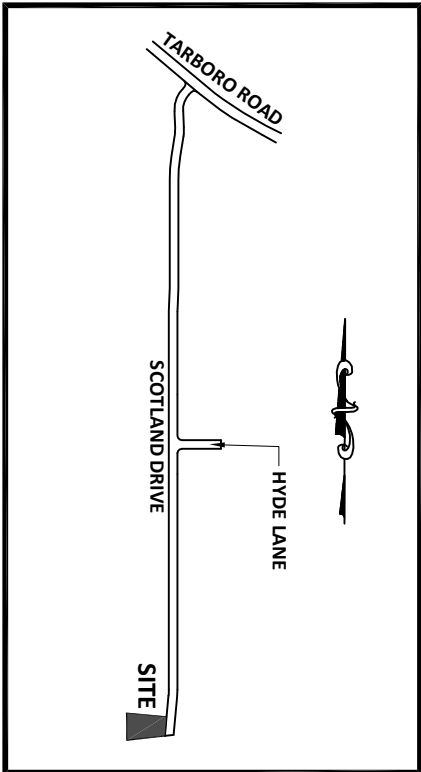




Bateman Civil Survey Company

Engineers • Surveyors • Planners

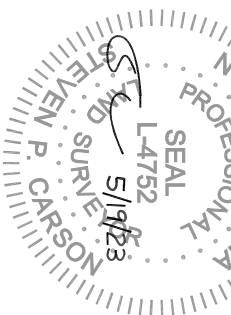
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBEIS Firm No. C-2378



VICINITY MAP

(Not to Scale)

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: 5/19/23



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.

- LEGEND**
- PO = PORCH
 - P = PATIO
 - SP = SCREENED PORCH OR PATIO
 - CP = COVERED PORCH OR PATIO
 - WD = WOOD DECK
 - SW = SIDEWALK
 - DW = CONC DRIVEWAY
 - ⊗ = COMPUTED POINT
 - ⊙ = IRON PIPE FOUND
 - = IRON PIPE SET
 - Ⓜ = WATER METER
 - CO = CLEANOUT
 - AC = AIR CONDITIONER
 - Ⓛ = CABLE BOX
 - Ⓛ = CABLE BOX
 - Ⓛ = TELEPHONE PEDESTAL
 - ⊙ = LIGHT POLE
 - CI = CURB INLET
 - VI = YARD INLET
 - FH = FIRE HYDRANT
 - WV = WATER VALVE
 - ⊙ = SEWER MANHOLE

BUILDING SETBACKS:

FRONT = 25 ft
SIDE = 10 ft
REAR = 20 ft
CORNER = 25 ft

LOT INFORMATION:

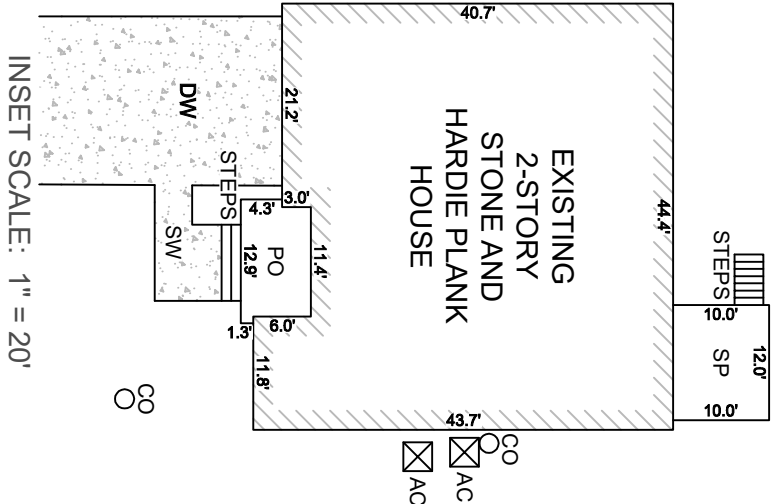
PIN: 1871-62-0056
REFERENCE: DB 2305, PGS 652-657
TOTAL LOT AREA = 0.701 AC = 30,549 SF
MAXIMUM IMPERVIOUS = 4,384 SF
EXISTING IMPERVIOUS = 2,920 SF
BLDG = 1,808 SF
SP = 120 SF
PO = 88 SF
SW = 87 SF
DW = 799 SF
AC PADS = 18 SF
PERCENT IMPERVIOUS = 9.56%



SCALE:
1" = 40 ft.

