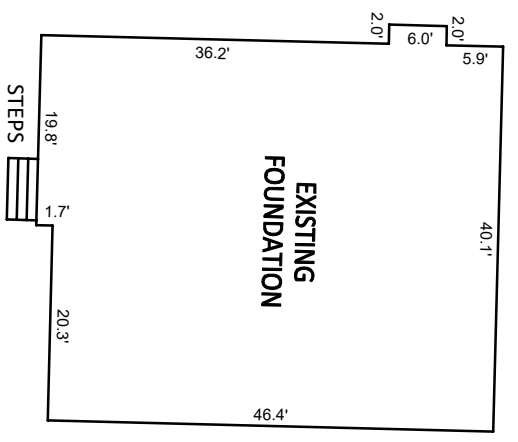


LOT INFORMATION:

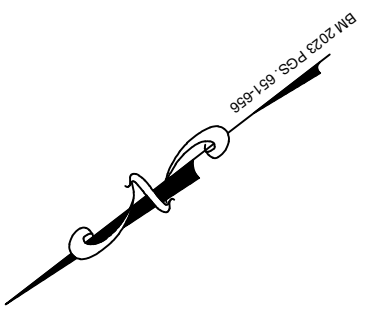
PIN: 0693-25-7431.000
 REFERENCE: DB: 4244 PG. 1978
 BM 2023 PGS. 651-656
 TOTAL LOT AREA = 1.01 AC = 43,843 SF
 MAX. IMPERVIOUS = 5,500 SF
 FOUNDATION = 1,906 SF
 STEPS = 20 SF
 EXISTING IMPERVIOUS = 1,926 SF
 PERCENT IMPERVIOUS = 4.39%



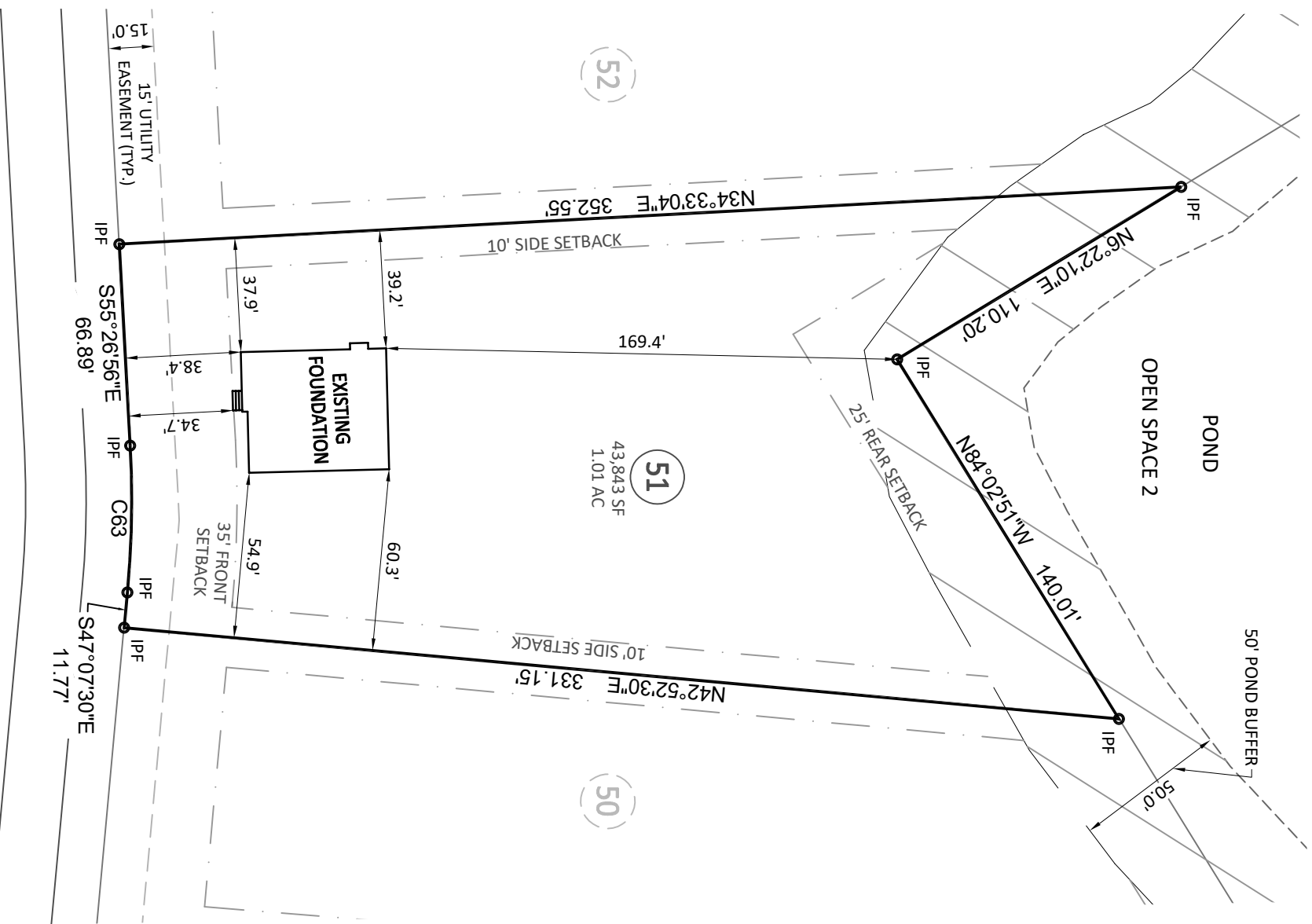
INSET SCALE: 1"=20'

