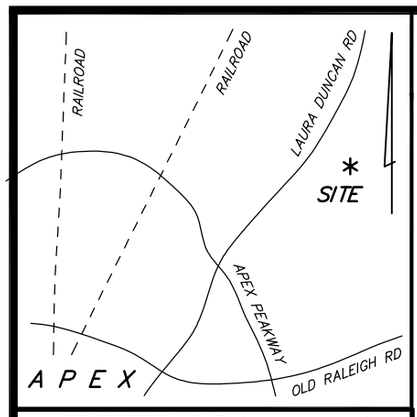


VICINITY MAP (NOT TO SCALE)

To LDJ CUSTOM HOMES LLC Only:

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 20188, Page 1823 or other reference source N/A); that the boundaries not surveyed are indicated as drawn from references shown hereon; that the ratio of precision or positional accuracy is 1: +10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600). This 18TH day of SEPTEMBER, A.D. 2026.

Professional Land Surveyor — L-3766 License Number

PRELIMINARY

THIS IS A PRELIMINARY DRAWING AND IS NOT TO BE USED AS A SURVEY OR TO TRANSFER ANY PROPERTY SHOWN HEREON.

B.M. 2026, PG. 552
MAP NORTH

REFERENCES:
D.B. 20188, PG. 1823
B.M. 2026, PG. 552

PROPERTY ADDRESS: 1204 BOXWOOD LN
APEX, NC 27502

ALL DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT UNIT HORIZONTAL GROUND MEASUREMENTS.

AREA DETERMINED BY COORDINATE GEOMETRY METHOD.

BOXWOOD LANE
50' PUBLIC R/W
B.M. 1973, PG. 424

EXISTING WATER METER

PROPOSED CLEANOUT

BEARING BASIS
75.00'
N 31°14'23" E

PROPOSED BUILT UPON AREA	
DWELLING	2,368 SF.
ALL CONCRETE	1,298 SF.
UTILITIES	18 SF.
TOTAL	3,684 SF.
LOT AREA	10,088 SF.
PROPOSED COVERAGE	36.5%

MINIMUM BUILDING SETBACKS SINGLE FAMILY RESIDENTIAL	
FRONT	35'
REAR	20'
SIDE (MINIMUM)	6'
SIDE (AGGREGATE)	16'
CORNER SIDE	15'
BUILDING HEIGHT (MAXIMUM)	40'
MAXIMUM IMPERVIOUS	60%

ZONE: MEDIUM DENSITY RESIDENTIAL (MD)

EIP

EIP

35.5'

CONCRETE DRIVEWAY

CONCRETE

35' MINIMUM BUILDING LINE
B.M. 1973, PG. 424

20.0'

22.2'

5.2'

20.0'

21.0'

GARAGE

7.0'

PORCH

7.0'

0.3'

20.0'

GM

EM

8.8'

21.8'

16.0'

HVAC

HVAC

2.3'

10.5'

PROPOSED DWELLING

N 58°45'13" W
123.66'

38.7'

18.0'

S 58°45'13" E
145.36'

17.5'

10.5'

10.3'

6.0'

PORCH

12.0'

7.5'

6.0'

15.5'

16.7'

20.0'

B

B.M. 2026, PG. 552

66

B.M. 1973, PG. 424

EXISTING
6" NAIL

103.63'
N 09°00'36" W
NOT TO SCALE
TIE ONLY

EXISTING
6" NAIL

NOT TO SCALE
TIE ONLY
S 70°42'40" W
50.17'

A

0.2316 AC.
10,088 SF.

32.9'

0 10 20

U.S. SURVEY FEET
1 inch = 20 ft.

EIP

S 47°22'24" W
78.07'

"20' DRAINAGE AND UTILITY EASEMENT"
B.M. 1973, PG. 424

EIP

64

YOU FENG
D.B. 17071, PG. 489
B.M. 1973, PG. 424

58

NICKELS, ET UX
D.B. 12435, PG. 694
B.M. 1973, PG. 424

LISTED OWNER
(NOT A TITLE VERIFICATION)
JOSEPH V. IANNONE, JR.
2509 SOUTHWINDS RUN
APEX, NC 27502

NOTES:

(a) THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS OF WAY, AND EASEMENTS OF RECORD.
(b) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(c) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES, BURIAL GROUNDS, OR ANY SUBSURFACE FEATURES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
(d) THIS MAP DOES NOT MEET NCGS 47-30 REQUIREMENTS FOR RECORDATION.

Legend

EIP – ● – Existing Iron Pipe
GM – Gas Meter
EM – Electric Meter
R/W – Right Of Way (Approximate)
PIN – Parcel Identification Number
HVAC – Heating, Ventilation, and Air Conditioning
Surveyed Line
Surveyed Line
Line Not Surveyed
Line Not Surveyed
Approximate Right Of Way Line (not surveyed)

PLOT PLAN FOR
LDJ CUSTOM HOMES LLC
TOWN OF APEX, WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

Smith & Smith, Surveyors, P.A.
P.O. BOX 457
APEX, N.C. 27502
(919) 362-7111
FIRM LICENSE No. C-0155

PLAN DATE	SEPTEMBER 16, 2026
SCALE	1" = 20'
PIN	0742-84-4639
PROJ. No.	2026-55