

LOT INFORMATION:

PIN: 0722219801
 TOTAL LOT AREA = 0.17 AC = 7,323 SF
 HOUSE = 1,347 SF
 PORCH = 178 SF
 SIDEWALK = 153 SF
 DRIVEWAY = 254 SF
 AC PAD = 9 SF
 GARAGE = 457 SF
 COVERED PORCH = 141 SF
 EXISTING IMPERVIOUS = 2,539 SF
 PERCENT IMPERVIOUS = 34.7%

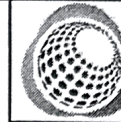
BUILDING SETBACKS

FRONT - 12'
 REAR - 5'
 SIDE - 5'
 SIDE CORNER - 10'

REFERENCES:

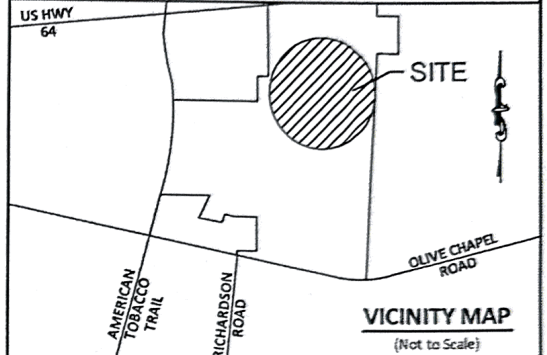
BM 2020 PGS. 1501-1502
 BM 2020 PGS. 1503-1510

CURVATURE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C30	160.00'	24.22'	S72°51'28"E	24.20'
C53	275.00'	41.63'	N72°51'28"W	41.59'



Bateman Civil Survey Company

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 NCBELS Firm No. C-2378



LEGEND

PO = PORCH
 CP = COVERED PORCH
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 SP = SCREENED PORCH
 P = CONCRETE PATIO
 ○ = COMPUTED POINT
 ● = IRON PIPE FOUND
 ● = IRON PIPE SET
 ● = DRILL HOLE FOUND
 (W) = WATER METER
 CO = CLEAN OUT
 AC = AIR CONDITIONER
 CB = CABLE BOX
 ○ = SEWER MANHOLE
 □ = TELEPHONE PEDESTAL
 CB = CATCH BASIN
 ☆ = LIGHT POLE
 G = GAS METER
 E = ELECTRIC METER
 (F) = FIRE HYDRANT
 YI = YARD INLET
 (E) = ELECTRIC BOX

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 1-4752
 DATED: 3/12/21

PROFESSIONAL SURVEYOR
 STEVEN P. CARSON

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.

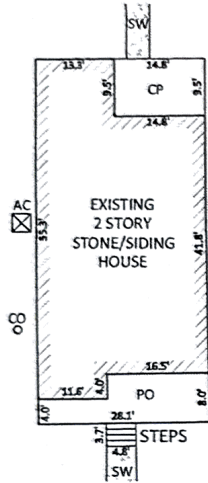
INITIAL HERE

FINAL SURVEY FOR PRONSCHINSKE & POWELL

SMITH FARM - PHASE 3A - LOT 165
 3064 WISHING WELL WYND, APEX, NC
 WHITE OAK TWP., WAKE COUNTY

DATE: 3/12/21 DRAWN BY: BMN CHECKED BY: SPC

REFERENCE: BM 2020 PGS. 1890-1897 BCS# 180293 SCALE: 1" = 20'

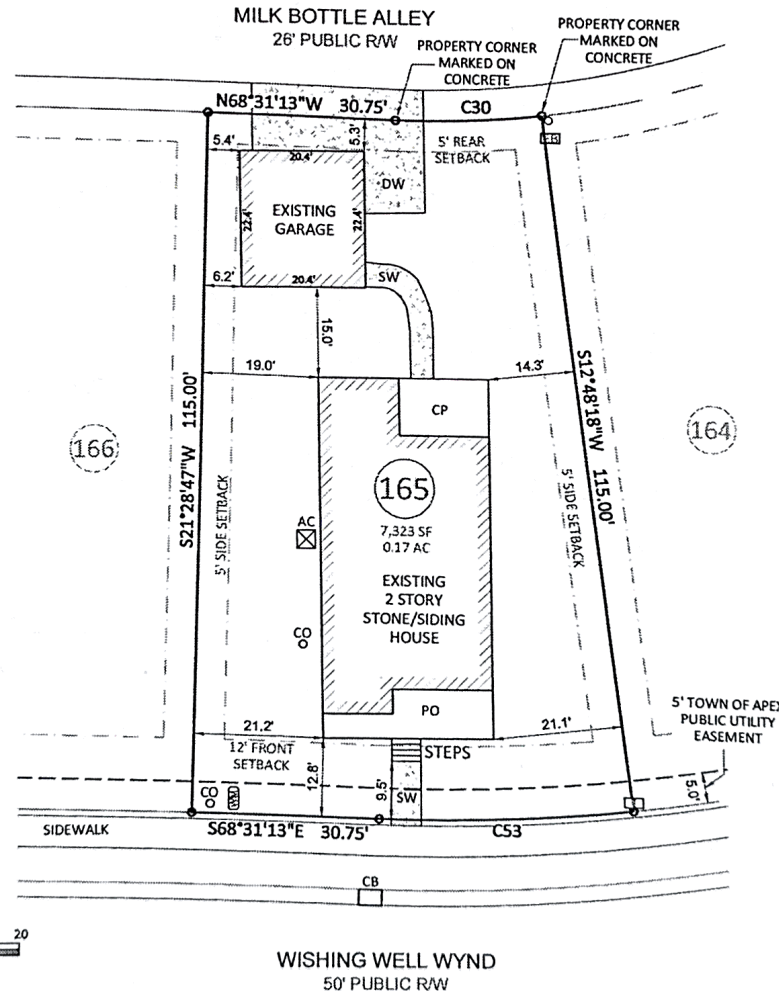


INSET SCALE: 1" = 20'

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/OR 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.
- PORTIONS OF THIS SUBDIVISION GRAPHICALLY APPEAR TO BE WITHIN A FEMA FLOOD HAZARD AREA AS PER COMMUNITY PANEL #3720072200J DATED 5-2-2006.
- ZONING IS: PUD-CZ

0 10 20
 SCALE:
 1" = 20 ft.



WISHING WELL WYND
 50' PUBLIC R/W