

LOT INFORMATION:

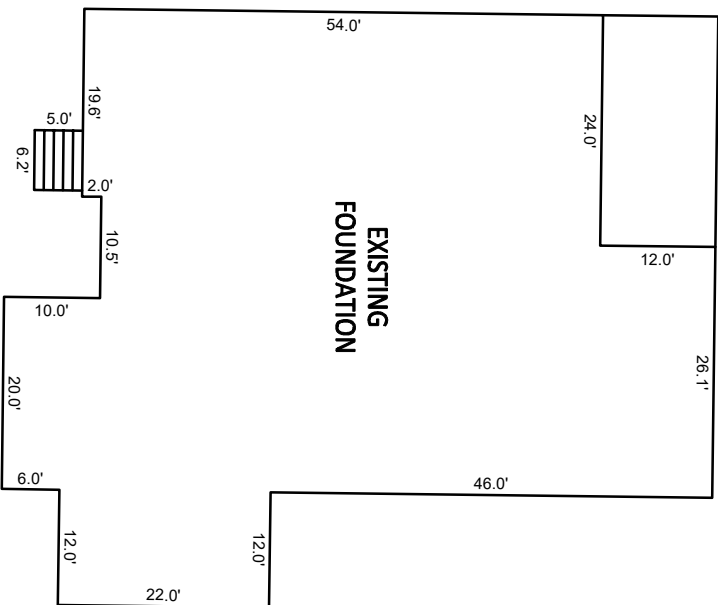
PIN: 0693-34-0978.000
 REFERENCE: DB: 4216 PGS. 2658-2662
 DB: 2162 PGS. 643-662
 BM 2023 PGS. 563-568
 TOTAL LOT AREA = 0.97 AC = 42,246 SF
 MAX. IMPERVIOUS = 5,500 SF
 EXISTING FOUNDATION = 3,741 SF
 EXISTING IMPERVIOUS = 3,741 SF
 PERCENT IMPERVIOUS = 8.86%

BUILDING SETBACKS

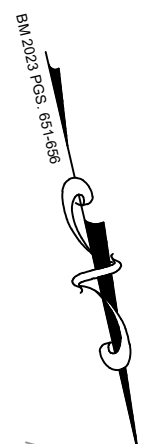
FRONT - 35'
 REAR - 25'
 SIDE - 10'
 SIDE CORNER - 20'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C58	325.00'	218.09'	N16°06'54"E	214.02'

