

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 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.
- PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBERS 3720073500K & 3720073600K DATED 7-19-2022. PROPERTY LIES IN ZONE "X".
- ZONING: R8CU

BUILDING SETBACKS:

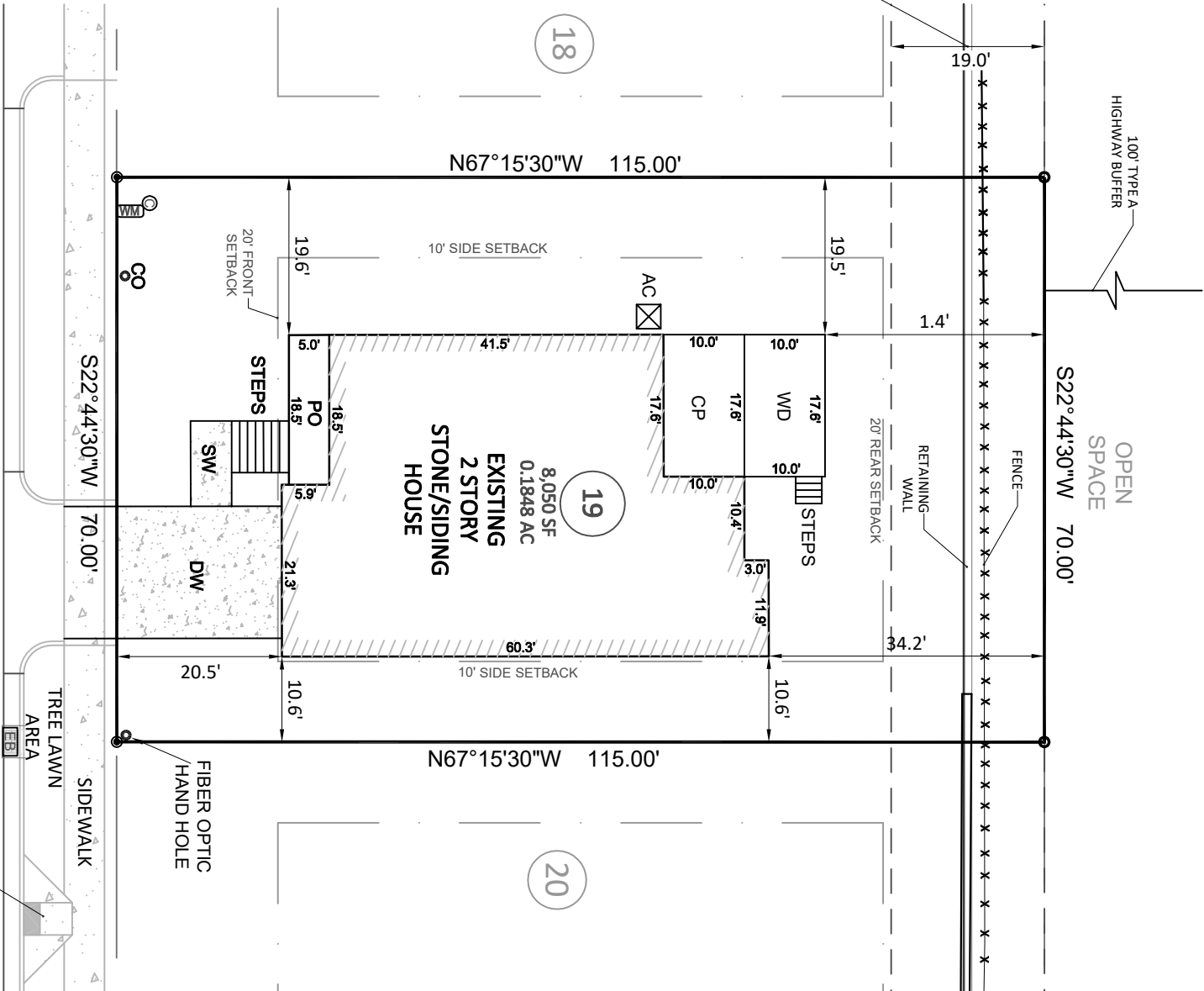
FRONT = 20'
SIDE CORNER = 20'
SIDE = 10'
REAR = 20'

REFERENCES:

DB, 1132 PG. 313
DB, 3476 PG. 226
DB, 7539 PG. 231
DB, 17961 PG. 425
BM, 1985 PG. 662
BM, 1985 PG. 1964
BM, 2019 PG. 307
BM, 2021 PG. 967-971
BM, 2021 PG. 2144-2146

LOT INFORMATION:

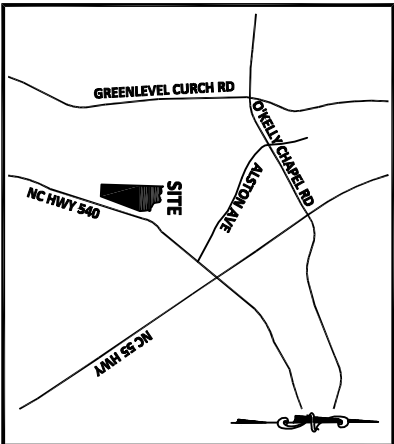
PIN: 0735280846
TOTAL LOT AREA = 0.1848 AC = 8,050 SF
HOUSE = 2,036 SF
PORCH = 93 SF
SIDEWALK = 99 SF
DRIVEWAY = 335 SF
COVERED PORCH = 176 SF
AIR CONDITIONER = 9 SF
RETAINING WALL = 70 SF
MAXIMUM IMPERVIOUS AREA = 4,000 SF
EXISTING IMPERVIOUS = 2,818 SF
PERCENT IMPERVIOUS = 35.00%



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NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

- 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-5240
DATED:
- PO = PORCH
 - SP = SCREENED PORCH/PATIO
 - CP = COVERED PORCH/PATIO
 - WD = WOOD DECK
 - SW = SIDEWALK
 - DW = CONC DRIVEWAY
 - P = CONC PATIO
 - ⊗ = COMPUTED POINT
 - X = MAG NAIL FOUND
 - = IRON PIPE FOUND
 - = IRON PIPE SET
 - ◉ = EXISTING IRON PIPE
 - ◌ = WATER METER
 - ◌ = CLEAN OUT
 - AC = AIR CONDITIONER
 - ◉ = SEWER MANHOLE
 - ◌ = CABLE BOX
 - ◌ = TELEPHONE PEDESTAL
 - ◌ = CURB INLET
 - ⚡ = LIGHT POLE
 - ◌ = UTILITY POLE
 - ⚡ = FIRE HYDRANT
 - DI = DRAIN INLET
 - ⚡ = WATER VALVE
 - YI = STREET SIGN
 - YI = YARD INLET
 - G = GAS METER
 - E = ELECTRIC METER
 - ♻️ = TRASH RECEPTICLE
- 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.

FINAL SURVEY
FOR

AMANPREET SINGH DHALIWAL &
AVNEET KAUR

RIDGEFIELD PLACE - LOT 19
1804 BACK PORCH WAY, CARY, NC
CARY TOWNSHIP, WAKE COUNTY

DATE: 10/13/22 DRAWN BY: HTC CHECKED BY:SPC

REFERENCE: BM 2021 PG. 2144-2146 BCS# 210930 SCALE: 1" = 20'