PLAT REFERENCE:
BM 2022, PGS 145-147

N/E
UNDERWOOD FAMILY LIMITED LIABILITY
LIMITED PARTNERSHIP AND OTHERS
D.B. 2195, PG. 980
PIN #1871-61-8348

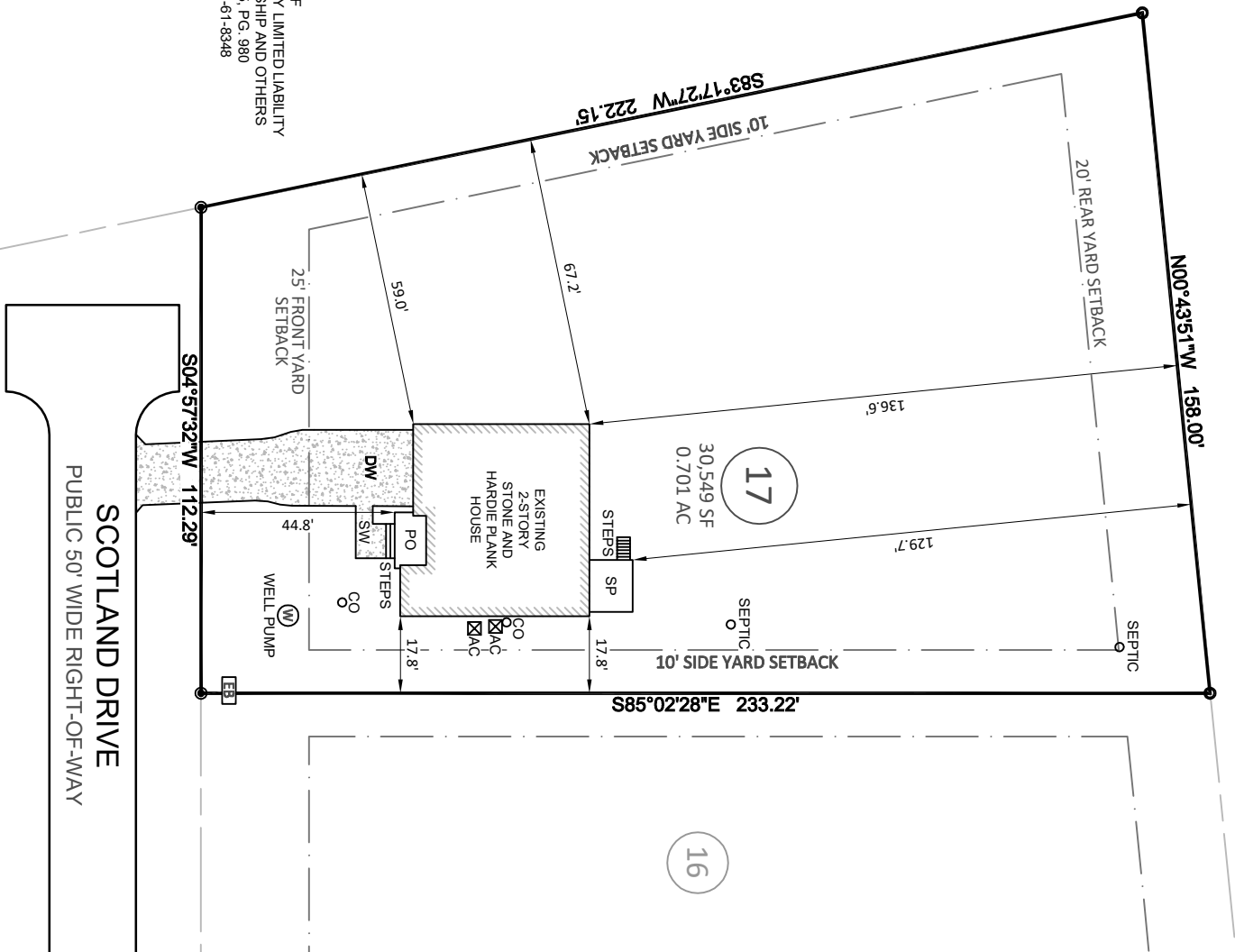


INSET SCALE: 1" = 20'

NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- 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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- 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.
- THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3720187100J, DATED APRIL 16, 2013.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF YOUNGSVILLE AND NCDOT STANDARDS AND SPECIFICATIONS.
- ZONING IS R-30, WS 11.

N/E
UNDERWOOD FAMILY LIMITED LIABILITY
LIMITED PARTNERSHIP AND OTHERS
D.B. 2195, PG. 980
PIN #1871-61-8348



DERRICK CUMBERBATCH ALICIA CUMBERBATCH

FINAL SURVEY

FOR

CARTER'S PLACE - LOT 17

300 SCOTLAND DRIVE, YOUNGSVILLE, NC
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY

DATE: 5/19/23 DRAWN BY: ASF CHECKED BY: SPC

REFERENCE: BM 2022, PGS 169-171 PROJECT# 220520 SCALE: 1"=40'