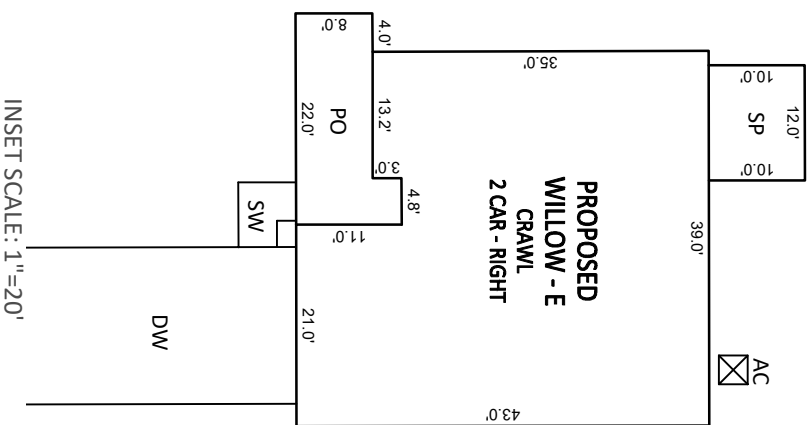


LOT INFORMATION:

PIN: 0693-25-9281,000
 REFERENCE: DB, 42162 PGS, 658
 BM 2023 PGS, 563-568
 TOTAL LOT AREA = 0.84 AC = 36,729 SF
 MAX. IMPERVIOUS = 5,500 SF
 HOUSE = 1,519 SF
 PORCH = 191 SF
 SIDEWALK = 35 SF
 DRIVEWAY = 588 SF
 COVERED PORCH = 120 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 2,462 SF
 PERCENT IMPERVIOUS = 6.70%

