

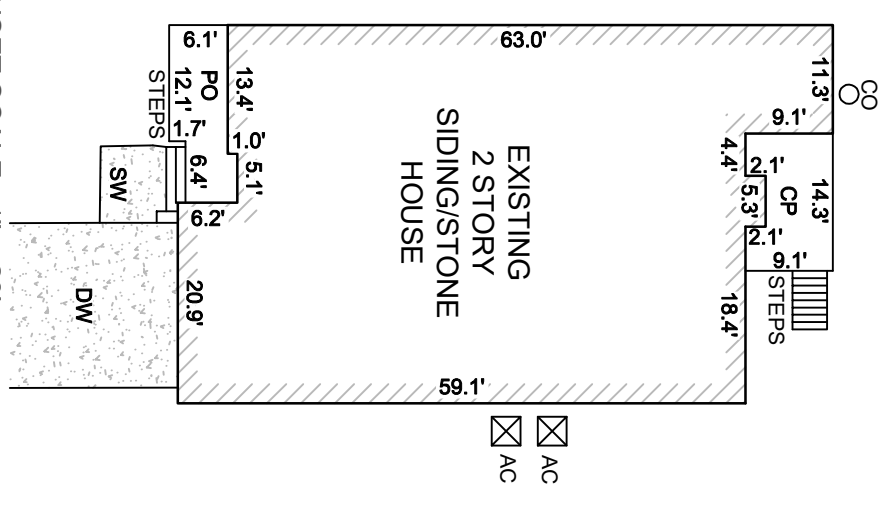


SCALE:  
1" = 40 ft.

