

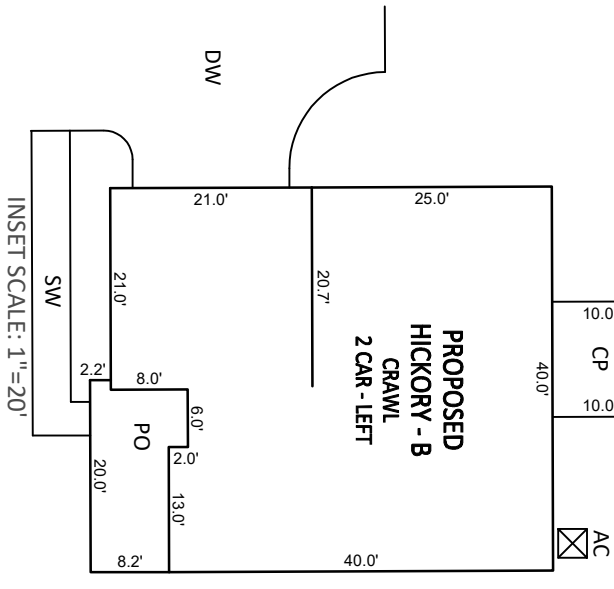
LOT INFORMATION:

PIN: 0693-24-5143.000
 REFERENCE: DB, 4216 PGS, 2658-2662
 TOTAL LOT AREA = 0.81 AC = 35,468 SF
 MAX. IMPERVIOUS = 5,500 SF
 HOUSE = 1,714 SF
 PORCH = 169 SF
 SIDEWALK = 134 SF
 DRIVEWAY = 1,450 SF
 COVERED PORCH = 120 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,596 SF
 PERCENT IMPERVIOUS = 10.14%
 REFERENCE: BM 2023 PGS. 563-568

BUILDING SETBACKS

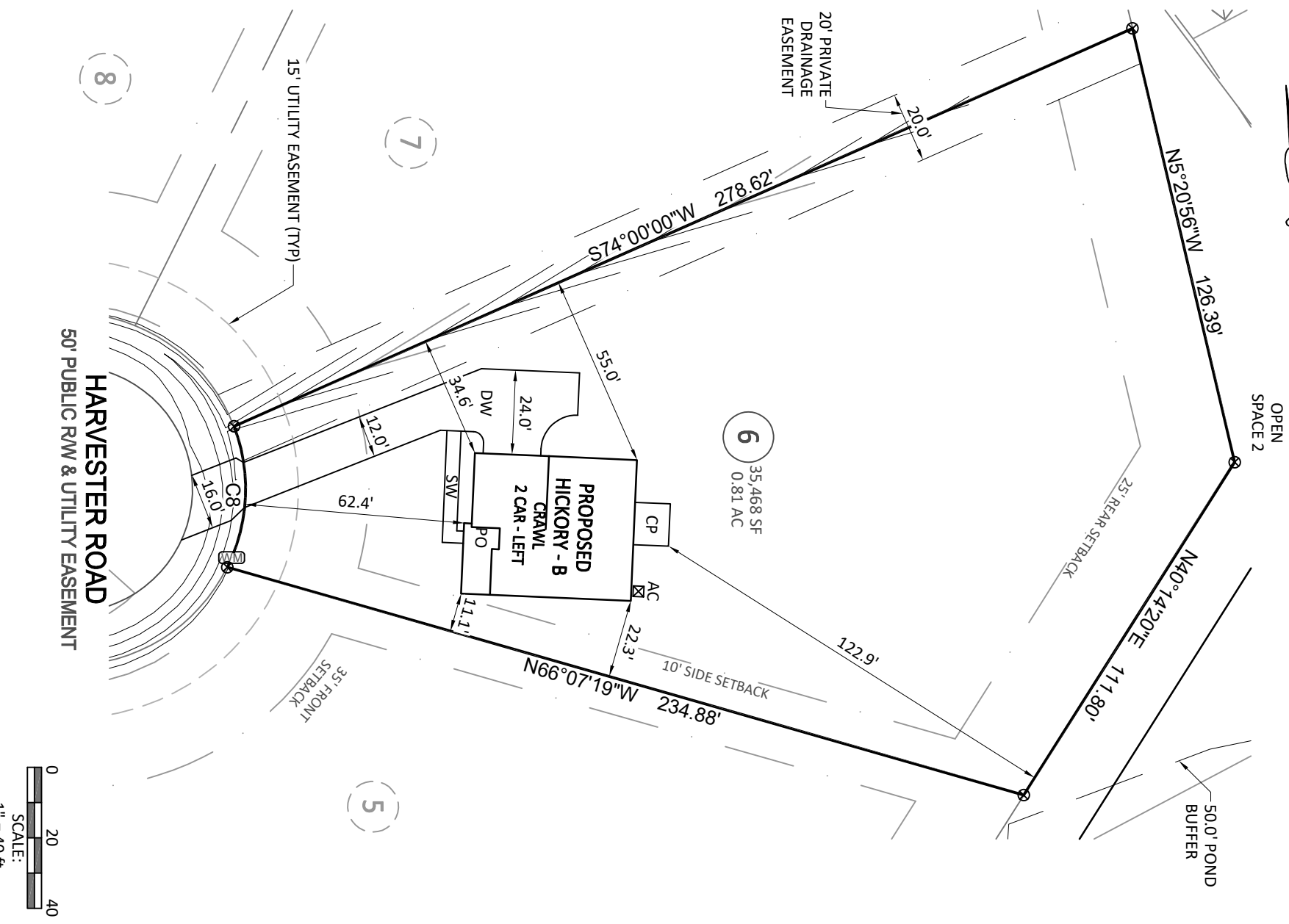
FRONT - 35'
 REAR - 25'
 SIDE - 10'
 SIDE CORNER - 20'
 BM 2023 PGS. 651-656