BUILDING SETBACKS

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

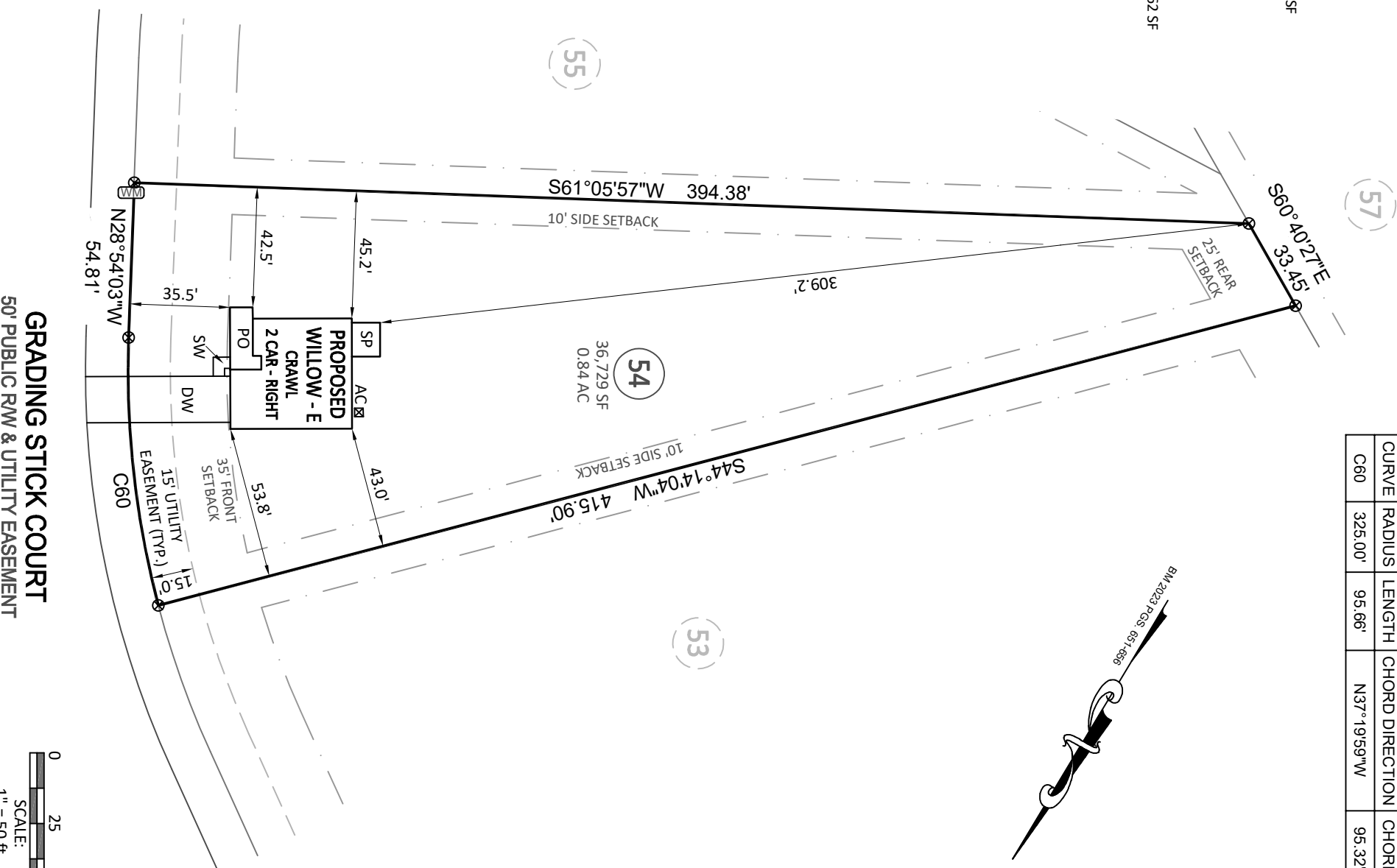


NOTES:

- 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, FLOODZONES 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.

- ZONING: RA-30
- PROPERTY OWNER: DAVIDSON HOMES
1903 NORTH HARRISON AVE
CARY, NC 27513

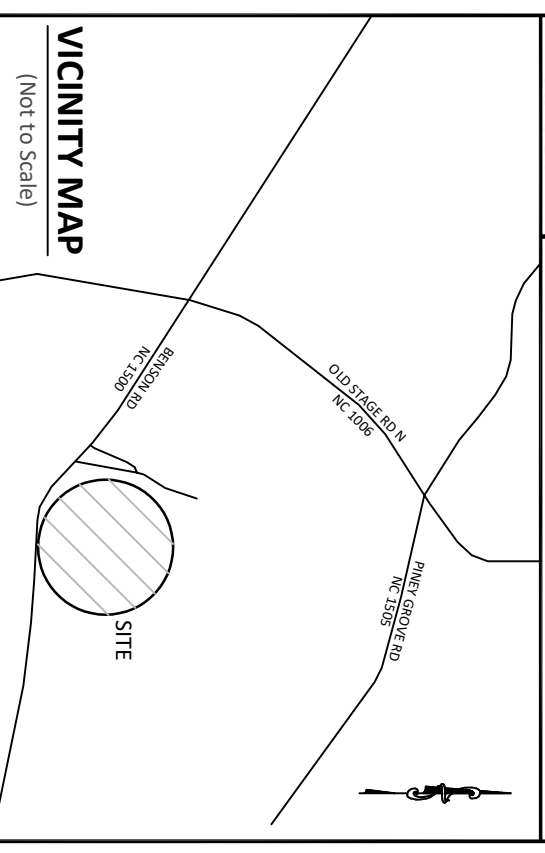
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C60	325.00'	95.66'	N37°19'59"W	95.32'



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/PATIO
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- WD = WOOD DECK
- 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
- CB = CATCH BASIN
- ⊙ = LIGHT POLE
- Ⓜ = HAND HOLE
- Ⓜ = ELECTRICAL BOX
- Ⓜ = FIRE HYDRANT
- Ⓜ = 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.

PRELIMINARY

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 54
 169 GRADING STICK COURT, ANGLIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 5/14/24 DRAWN BY: AJR CHECKED BY: SPC

REFERENCE: BM 2023 PGS, 651-656

BCS# 230746

SCALE: 1" = 50'