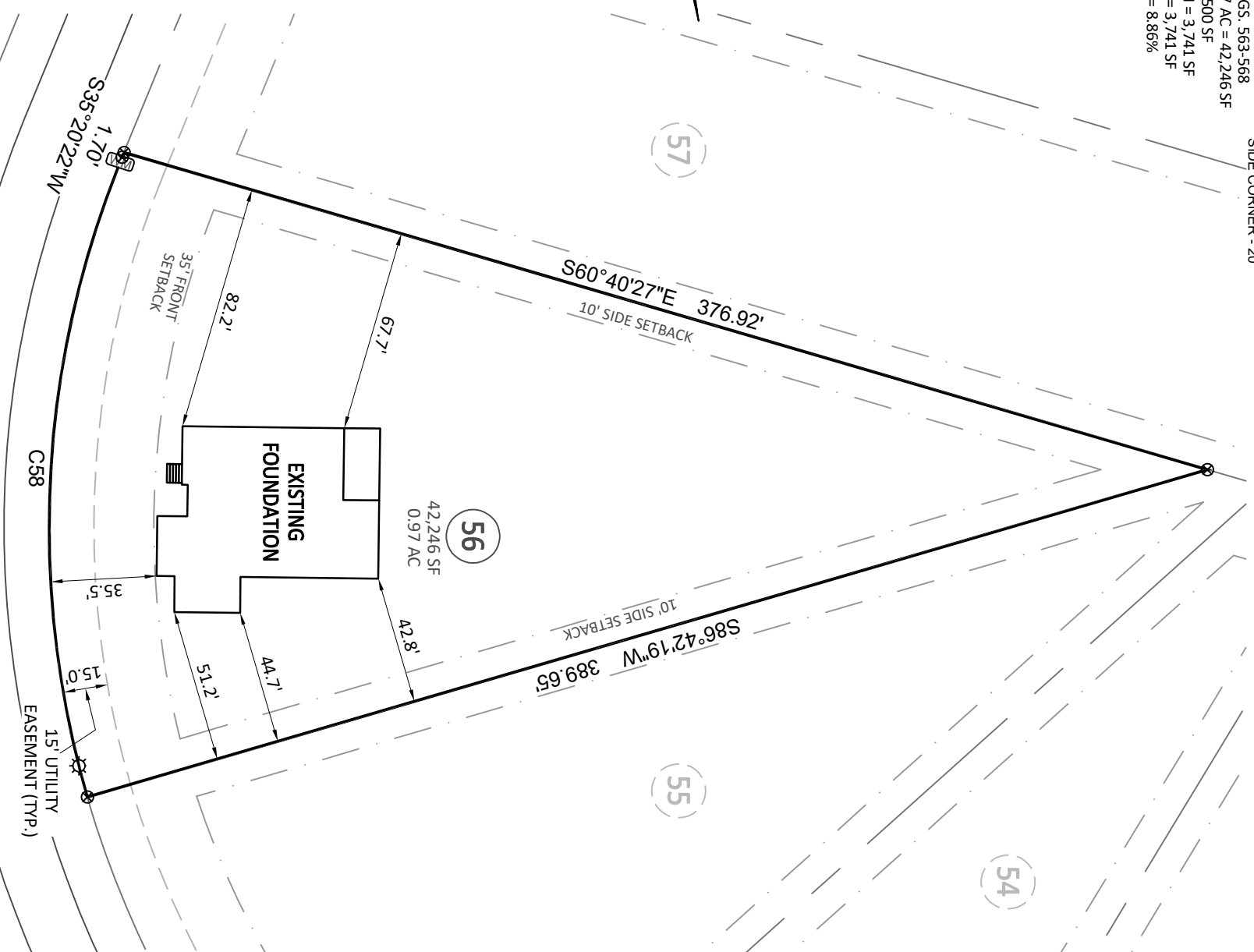


INSET SCALE: 1" = 20'



NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- 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.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- 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.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" PER F.E.M.A. MAP NUMBER 37200682001 DATED 10/03/2006.
- ZONING: RA-30
- PROPERTY OWNER: DAVIDSON HOMES

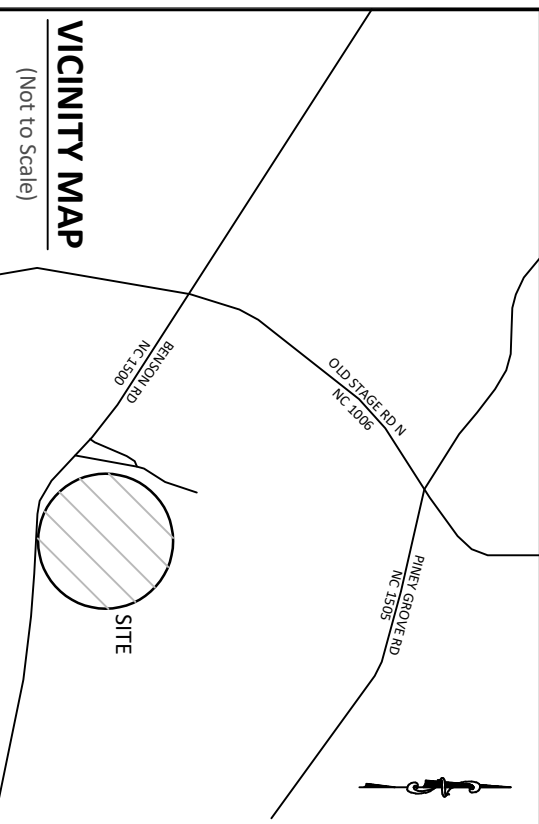


GRADING STICK COURT
 50' PUBLIC RW & UTILITY EASEMENT



Bateman Civil Survey Company

Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378

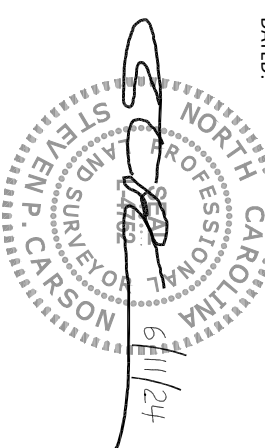


VICINITY MAP

(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
- CO = CLEAN OUT
- AC = AIR CONDITIONER PAD
- ⊖ = CABLE BOX
- ⊙ = SEWER MANHOLE
- ⊠ = TELEPHONE PEDESTAL
- ⊛ = CATCH BASIN
- ⊙ = LIGHT POLE
- ⊠ = HAND HOLE
- ⊠ = ELECTRIC BOX
- ⊠ = FIRE HYDRANT
- YI = YARD INLET
- G = GAS METER
- E = ELECTRIC METER



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.

FOUNDATION SURVEY
 FOR
DAVIDSON HOMES

TOBACCO ROAD - PHASE 1 & 3 - LOT 56
 91 GRADING STICK COURT, ANGLIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 6/11/24 DRAWN BY: MJA CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 651-656

BCS# 230746

SCALE: 1" = 50'