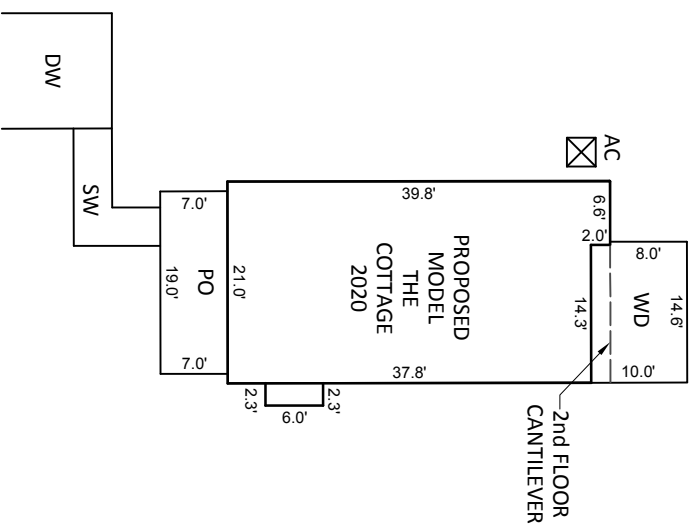


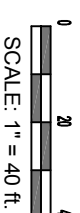
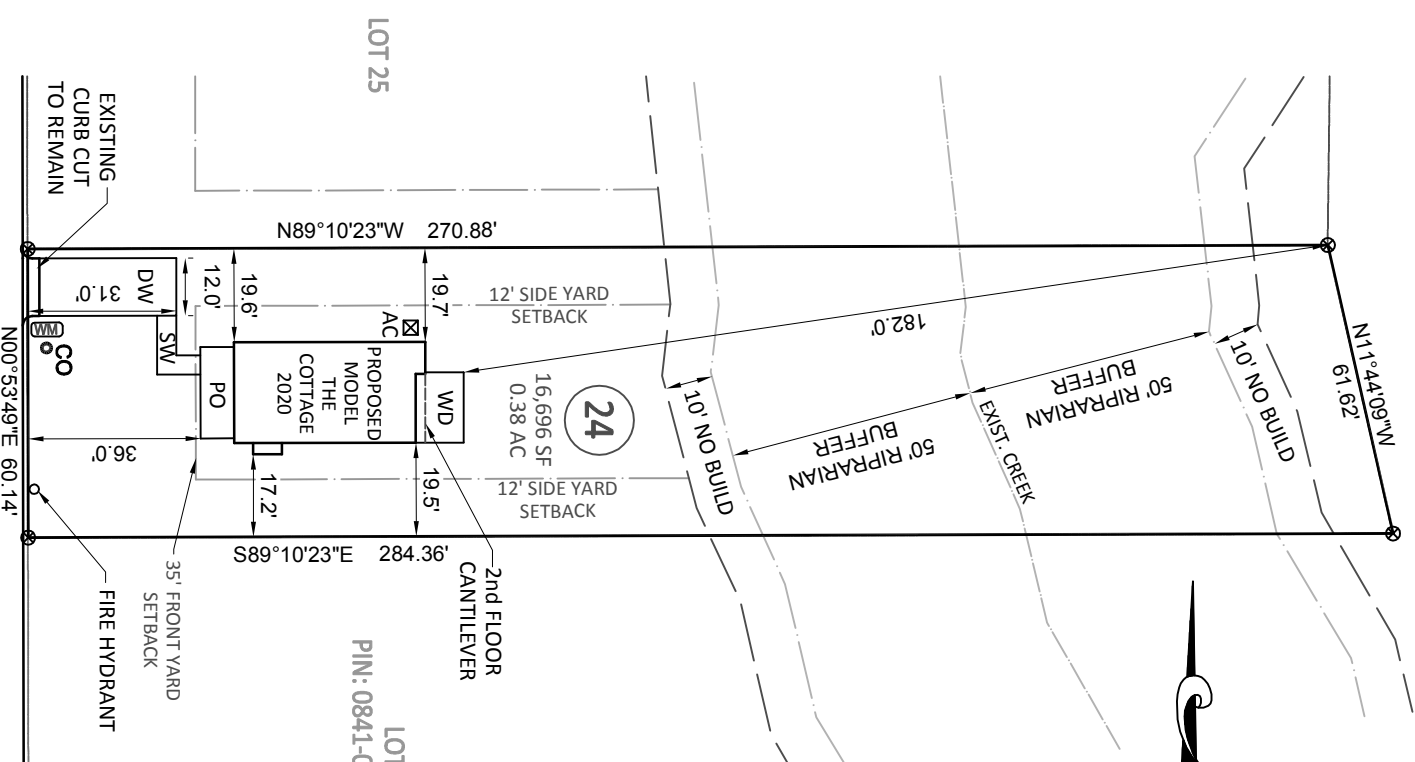
**BUILDING SETBACKS**  
RS-20  
FRONT YARD = 35'  
SIDE YARD = 12'  
REAR YARD - 25'

