

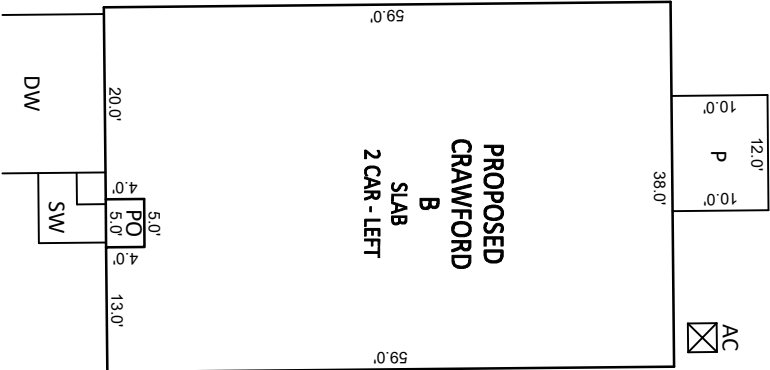
LOT INFORMATION:

PIN: 9680-59-5916.000
REFERENCE: DB 4093 , PG. 784-789
TOTAL LOT AREA = 0.592 AC = 25,817 SF
HOUSE = 2,222 SF
PORCH = 20 SF
SIDEWALK = 41 SF
DRIVEWAY = 611 SF
PATIO = 120 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 3,023 SF
PERCENT IMPERVIOUS =11.71 %

BUILDING SETBACKS

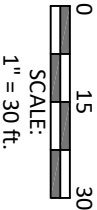
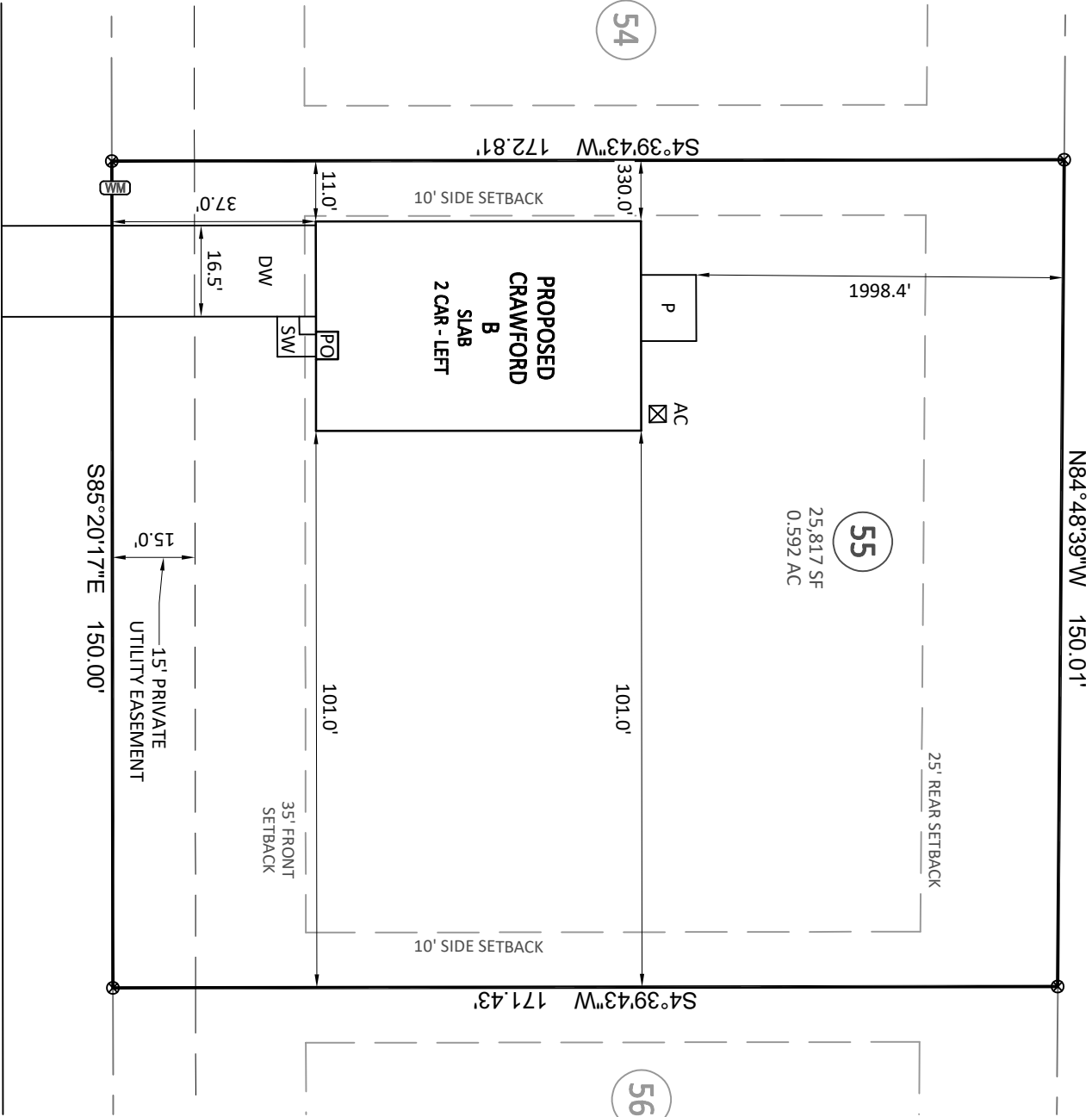
FRONT - 35'
REAR - 25'
SIDE - 10'
CORNER SIDE - 20'