PLAT REFERENCE:  
BM 2022, PGS 145-147

N/E  
ALAN J. HILLS &  
JEANNE D. HILLS  
D.B. 1811, P.G. 882  
M.B. 1998 PAGE 412  
PIN #1871-63-7471

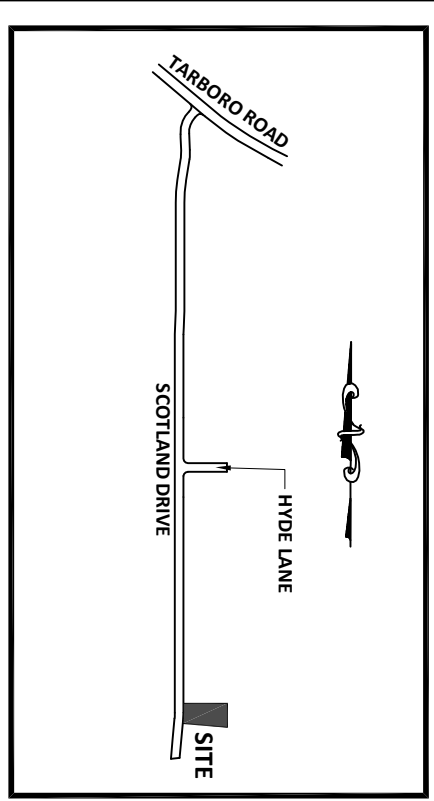
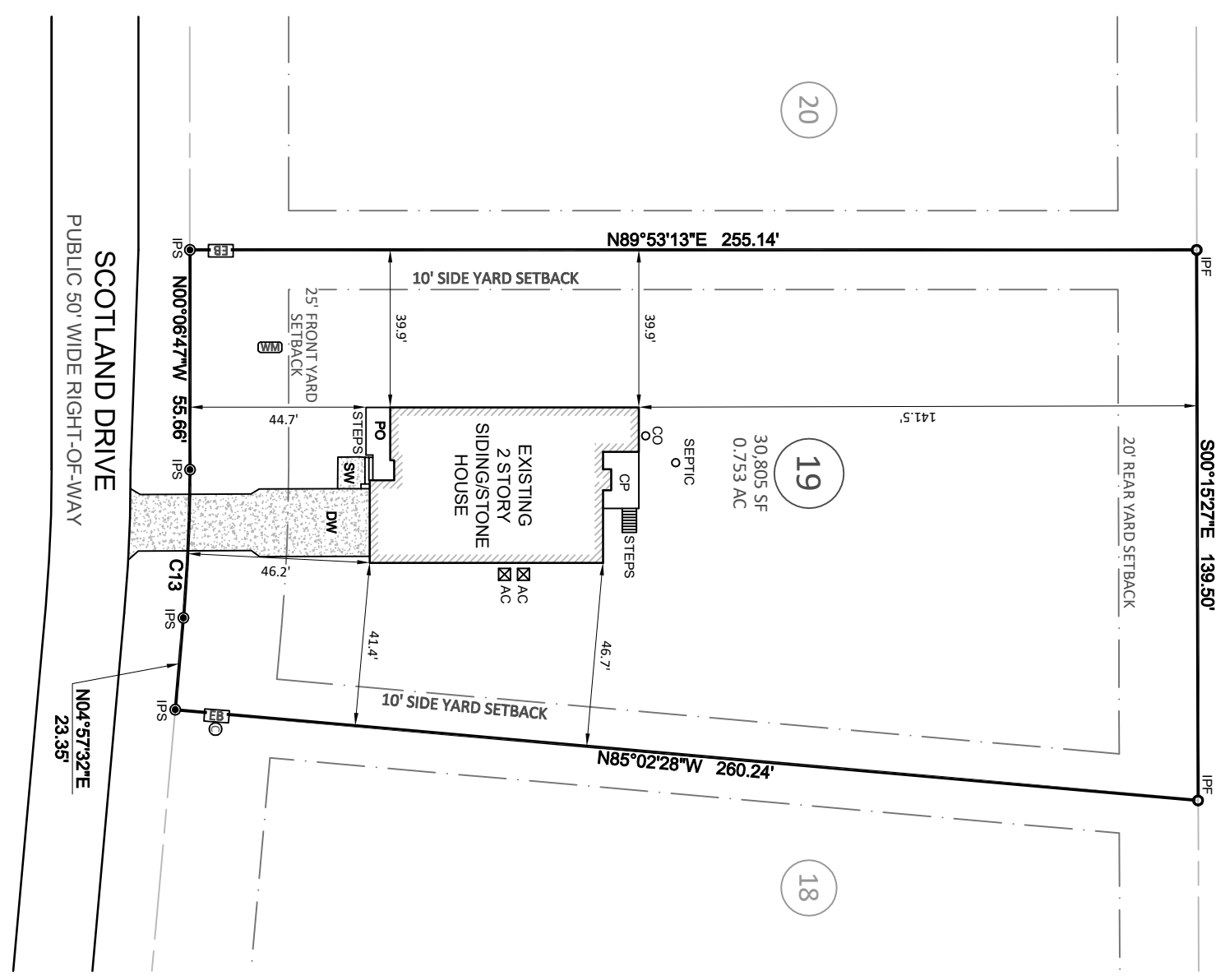
**LOT INFORMATION:**  
PIN: 1871-63-3276  
REFERENCE: DB 2305 PGS. 652-657  
TOTAL LOT AREA = 0.753 AC = 30,805 SF  
MAXIMUM IMPERVIOUS = 4,384 SF  
EXISTING IMPERVIOUS = 3,391 SF  
BLDG = 2,341 SF  
CP = 119 SF  
PO = 107 SF  
SW = 67 SF  
DW = 739 SF  
AC = 18 SF  
PERCENT IMPERVIOUS = 11.01%



**NOTES:**

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, P.L.S.
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 3720187100J, DATED APRIL 16, 2013.
10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF YOUNGSVILLE AND NCDOT STANDARDS AND SPECIFICATIONS.
11. ZONING IS R-30, WS 11.
12. PROPERTY OWNER: ASHTON WOODS HOMES.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C13	425.00'	37.62'	N02°25'22"E
			CHORD
			37.61'



**VICINITY MAP**

(Not 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 (IPF)  
 ● = IRON PIPE SET (IPS)  
 ● = WATER METER  
 CO = CLEANOUT  
 AC = AIR CONDITIONER  
 □ = ELECTRIC BOX  
 □ = CABLE BOX  
 □ = TELEPHONE PEDESTAL  
 ⊙ = LIGHT POLE  
 ⊙ = CURB INLET  
 ⊙ = YARD INLET  
 ⊙ = FIRE HYDRANT  
 ⊙ = WATER VALVE  
 ⊙ = SEWER MANHOLE

**BUILDING SETBACKS:**  
 FRONT = 25 ft  
 SIDE = 10 ft  
 REAR = 20 ft  
 CORNER = 25 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

**ASHTON WOODS HOMES**

**CARTER'S PLACE - LOT 19**  
 285 SCOTLAND DRIVE, YOUNGSVILLE, NC  
 YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY

DATE: 4/25/23 DRAWN BY: JIM CHECKED BY: SPC  
 REFERENCE: BM 2022, PGS 169-171 PROJECT# 220520 SCALE: 1"=40'

**Bateman Civil Survey Company**  
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