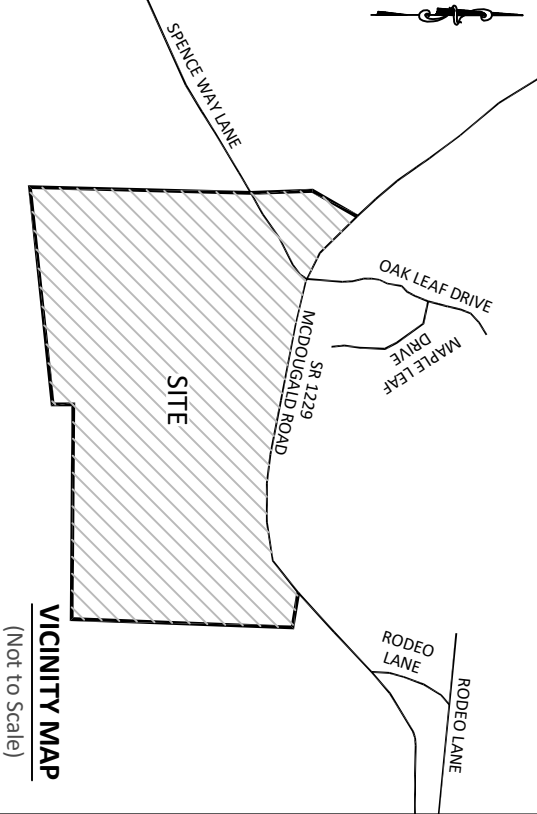
TIMBER STREET
PUBLIC 50' PUBLIC & UTILITY ACCESS



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378



VICINITY MAP
(Not to Scale)

LEGEND

- I, SONYA A. WARD, 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-4017
DATED:
- PO = COV. FRONT PORCH/PATIO
 - CP = COV. REAR PORCH/PATIO
 - WD = WOOD DECK
 - SW = SIDEWALK
 - DW = CONCRETE DRIVEWAY
 - SP = SCREENED PORCH/PATIO
 - P = CONCRETE PATIO
 - ⊗ = COMPUTED POINT
 - = IRON PIPE FOUND (IPF)
 - = IRON PIPE SET (IPS)
 - = Scribe Found/Set (SS)
 - ◯ = WATER METER
 - CO = CLEAN OUT
 - AC = AIR CONDITIONER
 - ⊙ = CABLE PEDESTAL
 - ⊕ = SEWER MANHOLE
 - ⊞ = TELEPHONE PEDESTAL
 - ⊟ = CATCH BASIN/CURB INLET
 - ⊠ = LIGHT POLE
 - ⊡ = HAND HOLE/UTILITY VAULT
 - ⊢ = ELECTRIC BOX/TRANSFORMER
 - ⊣ = FIRE HYDRANT
 - DI = DRAIN INLET/YARD INLET
 - G = GAS METER
 - E = ELECTRIC METER
- 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

BUILDER TO VERIFY HOUSE LOCATION
DIMENSIONS AND REVIEW TOTAL
IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN
FOR
NAME

ELYSE MEADOWS - PHASE 1 - LOT 10
18 CASPIAN COURT, LILLINGTON, NC
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY
DATE: 3/4/25 DRAWN BY: AHB CHECKED BY: SAW

REFERENCE: BM 2025 PG. 133

BCS# 250242

SCALE: 1" = 30'