

Preliminary:  
Not for Recordation,  
Conveyances, or Sales Purposes.

**LOT INFORMATION:**

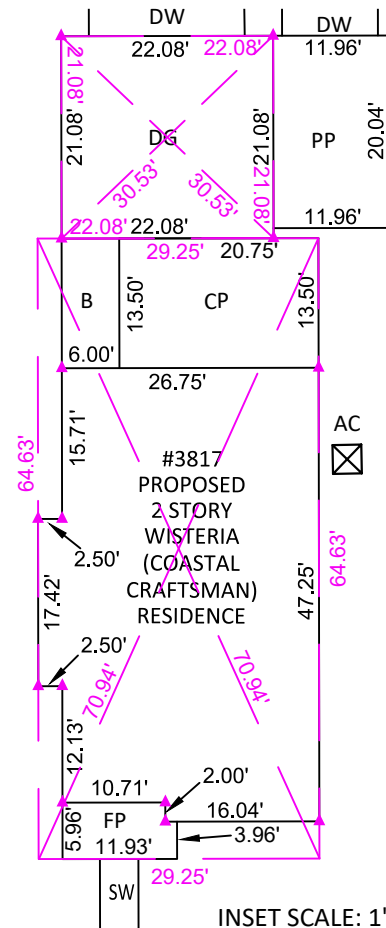
PID: R06700-005-310-000  
REFERENCE: DB 6731, PG 2772  
TOTAL LOT 098 AREA = 0.12 AC = 5,155 SF

HOUSE = 1,286 SF  
FRONT PORCH = 68 SF  
BREEZEWAY = 81 SF  
SIDEWALK = 42 SF  
DRIVEWAY = 255 SF  
COVERED PATIO = 280 SF  
DETACHED GARAGE = 465 SF  
PAVED PARKING = 240 SF  
AC PAD = 9 SF

PROPOSED IMPERVIOUS = 2,726 SF  
PERCENT IMPERVIOUS = 52.8 %

**BUILDING SETBACKS**

FRONT - 10'  
INTERIOR SIDE - 0'  
CORNER SIDE SIDE - 10'  
REAR - 0'  
BUILDING SEPERATION - 10' MIN  
MAX. BUILDING HEIGHT - 35'



INSET SCALE: 1"=20'

PLEASE CONFIRM:  
LOT NUMBER, SECTION, MAP BOOK  
& PAGE NUMBER. LOCATION AND  
DIMENSIONS OF DWELLING BEFORE  
HOUSE STAKING.

