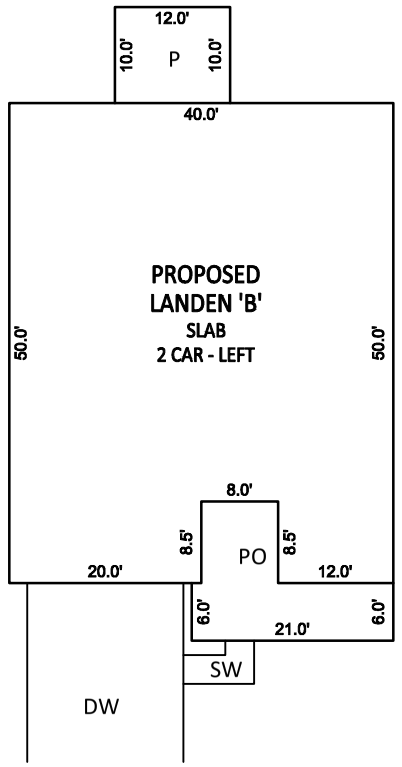
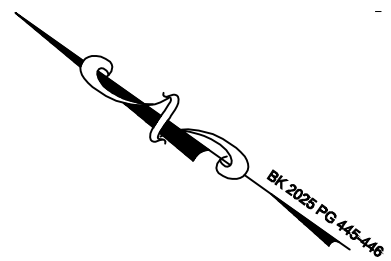


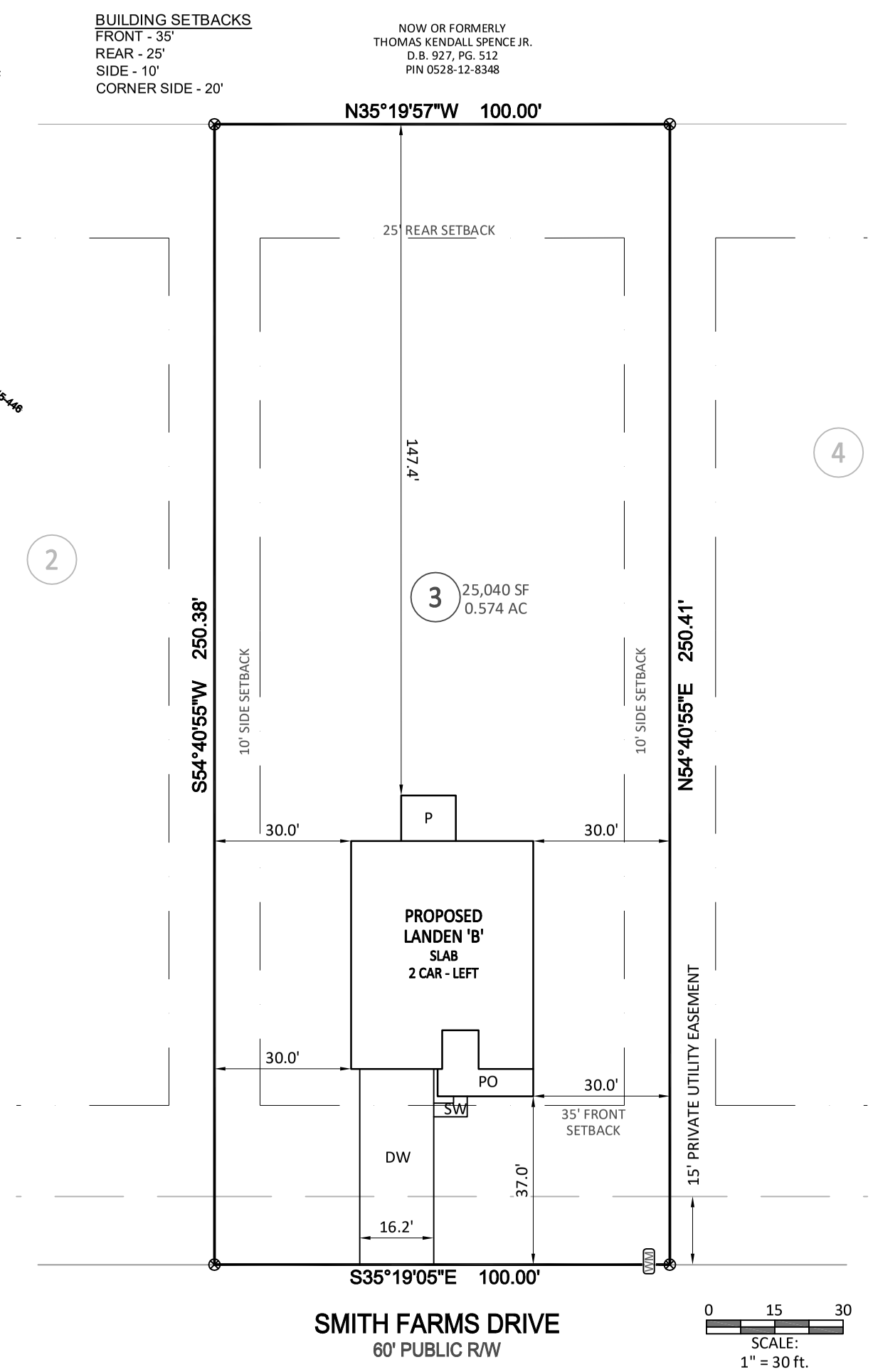
INSET SCALE: 1"=20'

