



# 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

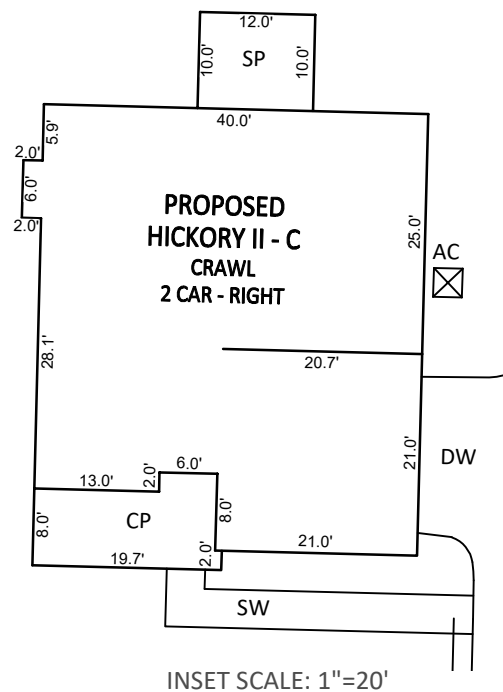
## LOT INFORMATION:

PIN: 0693-25-7431.000  
 REFERENCE: DB. 2162 PG. 658  
 BM 2023 PGS. 563-568  
 TOTAL LOT AREA = 1.01 AC = 43,843 SF  
 MAX. IMPERVIOUS = 5,500 SF  
 HOUSE = 1,726 SF  
 FRONT CP = 165 SF  
 SIDEWALK = 136 SF  
 DRIVEWAY = 1,062 SF  
 SCREEN PORCH = 120 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 3,218 SF  
 PERCENT IMPERVIOUS = 7.34%

### BUILDING SETBACKS

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

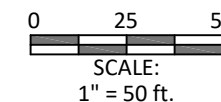
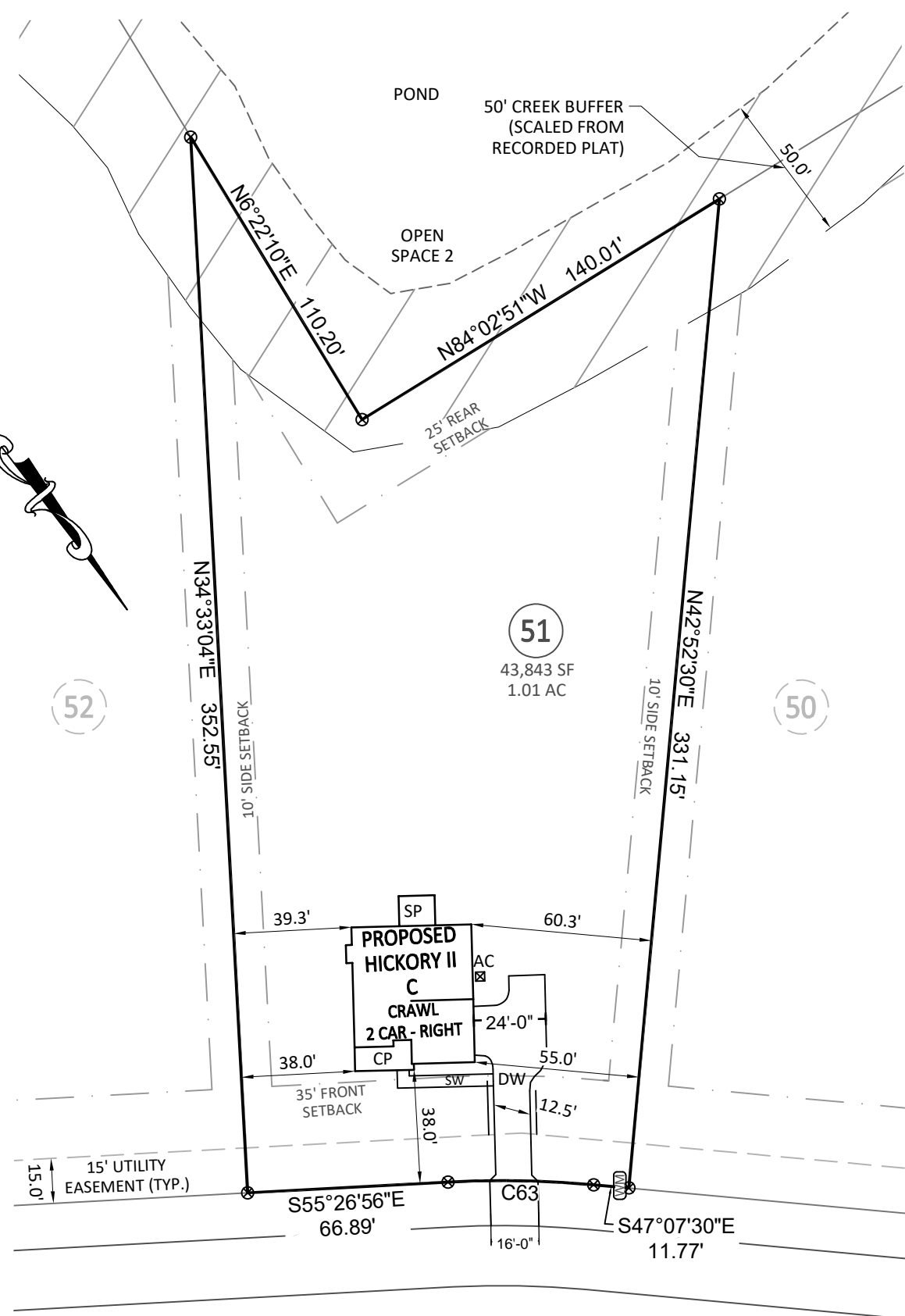
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C63	335.00'	48.67'	N51°17'13"W	48.63'



### NOTES:

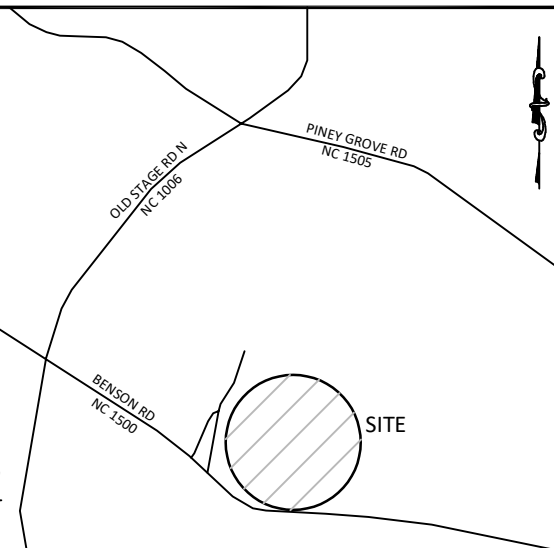
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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, FLOODZONES 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. ZONING: RA-30

11. BUILDER/DEVELOPER: DAVIDSON HOMES, LLC  
 1903 NORTH HARRISON AVE  
 CARY, NC 27513



### 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
- WM = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER PAD
- ⊙ = CABLE BOX
- ⊙ = SEWER MANOLE
- ☒ = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- ⊛ = LIGHT POLE
- ⊞ = HAND HOLE
- ⊞ = ELECTRIC BOX
- ⊞ = 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:

**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 51**  
 239 GRADING STICK COURT, ANGIER, NC  
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 5/29/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 651-656 BCS# 230746 SCALE: 1" = 50'