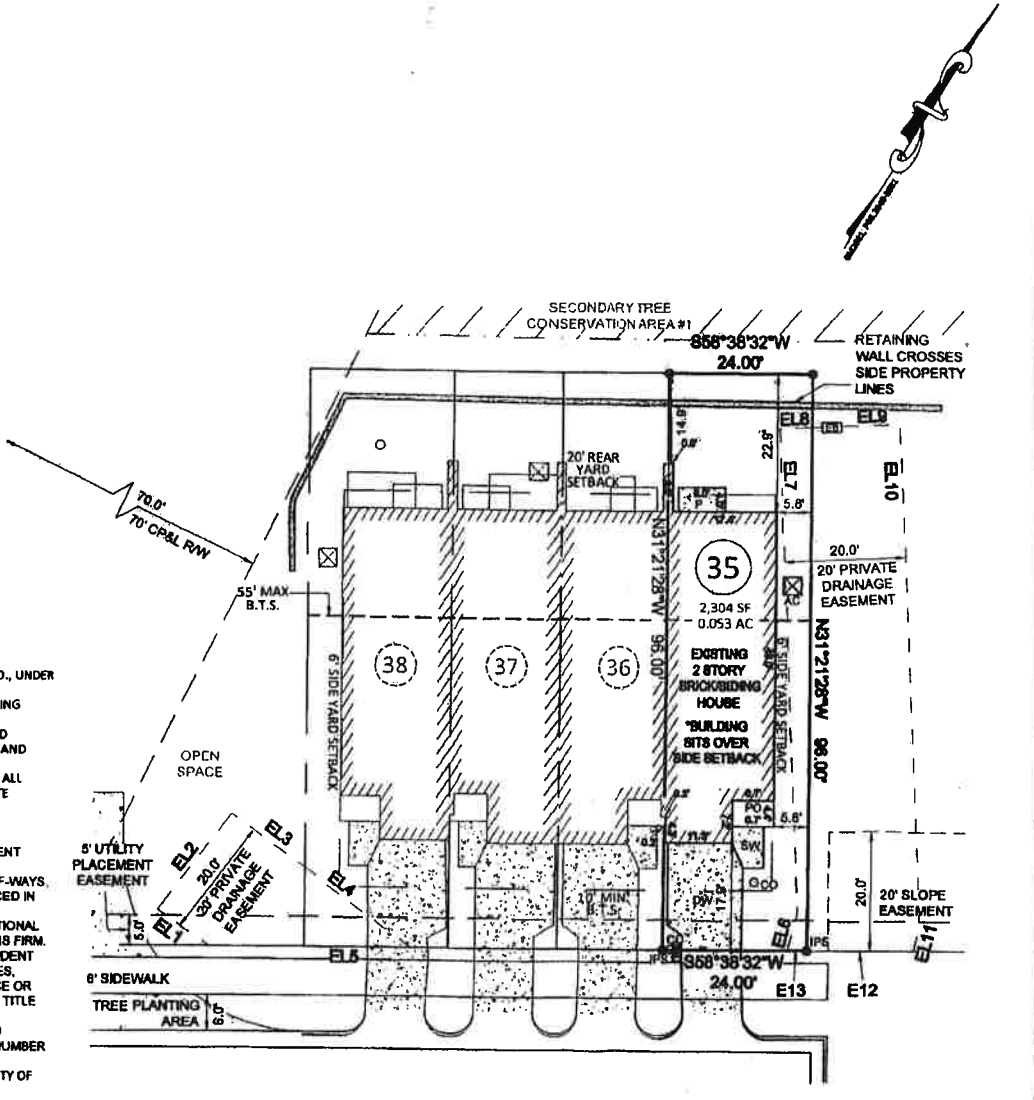
LOT INFORMATION:

PIN: 0795084633
DEED: DB 18134 PG 49
TOTAL LOT AREA = 0.053 AC = 2,304 SF
HOUSE = SF
PORCH = SF
SIDEWALK = SF
DRIVEWAY = SF
AC PAD = 9 SF
PATIO = 32 SF
WALL = 23 SF
MAXIMUM IMPERVIOUS = 1,352 SF
EXISTING IMPERVIOUS = 1,302 SF
PERCENT IMPERVIOUS = 56.5 %

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
EL1	N85°03'48"W	10.18'
EL2	N04°56'12"E	20.00'
EL3	S85°03'48"E	15.09'
EL4	S85°03'48"E	22.33'
EL5	S58°38'32"W	18.00'
EL6	S16°44'05"E	6.27'
EL7	S34°03'44"E	81.05'
EL8	S56°10'03"W	5.43'
EL9	S56°10'03"W	14.57'
EL10	N34°03'15"W	84.05'
EL11	S16°44'05"E	4.06'
EL12	S58°38'32"W	17.49'
EL13	S58°38'32"W	3.18'

NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, 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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
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. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3720079500K, DATED JULY 19, 2022.
10. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH DETAILS TPP-03 AND TPP-07.
11. ZONING IS R-10-CU. (Z-009-2017)



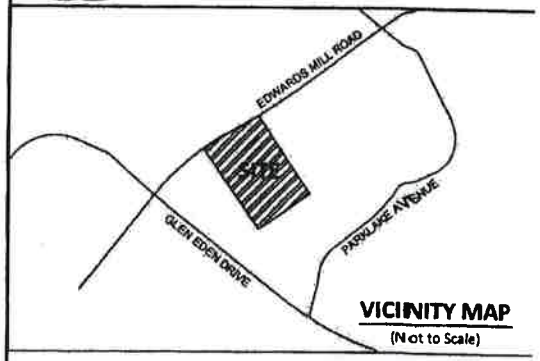
EMERALD GREEN ROAD

PUBLIC 59' R/W

ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

SCALE: 1" = 20 ft.

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
(N ot to Scale)

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 (IPS)
WM = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
EB = ELECTRIC BOX
CB = CABLE BOX
TP = TELEPHONE PEDESTAL
LP = LIGHT POLE
CI = CURB INLET
YI = YARD INLET
FH = FIRE HYDRANT
B.T.S. = BUILD TO SETBACK
OHD = OVERHANG DECK

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 1:30,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.

DATED:

NORTH CAROLINA PROFESSIONAL SEAL L-4752 LAND SURVEYOR STEVEN P. CARSON

STEVEN P. CARSON, PLS
NC LICENSE NO. L-4752

BUILDING SETBACKS:
FRONT = 10 ft
SIDE = 6 ft
REAR = 20 ft

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
ANDREW SHIH TSU TONG

MILLTOWN - LOT 35
4019 EMERALD GREEN ROAD, RALEIGH, NC WAKE COUNTY

DATE: 3/9/23 DRAWN BY: BMN CHECKED BY: SPC

REFERENCE: BM2021, PGS.2048-2051 PROJECT# 210608 SCALE: 1" = 20'

DEED: DB 18134 PG 49

P:\2021 Projects\210608 Parc Edward Mills\dwg\210608 Parc Edward Mills.dwg, 3/9/2023 2:15:37 PM