LOT INFORMATION:

PIN: 0528-125071
REFERENCE: DB 4298 PG 439
TOTAL LOT AREA = 0.574 AC = 25,040 SF
HOUSE = 1,932 SF
PORCH = 194 SF
SIDEWALK = 27 SF
DRIVEWAY = 699 SF
PATIO = 120 SF
PROPOSED IMPERVIOUS = 2,972 SF
PERCENT IMPERVIOUS = 11.87 %

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

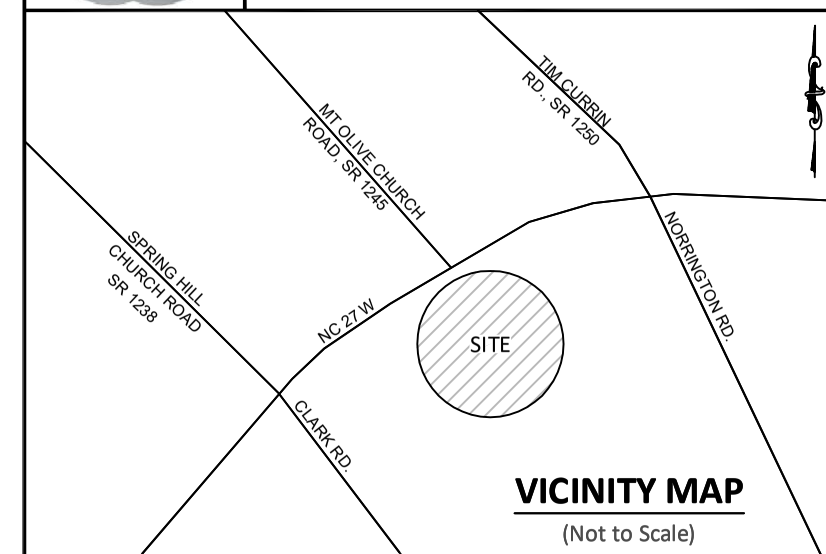




NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, 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 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. THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" MAP # 3720052800J & 2720052600J EFFECTIVE DATE 10-03-2006.
10. ZONING: RA-30
11. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES
    3412 APEX PEAKWAY
    APEX, NC 27502

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378



VICINITY MAP
(Not to Scale)

LEGEND

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)
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
© = CABLE PEDESTAL
Ⓢ = SEWER MANHOLE
= TELEPHONE PEDESTAL
CB = CATCH BASIN/CURB INLET
= LIGHT POLE
HH = HAND HOLE/UTILITY VAULT
EB = ELECTRIC BOX/TRNSFRMR
= FIRE HYDRANT
DI = DRAIN INLET/YARD INLET
G = GAS METER
E = ELECTRIC METER

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:

PRELIMINARY

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

REEDY BRANCH - PHASE 1 - LOT 3
65 SMITH FARMS DRIVE, LILLINGTON, NC
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/19/25 DRAWN BY: AHB CHECKED BY: SAW

REFERENCE: BK 2025 PG 445-446 BCS# 250484 SCALE: 1" = 30'

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