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C8	50.00'	41.15'	N10°39'17"E
			40.00'

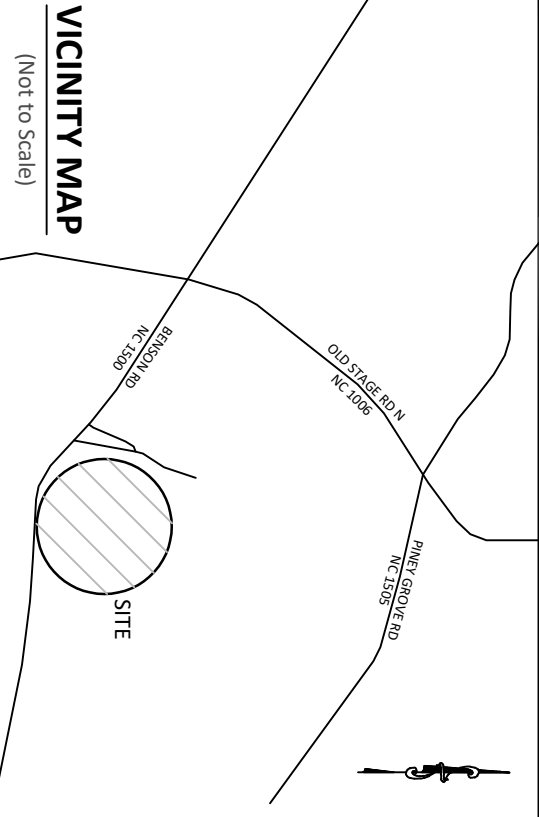


NOTES:

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. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" PER F.E.M.A. MAP NUMBER 3720068200J DATED 10/03/2006.
10. ZONING: RA-30
11. PROPERTY OWNER: DAVIDSON HOMES
1903 NORTH HARRISON AVE
CARY, NC 27513



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 NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

- PO = PORCH
- CP = COVERED PORCH
- SP = SCREENED PORCH
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- SP = SCREENED PORCH
- P = CONCRETE PATIO
- ⊗ = COMPUTED POINT
- = IRON PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)
- = DRILL HOLE FOUND
- ⊕ = WATER METER
- ⊖ = CLEAN OUT
- AC = AIR CONDITIONER PAD
- ⊙ = CABLE BOX
- ⊙ = SEWER MANHOLE
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = LIGHT POLE
- ⊙ = CATCH BASIN
- ⊙ = HAND HOLE
- ⊙ = ELECTRIC BOX
- ⊙ = FIRE HYDRANT
- YI = YARD INLET
- G = GAS METER
- E = ELECTRIC METER

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

PRELIMINARY PLOT PLAN
 FOR
DAVIDSON HOMES

TOBACCO ROAD - PHASE 1 & 3 - LOT 6
 244 HARVESTER ROAD, ANGLIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 1/3/24 DRAWN BY: CPV CHECKED BY: SPC
 REFERENCE: BM 2023 PGS. 651-656 BCS# 230746 SCALE: 1" = 40'