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



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



REFERENCE: BK. 2025, PG. 73



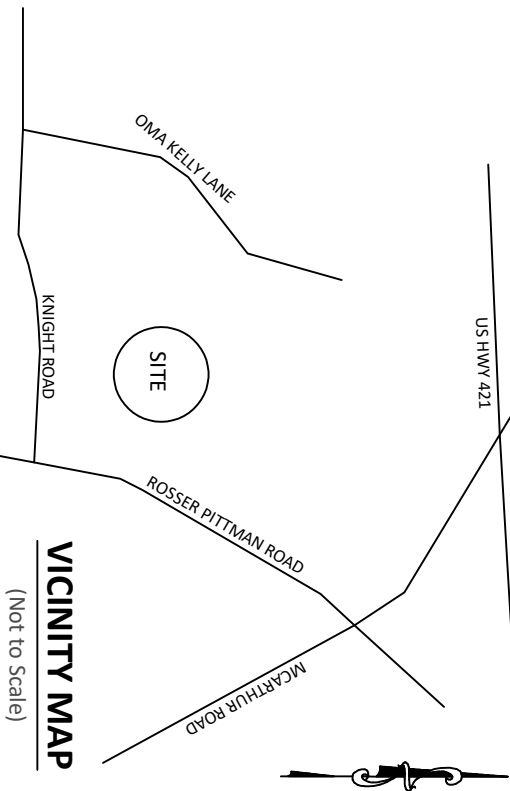
Bateman Civil Survey Company

Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

1. STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS
PO = COVERED FRONT PORCH DRAWN UNDER MY DIRECT SUPERVISION FROM A
SP = SCREENED PORCH/PATIO SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK
CP = COVERED PORCH/PATIO REFERENCED IN TITLE BLOCK); THAT THE BOUNDARI
WD = WOOD DECK
SW = SIDEWALK
P = CONC DRIVEWAY
P = CONC PATIO
X = COMPUTED POINT
X = MAG NAIL FOUND
O = IRON PIPE FOUND (IPF)
O = IRON PIPE SET (IPS)
O = DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
EB = ELECTRIC BOX
EB = ELECTRIC BOX
CB = CATCH BASIN/CURB INLET
IC = IRRIGATION CONTROLLER
L = LIGHT POLE
L = LIGHT POLE
L = UTILITY POLE
L = FIRE HYDRANT
DI = DRAIN INLET
WV = WATER VALVE
S = STREET SIGN
YI = 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.

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

PRELIMINARY PLOT PLAN
FOR
SMITH DOUGLAS HOMES

HARRINGTON PLACE - PHASE 3 - LOT 55
79 MILDRED PLACE, BROADWAY, NC
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY
DATE: 2/19/25 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BK. 2025, PG. 115

BCS# 230119

SCALE: 1" = 30'