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
FAX (910) 772-9128

**NOTES:**

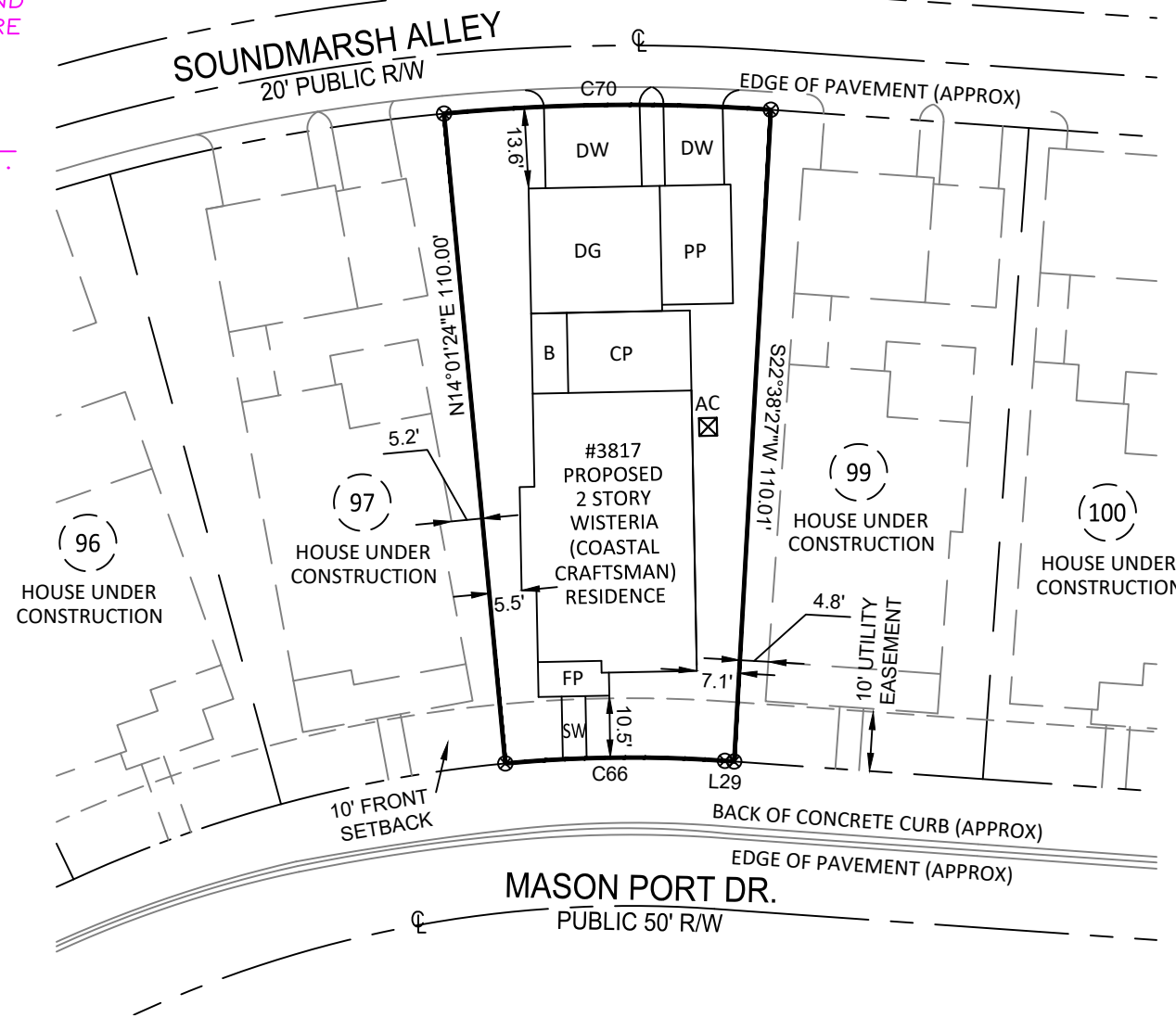
1. THIS PRELIMINARY PLOT PLAN WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF CLARITO F, CORPUS, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. MONOLITHIC SLAB FOUNDATION SPECS FROM KSE ENGINEERING, PROJECT # 216-22012, DATE 11/3/22, RE-ISSUE 10/2/24, PG 5-1.2.
4. PROPERTY LINES SHOWN WERE TAKEN FROM INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
6. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS
7. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK
8. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
9. 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.
10. BY GRAPHIC PLOTTING ONLY, THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720314500 K DATED 8/28/2018.

11. ZONING: R-15 (CLUSTER SUBDIVISION)

JRM  
24W198 - East and Mason.dwg

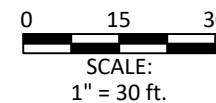


OPEN SPACE / COMMON AREA  
136,784 S.F. , 3.14 AC.  
B73 P50



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C66	225.00'	37.03'	N 71°15'43" W	36.99'
C70	335.00'	55.13'	S 71°15'43" E	55.07'

LINE TABLE	
L29	N 66°32'49" W   1.56'



**Bateman Civil Survey Company**

Engineers • Surveyors • Planners

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www.batemancivilsurvey.com info@batemancivilsurvey.com  
NCBELS Firm No. C-2378



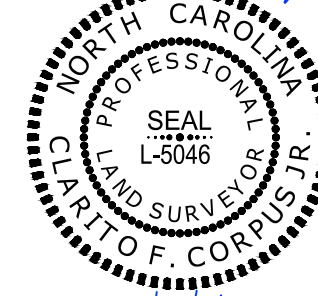
**VICINITY MAP**

(Not to Scale)

**LEGEND**

- FP FRONT PORCH
- DG DETACHED GARAGE
- CP COVERED PATIO
- PP PARKING PAD
- B BREEZEWAY
- AC AC PAD
- DW DRIVEWAY
- SW SIDEWALK
- ⊗ COMPUTED POINT
- CENTER LINE
- - - R/W LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - SUBJECT TRACT BOUNDARY LINE
- ▲ HOUSE STAKE POINT
- - - HOUSE STAKE DIMENSIONS

*Clarito F. Corpus Jr.*



11/27/24

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

**PRELIMINARY PLOT PLAN**

FOR  
**ROBUCK HOMES** *Since 1926*

**EAST & MASON - PHASE 2 - LOT 98**  
3817 MASON PORT DRIVE, WILMINGTON, NC  
MASONBORO TOWNSHIP, NEW HANOVER COUNTY

DATE: 11/27/24 DRAWN BY: JRM CHECKED BY: CFC

REFERENCE: MB 73 PG. 49 BCS# 24W198 SCALE: 1" = 30'