

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE

2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES

3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE,

EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION

4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS

5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL

GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND

7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR

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

9. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. IT IS LOCATED IN

1903 NORTH HARRISON AVE

ZONE "X" PER F.E.M.A. MAP NUMBER 3720068200J DATED 10/03/2006.

DAVIDSON HOMES

CARY, NC 27513

6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS,

SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.

SUPERVISION OF STEVEN P. CARSON, PLS.

SUPPLIED TO THE SURVEYOR BY THE CLIENT.

RIPARIAN BUFFERS PERFORMED BY THIS FIRM.

CURRENT TITLE SEARCH MAY DISCLOSE.

ONLY.

OTHERWISE SHOWN.

10. ZONING: RA-30

11. PROPERTY OWNER:

DEVELOPMENT REGULATIONS.

LOT INFORMATION: CURVE TABLE PIN: 0693-24-2421.000 CURVE RADIUS LENGTH CHORD DIRECTION CHORD REFERENCE: DB. 42162 PGS. 658 TOTAL LOT AREA = 0.63 AC = 27,450 SF 325.00' 147.37 N06°02'05"W

HOUSE = 2.834 SF PORCH = 202 SF

SIDEWALK = 96 SF DRIVEWAY = 1,002 SF

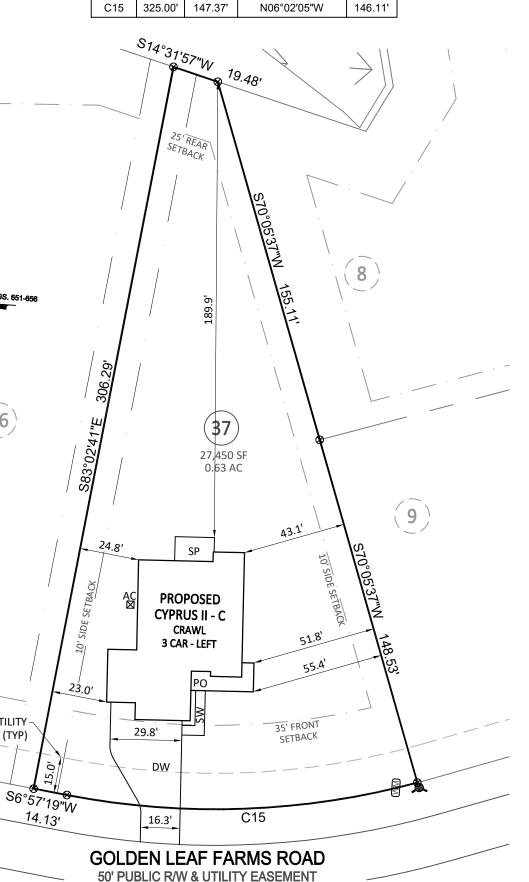
AC PAD = 9 SF

SCREENED PORCH = 162 SF

15' UTILITY

EASEMENT (TYP)

1" = 40 ft.

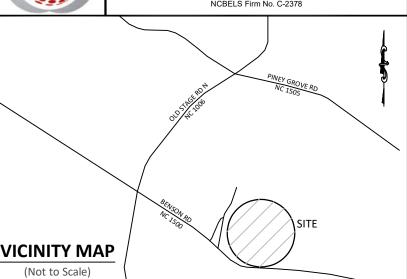




Bateman Civil Survey Company

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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

WM = WATER METER

CO = CLEAN OUT

AC = AIR CONDITIONER PAD

C = CABLE BOX

S = SEWER MANOLE

= TELEPHONE PEDESTAL

CB = CATCH BASIN

₩ = LIGHT POLE

= HAND HOLE
= ELECTRIC BOX

T = FIRE HYDRANT

YI = YARD INLET

G = GAS METER

E = ELECTRIC METER

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



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 37 62 GOLDEN LEAF FARMS ROAD, ANGIER, NC BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 1/30/24 DRAWN BY: AMG CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 651-656

BCS# 230746

SCALE: 1" = 40'