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

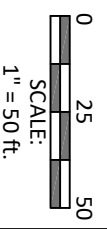
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C63	335.00'	48.67'	N51°17'13"W	48.63'



- NOTES:**
- 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, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
 - 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
 - BUILDER/DEVELOPER: DAVIDSON HOMES, LLC
1903 NORTH HARRISON AVE
CARY, NC 27513

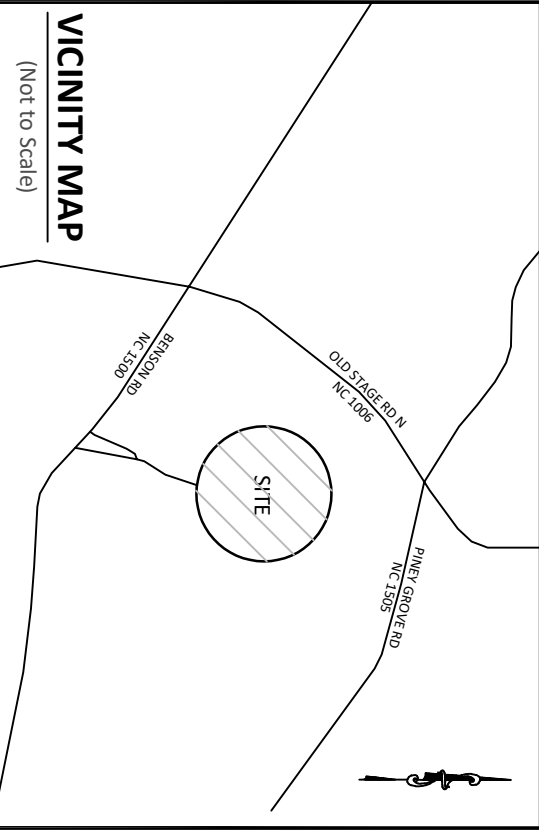


GRADING STICK COURT
50' PUBLIC RW & UTILITY EASEMENT



Bateman Civil Survey Company

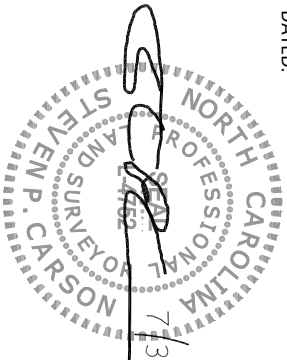
Engineers • Surveyors • Planners
 2524 Bellanca Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

- LEGEND**
- PO = COVERED FRONT 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
 - CO = CLEAN OUT
 - AC = AIR CONDITIONER PAD
 - = CABLE BOX
 - Ⓜ = SEWER MANHOLE
 - Ⓜ = TELEPHONE 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 - LOT 51
 239 GRADING STICK COURT, ANGLIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 7/31/24 DRAWN BY: LCJ CHECKED BY: SPC
 REFERENCE: BM 2023 PGS. 563-588 SCALE: 1" = 50'