**LOT INFORMATION:**  
PIN: IN REVIEW  
TOTAL LOT AREA = 0.38 AC  
HOUSE = 821 SF  
DRIVEMWAY = 373 SF  
SIDEWALK = 69 SF  
PORCH = 133 SF  
AC PAD = 9 SF  
PROPOSED IMPERVIOUS = 1,405 SF  
PERCENT IMPERVIOUS = 8.4%

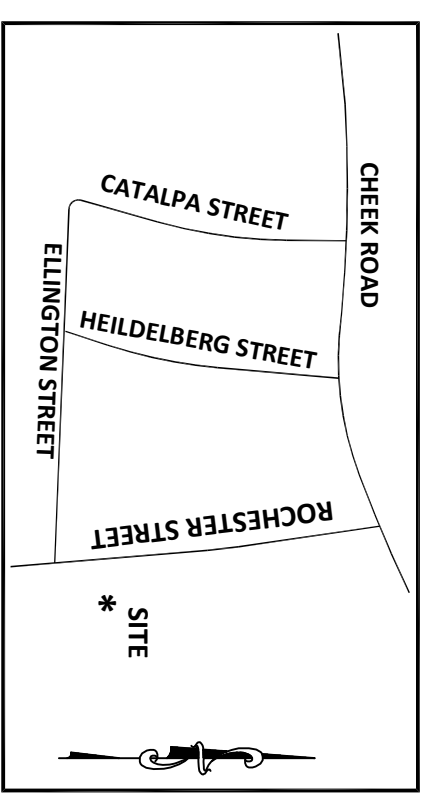


**NOTES:**

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/OR 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. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. MAPS 3720084200K, DATED OCTOBER 19, 2018 & 3720084200K, DATED OCTOBER 19, 2018.
10. ZONING IS: RS-20.
11. PROPERTY OWNER: TOBIN CONSTRUCTION COMPANY, LLC  
4700 HOMEWOOD COURT  
RALEIGH, NC 27609



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Ave., Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081  
www.batemancivilsurvey.com info@batemancivilsurvey.com  
NOBELS Firm No. C-2378



**LEGEND**

- PO = PORCH
- SP = SCREENED PORCH
- CP = COVERED PATIO
- WD = WOOD DECK
- P = CONCRETE PATIO
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- ⊗ = COMPUTED POINT
- ⊙ = IRON PIPE FOUND
- = IRON PIPE SET
- ⦿ = DRILL HOLE FOUND
- Ⓜ = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊖ = SEWER MANHOLE
- Ⓛ = ELECTRIC BOX
- Ⓢ = CABLE BOX
- Ⓜ = TELEPHONE PEDESTAL
- Ⓜ = FIRE HYDRANT
- ⊙ = LIGHT POLE
- YI = YARD INLET
- BTL = BUILDING BUILD TO LINE
- HR = HANDICAP RAMP

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 METHOD OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, L-4752 DATED:

**PRELIMINARY**

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.

BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN

**PLOT PLAN**  
FOR  
**TOBIN CONSTRUCTION**

704 ROCHESTER STREET  
DURHAM, NC  
DURHAM COUNTY

DATE: 09/21/20 DRAWN BY: JFK CHECKED BY: SPC  
REFERENCE: BK 203, PG 294 SCALE: 1" = 40'